

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
MAY 10, 2005, 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: Mayor C. Smiley, Abbey, Walls, Bertram, Cummings, Cross, Grantner

MEMBERS ABSENT: Young, White

OTHERS PRESENT: T. Strasser, Deputy Planning Official, J. Adams, Deputy City Clerk

A. APPROVAL AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING (S):

Moved by Bertram, seconded by Cummings to approve the Regular Planning Commission Meeting held on April 12, 2005 at 6:00 p.m. Motion carried, 7-0.

B. SCHEDULE PUBLIC HEARING FOR JUNE 14, 2005 AT 6:00 P.M.

1. ZC #298

BY: Marsel Disho and Michael Disho
G-3284 S. Saginaw, Burton MI. 48529

RE: Lots 149, 150, and 151 of Baker Park
1469 and 1481 Allen St.
Burton MI. 48529

FOR: Change from residential R-1C to commercial for
the purpose of building a strip mall.

Moved by Walls, seconded by Bertram to schedule the Public Hearing for Tuesday, June 14, 2005 at 6:00 p.m. Motion carried, 7-0.

C. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., Burton, MI, questioned lot splits addressed in the City's Zoning Ordinance.

D. FIRST PUBLIC HEARING:

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1. ZC #297

BY: John Pavone / Themed Communities by Pavone LLC
16191 Seymour Rd.
Linden, MI. 48451

RE: N. of Atherton, S. of Lippincott, and W. of Belsay.
Parcel #59-23-200-001 5376 Lippincott
Parcel #59-23-400-014 5317 E. Atherton
Parcel #59-23-200-007 2156 S. Belsay
Parcel #59-23-400-007 5383 E. Atherton

FOR: Change the zoning district from R-1A to R-1B for
the purpose of development.

John Pavone, 16191 Seymour, Linden, MI, owner of Capital Realty Holdings, Flint, MI, gave a lengthy presentation regarding the parcel site, surrounding lands and subdivisions. He stated the parcel is comprised of 4 separate parcels. They are requesting a zoning change from R-1A to R-1B for the purpose of development. Mr. Pavone addressed sewer capacity, Gilkey Creek, Consumers Energy utilities, and three major entrances into the development. Site plans, surveys, and analysis of the wetlands still need to be completed. Single family development will go in this area and they do not believe it is suited for a multi-family site.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser stated Mr. Pavone gave a very nice presentation. He recommends approval.

COMMISSION DISCUSSION:

Mr. Bertram said he is not comfortable at this time with re-zoning without knowledge of the wetlands, number of units, or a plan at this time. Mr. Strasser indicated there is 118 acres involved. With the deduction of the roadways, detention area, wetlands, creeks and setbacks, approximately 300 homes could be developed there.

COMMISSION RECOMMENDATIONS AND/OR ACTION:

Moved by Mayor Smiley, seconded by Walls to approve ZC #297.
Motion carried, 6-1. Bertram – no.

E. SITE PLAN REVIEW:

1. SPR #05-13

BY: Sam Selou/Nabil Kako
9251 Warwick Wood Ct.
Grand Blanc, MI. 48439

RE: Oil Change Facility
4055 Davison Rd. Burton, MI. 48509

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FOR: New construction for an oil change facility.

John Costa, of John Costa AIA, 417 Old Mill Drive, Flushing, MI, stated he is representing Sam Selou and Bill Kako, owners of the property and development. They would like to development an oil change facility. Mr. Costa presented drawings and plans to the Commission and spoke further regarding the site and surrounding businesses.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser stated they recommend approval on the plans that were submitted. This will be a nice addition along Davison Road with the other businesses.

COMMISSION DISCUSSION:

Commission inquired regarding a detention area.

COMMISSION RECOMMENDATIONS AND/OR ACTION:

Moved by Abbey, seconded by Bertram to approve SPR #05-13. Motion carried 7-0.

2. SPR #05-17

BY: Asselin Associates Architects
4488 W. Bristol Rd.
Flint, MI. 48507

RE: Lots 13 and 14 of Rizzo Industrial Park.
4157 Somers
Burton, MI. 48529

FOR: New construction for industrial building.

Cheryl Ball from Asselin Associates Architects, 4488 W. Bristol Rd., Flint, MI, stated she is representing the project which is off of Bristol Road at Somers and Burton Ct., and owner Blake Rizzo. The proposed building is approximately 30,000 square feet on 2.4 acres. The property is zoned M-1 light industrial and the proposal meets the requirements. Ms. Ball addressed further an existing detention basin and utilities.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser stated he recommends approval on the plans submitted.

COMMISSION DISCUSSION:

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Mr. Bertram inquired concerning the use of the building. Ms. Ball stated at this time it is still confidential.

COMMISSION RECOMMENDATIONS AND/OR ACTION:

Moved by Mayor Smiley, seconded by Cummings to approve SPR #05-17. Motion carried, 7-0.

F: BOARD DISCUSSION:

Brief discussion ensued regarding property being developed on Genevieve St. in Eastmoreland Subdivision.

The next regularly scheduled meeting will be held on **Tuesday, June 14, 2005, at 6:00 P.M.**

Meeting adjourned at 6:57 p.m.

jra