

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
MARCH 13, 2007, 6:00 P.M., COUNCIL CHAMBERS
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Chairman Jerry Grantner led the Pledge of Allegiance.

Chairman Jerry Grantner called the Meeting to order at 6:00 P.M.

MEMBERS PRESENT: Bertram, Cummings, Grantner, Sclater, White, Centilli, Walls.

MEMBERS ABSENT: LaDuke.

OTHERS PRESENT: T. Strasser, Deputy Planning Official and M. Snow, Clerk's Office.

Moved by Walls and seconded by Cummings to approve the Regular Planning Commission Meeting for February 13, 2007 at 6:00 p.m. Motion carried 7-0.

AUDIENCE PARTICIPATION: None.

SPECIAL USE:

1. BCPC #06-05
Williams

BY: Divine Deliverance Ministries/Pastor Tracy

3187 Kingsbrooks Dr.
Flushing, MI 48433

RE: 2414 Hemphill
Parcel #59-29-400-020, R-1C zoned.

FOR: Request for property to be used for worship,
Church services, community outreach and
Church building.

Andy Andre, 37987 Interchange, Farmington Hills, MI, the representative for the Church, said the parking lot and sidewalks would have improvements. There would be worship services on the weekends and assumed about 30 members would be in attendance. He asked the special use be granted.

AUDIENCE PARTICIPATION:

Robert Braden, 3289 Cheyenne, stated his concern that inmates and people in need would be staying in buildings on the property.

The Church representatives assured Mr. Braden this statement was untruthful.

Mr. Strasser said this equates to the school building currently on the premises. He said there was adequate acreage and saw no problem for that use being at that location.

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BOARD DISCUSSION:

Mrs. Walls asked if there was parking available, Mr. Strasser replied there was sufficient parking that was proposed to be resurfaced.

Mr. Bertram asked if the existing building would be used for outreach services and if there were plans for future buildings on the site.

Mr. Andre responded the building would be used for that purpose and there were no plans for other buildings at the present time but possibly in the future.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by Bertram to approve BCPC #06-05. Motion carried 7-0.

SITE PLAN REVIEW

1. SPR #06-03

BY: Tracy Williams
PO Box 310671
Flint, MI 48531

RE: 2414 E. Hemphill
Parcel #59-29-400-020, R-1C zoned.

FOR: Change of use.

Andy Andre said they would be utilizing the existing building and the curb cut. The parking lot would be improved also. He said he has a checklist of necessary requirements from the City.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, said she previously asked if the applicants owned the property. She thinks the area would benefit from this use, and referenced the "Old Hamady Store".

Mr. Strasser offered his agreement with the plan and said detention was not required at this point. They are just utilizing what is there.

BOARD DISCUSSION:

Mr. Bertram asked if the industrial area was still active and if the applicants were aware of what was taking place behind their property.

Mr. Strasser said it was going in front of the zoning board and notices were sent out. He said the industrial park was no longer being developed as such.

BOARD RECOMMENDATIONS AND/OR ACTION:

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Moved by Walls, seconded by Bertram to approve SPR #06-03. Motion carried 7-0.

PRELIMINARY CONDOMINIUM:

1. SPR #07-04

BY: Center Road Development, LLC
33494 W. Jefferson Ave.
Browntown, MI 48173

RE: Winding Creek Condos, Eastside Center Road
#59-27-100-004 and 59-27-100-007

FOR: Condominium Development.

Kevin Cook, 928 Forest, Wyandotte, MI, representing Winding Creek Condos, said the new plan was for single-family condos. He was certain they would sell better than the original family dwellings plan.

AUDIENCE PARTICIPATION: None.

Mr. Strasser recommended approval. He said this case has a 2-step process. There are 46 lots involved and all of the setbacks have been met. They would return in April for final approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Bertram, seconded by White to approve SPR #07-04. Motion carried 7-0.

SCHEDULE FIRST PUBLIC HEARING FOR TUESDAY, APRIL 10, 2007 AT 6:00 P.M.

1. ZC #302

BY: Burton City Planning Commission

RE: Section 9.04, subsections 2 and 12.

FOR: Text change.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Bertram, seconded by Sclater to approve ZC #302. Motion carried 7-0.

The next regularly scheduled meeting will be held on **Tuesday, April 10, 2007, at 6:00 P.M.**

Meeting adjourned at 6:23 p.m.

mrs