

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
MARCH 11, 1997, 6:00 P.M., COUNCIL CHAMBERS

The Meeting was called to order by Homer Berry, President, at 6:08 P.M.

MEMBERS PRESENT: Berry, White, Perez, Bertram, Howlett and Grantner.

MEMBERS ABSENT: Mayor Smiley, Walls and Merrell.

OTHERS PRESENT: T. Strasser, Dep. Planning Official and C. Ladd, Deputy Clerk.

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING:

Moved by Howlett, seconded by Perez to approve the minutes of the Regular Meeting of February 11, 1997 at 7:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR APRIL 8, 1997 AT 6:00 P.M.

1. ZC #224

BY: A. Bart Lewis
401 N. Woodward
Birmingham, MI

RE: 59-12-400-001
Section 12
Zoned M-1

FOR: An addition to Centennial Farms
Manufactured Housing Community

2. ZC #225

BY: Samuel Ragnone
1019 Church St.
Flint, MI 48502

RE: Southwest corner of Davison Rd.
and Genesee Rd.
Section 10
Zoned M-2 to RMH, M2 to C2 and
M-2 to R-1A

FOR: Single family residential, Mobile
Home Park and Commercial.

Moved by Howlett, seconded by White to schedule Zoning Cases #224 and #225, respectively, for first public hearing to be held on April 8, 1997 at 6:00 P.M. Motion carried 6-0.

Mr. Berry announced that the first public hearing for Zoning Case #223 would have to be postponed until 7:00 P.M. due to the fact that it was published in the newspaper for 7:00 P.M.

D. AUDIENCE PARTICIPATION:

nna Glann, 1475 Ives, said her property is adjacent to the property for zoning Case #225. She inquired about the process of the rezoning and asked if the school systems and traffic conditions were taken into consideration when there is a rezoning request. She was advised yes.

Jim Callison, 4457 Briar Ln., said he is against the rezoning for a trailer park. It seems the City is turning into a trailer park.

Sue Layman, 1059 Arrowhead Dr., said she is against the rezoning for another trailer park.

Cathy Smeby, 4347 Beechwood, said she believes this property could be contaminated and this should be considered prior to approval of the rezoning.

Larry Petrella, 1081 Howe Rd., inquired about the water and sewer lines for zoning case #225. He also asked if any studies had been done on the water.

Pauline Dargel, 6119 Hugh, spoke concerning potential industrial zoning if the property in zoning case #225 is turned into a mobile home park. She also inquired about the footage needed in S-E, R-1B, R-1A and R-1C zoning districts.

Michelle Dumler, 1414 N. Genesee Rd., said she is also against the rezoning because of the traffic conditions and she is concerned about the depreciation in her property value. Ms. Dumler said there is wildlife across the street from her and this is another concern she has.

A resident asked what the size of the proposed mobile home park would be. He was advised that the Planning Commission has not heard anything from the builder, because the case is not scheduled to be heard until April 8th.

Marge Scott, 2378 Harmony Dr., asked which school district this would be located in and she was advised Kearsley. She said she is against the rezoning.

R. Sherman, 1486 Ives, said he opposes the rezoning.

Dorothy Connors, 2165 Blackthorn, said she doesn't want another trailer park.

Don Fader, asked if the individual units paid city and school taxes. He was advised no.

1. SPR #97-4

BY: Robert Sorensen
4349 S. Dort Hwy.
Burton, MI 48529

RE: SOROC Products, Inc.
4315 S. Dort
Lot 10 Lacina Sub
Section 33, Zoned M-1

FOR: Renovation of existing structure

Marv Herdman, 7195 Green Valley, said he is representing SOROC Products, Inc. He said they want to renovate part of the building at 4315 S. Dort Hwy. There are non-supported walls that have become deteriorated. The building will be used for storage for aluminum used in the business. The company has expanded in the last 1-1/2 years and they need storage space.

Mr. Strasser said this would be a welcomed addition to the City. DPW recommends approval.

Moved by Bertram, seconded by Perez to approve Site Plan Review #97-4, contingent upon DPW recommendations. Motion carried 6-0.

E. SITE PLAN REVIEWS POSTPONED FROM FEBRUARY 11, 1997 AT 7:00 P.M. CONTINUED:

. SPR #97-5

BY: Nu-Vest Assoc, B/D
Construction Services Co.
William J. Wiemer
P.O. Box 51876
Livonia, MI

RE: Auto Works
3147 S. Dort Hwy.
Lots 256 & 257 & Lots 329 thru
336 Chambers Subdivision
Section 28
C-2 Zoned

FOR: Change of ownership

Matthew Burk and Allen Lobell, Construction Manager represented Auto Works. Mr. Lobell said previously Color Tile was in the building, as well as a pool hall. The building has now been leased to Auto Works and they want to demolish the interior of the building, repave the parking lot and have additional exterior lighting.

Mr. Strasser said everything they want to do fits into the recommendations and this would be an addition to the City.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #97-5, contingent upon DPW recommendations. Motion carried 6-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #97-8

BY: Kevin Cynowa
1044 Oxford Rd.
Oxford, MI

RE: Advantage Automotive, Inc.
2217 S. Center Rd.
59-22-100-012

FOR: New use within a tenant space

Mr. Berry said the applicant wishes to postpone this site plan until the April 8th meeting at 6:00 P.M.

Moved by Howlett, seconded by White to postpone Site Plan Review #97-8 until the regular meeting of April 8, 1997 at 6:00 P.M. Motion carried 6-0.

2. SPR #97-9

BY: Genoak Construction Co.
14300 Shield Rd.
Holly, MI 48442

RE: Flint Road Builders
3251 E. Bristol Rd.
Lots 10-13 of Follo Acres
Section 28, M-2 Zoned

FOR: Change of use

Gary Byce, 10246 Irish Rd., Goodrich, MI., said he was representing Flint Road

Builders. He explained that he hasn't seen the last set of plans sent to the City. There will be pavement put in on the west side of the lot. We will be having outdoor sales, no indoor sales.

Mr. Berry asked what they planned to do with the top soil that was piled up. Mr. Byce said they plan to sell the topsoil and level the area.

Mr. Strasser said DPW had no problems with their request.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #97-9, contingent upon DPW recommendations. Motion carried 6-0.

3. SPR #97-10

BY: Quality Door & Lumber Co.
Mel Gricar
3089 E. Bristol Rd.
Burton, MI 48529

RE: Warehouse Quality Door
3089 E. Bristol Rd.
59-28-300-003

FOR: Warehouse addition

Mr. Walter, Goslin Rd., Marlette, MI, said he represented Quality Door and Lumber. He explained that they need more room to be more competitive with others in the market.

Mr. Strasser said the DPW has no problems with their request. He explained that the east side of the addition encroaches on the setback area and they will have to go before the Zoning Board of Appeals for a variance before getting a building permit.

Moved by Howlett, seconded by Perez to approve Site Plan Review #97-10 contingent upon DPW recommendations and approval from the Zoning Board of Appeals. Motion carried 6-0.

4. SPR #97-12

BY: Betty Griffith
1206 Brabbs
Burton, MI 48509

RE: Creative Touch Styling Salon
4251 Davison Rd.
Lot 1 except the W 15' and Lots
2 & 3 Hammond Gardens
Section 3, C-2 Zoned

FOR: Relocation

Betty Griffith, 1206 Brabbs, said she would like to relocate her business from Lapeer and Belsay Roads to Davison Road.

Mr. Strasser said the Davison Road address was previously a styling salon and the use fits the zoning. DPW recommends approval.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #97-12 contingent upon DPW recommendations. Motion carried 6-0.

B. BOARD DISCUSSION:

Discussion was held concerning the proposed development on Genesee and Davison Roads, zoning case #225.

Mr. Bertram asked if a blanket approval had to be given for zoning case #225. He was advised no. He stated that there had been discussion regarding the elimination of SE zoning when the master plan is updated.

Mr. Perez said the trailer park owner pays taxes to the City instead of each unit paying taxes. He also said schools will be taken into consideration when the applicant comes before the Board at the April meeting.

The next regularly scheduled meeting will be held April 8, 1997 at 6:00 P.M.

C. FIRST PUBLIC HEARING:

1. ZC #223

BY: Betty & Mitchell Walker
1088 Adams Rd.
Burton, MI 48509

RE: 59-26-200-005
E 56 Rds of W 1156.62 ft. of W 1/2
of NW 1/4 except W 216 ft. of N 605
ft. also except E 276 ft. of W 492
ft. of N 405 ft.
Section 26, Zoned SE

FOR: Rezone property from SE to R-1B
for residential development.

Neil Martz, 5225 E. Cook Rd., Grand Blanc, MI, said he was representing the applicants. They are requesting to rezon 50 acres south of Atherton Road. The property abuts the school property north of Sitka Street. The request for zoning change is for R-1B for 70 foot lots to construct moderately priced single-family homes to be able to compete in the new housing marking for that area.

Audience Participation:

Pauline Dargel, 6119 Hugh, inquired about the Subdivision Control Act being incorporated into this development. She said there is a need for park areas in this Act. Mrs. Dargel thought the R-1B zoning that was being requested, was a step down in housing.

Mr. Martz said they are asking for a zoning change, and if a park is required under the Act, it will be provided.

Leona Stephens, 3049 Vineland, asked if there would be a turnoff of Atherton Road. She was advised that the County Road Commission might possibly require a turnoff or bypass lane off of Atherton Road.

Vivian Rhoden, 5339 E. Atherton Rd., asked if water would be coming into that area. She was advised yes, if there was public demand for the water.

Larry Petrella, 1081 Howe Rd., said he thought more open space would be conducive to the neighbors in that area and some incentives could be given to the developer by the City. He asked if the people on Eastgate Street were notified of the zoning change. He was advised that the residents who lived within 300 were notified.

Mr. Strasser said this is one of two developments in the Atherton School District and the City recommends approval of the development.

Moved by Howlett, seconded by Bertram to recommend approval of Zoning Case #223 to the Burton City Council. Motion carried 6-0.

Meeting adjourned at 7:25 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML