

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
APRIL 8, 1997, 6:00 P.M., COUNCIL CHAMBERS

The Meeting was called to order by Homer Berry, Chairman, at 6:00 P.M.

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

MEMBERS ABSENT: Mayor Smiley.

OTHERS PRESENT: J. Major, DPW Director; T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

Mr. Berry announced that Zoning Cases #224 and #225 would not be heard tonight and would be postponed until the May 13th meeting at 6:00 P.M.

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

Moved by Bertram, seconded by Grantner to approve the minutes of the Regular Meeting of March 11, 1997 at 6:00 P.M., as printed. Motion carried 8-0.

B. SCHEDULE PUBLIC HEARINGS FOR MAY 13, 1997 AT 6:00 P.M.:

1. LS #97-15

BY: Andrea Cross, DVM
by R.L. Keely, Agent
2224 S. Center Rd.
Burton, MI 48519

RE: Lot 17 Walli's Commercial and
Industrial Park
1489 S. Center Rd.
Section 15

FOR: Commercial Use.

2. LS #97-18

BY: Clarence & Mary L. Knox
1872 Springfield
Flint, MI 48503

RE: Tax Parcel No. 59-15-400-010
Section 15

FOR: Residential Use.

3. ZC #226

BY: Jeff Wood
17475 Taylor Lake
Holly, MI 48442

RE: 4479 Fenton Rd.
Section 31
Zoned C-2 to Commercial

FOR: General Office Use.

Howlett moved and Bertram seconded the motion to schedule Lot Split #97-15, Lot Split #97-18 and Zoning Case #226 for public hearings to be held on May 13, 1997 at 6:00 P.M. Motion carried 8-0.

C. PUBLIC HEARINGS:

1. ZC #224

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

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

FOR: Addition to Centennial Farms
Manufactured Housing Community.

2. ZC #225

BY: Samuel A. Ragnone
1019 Church Street
Flint, MI

RE: Property at Genesee & Davison Roads
Section 10
Zoned M-2

FOR: Single Family Residential, Mobile
Home Park & Commercial.

Mr. Major said the Attorney will republish the zoning cases in The Journal.

Moved by Howlett, seconded by Bertram to reschedule Zoning Cases #224 and #225 for public hearing on May 13, 1997 at 6:00 P.M. Motion carried 8-0.

D. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, spoke regarding rescheduling of public hearings, what the City's involvement is in regards to inspections of mobile home parks and what the restrictions are for mobile home parks.

Mr. Strasser replied that the Planning Commission requires the basic setbacks but the City has no involvement beyond the right-of-way line. The building inspectors inspect the foundations.

Mr. Major stated the City is responsible for collecting the water and sewer tap-in fees and DPW reviews landscaping plans and issues permits for items such as accessory structures, canopies, decks, porches, garages, etc. The State is responsible for everything else. The units, if approved, would have a BOCA or HUD sticker on them. The City has very limited jurisdiction relating to the mobile home parks themselves.

Larry Petrella, 1081 Howe Rd., asked if the Zoning Cases could be rescheduled at the Senior Citizens Center. Mr. Major replied, we will have to see if the Senior Center is available, and moving of the meeting would be at the discretion of the Planning Commission.

Donna Glann, 1475 Ives, questioned the possibility of constructing a garage on the narrow lots in the trailer park. She also spoke about the impact this proposal would have on the Kearsley School District and the already busy roadway in this area.

Ken Walls, 2167 N. Genesee Rd., asked about the tax base this would bring to Burton.

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r. Major said he did not ask the Assessor to do a tax base comparison between stick built homes and manufactured homes. He will ask Mr. Lowthian for a comparison study.

Gerald Natzke, 1243 Arrowhead Dr., spoke concerning the traffic and asked about the flood waters.

Carrie Bush, 1362 N. Genesee Rd., said there is an accident on Genesee Road at least once each week, and she is concerned about increased traffic.

Dorothy Connors, 2165 Blackthorn, said she is against the rezoning on Genesee and Davison Roads.

Kevin Walworth, 1390 Iva, said he has been a lifelong resident of Burton and the Kearsley School District. He is also President of the Kearsley Education Association. He explained that the school district is looking at adding 100 students and they can't handle any more students. There has been talk about having new schools, but reality is they will have to go to the taxpayers and ask for an increase in building and site to build more schools. Please keep in mind the impact this will have on the school district if the rezoning is approved for Davison and Genesee Roads. He asked the Board to keep in mind what is right for Burton.

Steve Snow, 1498 Clairwood, said Mr. Ragnone should build the mobile home park in the area in which he lives, not in Burton.

ix Sweers, 4500 Thornapple Cr., said he just learned that there will be a new trailer park on Coldwater Road, which is in the City of Flint, but is also in the Kearsley School District. If all of these parks are approved, this will put a heavy burden on the Kearsley district.

Richard Putvin, 4396 Underhill Dr., said he is President of the Kearsley Board of Education and a letter was sent from the Board asking for denial of the rezoning on Davison and Genesee Rd. He explained there are four planned units of mass housing coming into the Kearsley district and it would be difficult to offer the type of quality education we can today. We would like to request that the Board is contacted by letter, as to when and where the meeting will be held for Zoning Case #225.

E. SPECIAL USE PERMIT:

1. BCPC #97-19

BY: Barry Church
3465 Victoria Station
Davison, MI 48423

RE: G-4499 Davison Rd.
59-03-400-004
Zoned C-2

FOR: Automobile Service Station/Repair.
See Ord. 19, Section 15.03, Item 5.

Barry Church was present and explained he works for the family business. The property in question was the former Bob Moss building at Genesee and Davison Roads. They are proposing a general repair, light auto repair business at this location.

Audience Participation:

Rex Sweers, 4500 Thornapple, said he lives behind the business and has some concerns about cars being left there for long periods of time and having to look at junk cars. He asked if Mr. Church would be open to having a high fence so they don't have to look at cars. He also inquired about mechanic lien vehicles.

Mr. Church said most of the customers have same day in and same day out, but if storage comes into play and the fence needs to be made higher, he has no objections to this request. As to lien's, we give people two weeks and if the vehicles are not picked up, we have them towed away by the salvage yard. The only area where we may have a problem, is if a decision needs to be made as to whether the vehicle should be repaired or not.

Donna Glann, 1475 Ives, asked about the For Sale sign in front of building and whether they planned to occupy it.

Mr. Church said the sign is there so if anyone is interested in leasing the front section, they know it's available. He said their business will be located in the back of the building.

Mr. Major said there are a variety of businesses in the City that have automotive repairs and some of them that are not being kept in compliance with the ordinances. The storage of vehicles is an important issue and we don't want to have the vehicles on the property stripped for parts. Possibly this could be put under a special use permit for a period of one year and then if all is okay, go into a permanent special use permit to go with the owner.

Mr. Perez said he goes by the other auto repair business, owned by Church's, and the business is very neat and clean. He said he has no problem with granting the special use permit for a period of one year and then bringing it back for permanent approval. The City must be concerned about not becoming a salvage yard.

Barry Church said the building they are purchasing is a great expense, and they have a concern about not being given permanent approval because of the expense involved. Is there another avenue beside the temporary use?

Mrs. White said she also will vouch for the auto business and doesn't think a temporary use is necessary.

Further discussion continued on this matter and the possibility of licensing the businesses.

Moved by Grantner, seconded by Walls to approve BCPC #97-19 contingent upon DPW recommendations and follow-up monitoring of business. Motion carried 8-0.

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.
Parcel #59-22-100-012

F. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

1. SPR #97-8

FOR: New use within a tenant space.

The applicant was not present.

Moved by Bertram, seconded by Grantner to postpone SPR #97-8 until the next regular meeting of May 13, 1997 at 6:00 P.M. Motion carried 8-0.

2. SPR #97-16

BY: Barry Church
3465 Victoria Station
Davison, MI 48423

RE: G-4499 Davison Rd.
59-03-400-004
Zoned C-2

FOR: Change of Ownership.

Mr. Berry asked if all of the requirements had been completed.

Mr. Strasser said yes, the entire property is paved and landscaped.

Mr. Berry asked Mr. Church if they planned to do anything major to the building.
Mr. Church replied the only thing may be the signage.

Mr. Strasser said the gentlemen designated where the vehicle storage was going to be and there is screening along the north property line of this parcel.

Mr. Church said there is a 6 foot fence, slatted, so you can't see through the fence and the neighbors all have wood fences or privacy fences along the property line.

Moved by Howlett, seconded by White to approve Site Plan Review #97-16, contingent upon DPW recommendations. Motion carried 8-0.

3. SPR #97-17

BY: Brenda Pomeroy
3202 Larchmont St.
Flint, MI 48503

RE: Pomeroy's Trade Center
5350 Davison Rd.
Parcel #59-11-200-003
Zoned C-2

FOR: New use within a tenant space.

The applicant was not present.

Moved by Perez, seconded by Bertram to postpone Site Plan Review #97-17 until the next regular meeting of May 13, 1997 at 6:00 P.M. Motion carried 8-0.

G. BOARD DISCUSSION:

Mr. Bertram inquired as to why Zoning Case #224 was cancelled. Mr. Strasser replied because of a notification problem.

Discussion was held concerning scheduling Senior Citizens Center for the May meeting. Clerk will check the availability of room.

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The next regularly scheduled meeting will be held May 13, 1997 at 6:00 P.M.

Meeting Adjourned at 7:22 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML