CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
MAY 12, 1998, 6:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Smiley.

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

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

Approve and authorize the Minutes of the Regular Meeting of April 14, 1998 at 6:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE PUBLIC HEARINGS FOR JUNE 9, 1998 AT 6:00 P.M.:

1. LS #98-34

BY: Patrick Kaffenberger
5516 S. Irish Rd.
Davison, MI 48423

RE: 6090 E. Bristol Rd.
Parcel #59-36-100-033
Section 36, Zoned R-1B

FOR: Residential Use.

Moved by Howlett, seconded by Walls to schedule Lot Split #98-34 for public hearing on June 9, 1998 at 6:00 P.M. Motion carried 7-0.

AUDIENCE PARTICIPATION:

There was no one present who wished to speak.

D. SITE PLAN REVIEWS:

1. SPR #98-31

BY: Jerry Tomczak
6079 Birch Dr.
Flint, MI 48507

RE: Pro-Tech Industries
Parcel #59-28-553-002, Part of Lot 46 of
Hemphill Dort Commercial Sites #2 & Part
of Lot 47.

FOR: Proposed addition for storage.

Mr. Berry asked if Mr. Tomczek has read the DPW recommendations and if he had a problem with any of them.

Mr. Tomczek said he had no problem with the requirements. He explained his business occupies the site at 3085 Joyce Street. He has about 5,000 sq. feet and they build machines and equipment in that area. We want to build an

8,000 sq. foot addition to store the machines in until they are delivered to the customer. Most all of the manufacturing will be done at the Joyce Street address. There will be no outside storage.

Mr. Strasser said everything proposed either meets or exceeds the ordinance requirements. Because Joyce Street is a dead end street, the DPW is recommending a gravel drive.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #98-31, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #98-32

BY: NBD Bank
One East First St.
Flint, MI 48502

RE: Expansion & Renovations to NBD Bank
1232 S. Belsay Rd.
Lots 25, 26, 27 of Cardinal Gardens
Section 14, Zoned C-2

FOR: Review of expired Site Plan for addition to bank.

John Gazell, Architect with Reno & Associates, explained that NBD wishes to renew their original site plan that was approved in 1996. The Planning Commission approved the expansion and renovation and there have been very few changes in the original site plan.

Mr. Berry asked if he had reviewed the DPW memorandum and if there are any problems. He was advised there are no problems with the request.

Mr. Strasser said this is before the Board again, because after a lapse of one year, the applicant must resubmit their plans to the Planning Commission.

Mr. Grantner asked if there was a time schedule in getting the construction underway. He was advised bids are being taken at this time and the construction should be starting within a month to six weeks.

Mr. Perez questioned whether this was the exact site plan as previously presented to the Board. He also questioned whether the lighting would be shielded from the residential area.

Mr. Gazell replied said there are minor changes in the site plan, such as adding to the drive-up. They have found that it would be easier to tear this down and start over. Also, the lighting would be shielded from the residential area.

Audience Participation:

Pauline Dargel, 6119 Hugh, commented she appreciated the question of whether the site plan had been changed since the original proposal.

Moved by Howlett, seconded by Perez to approve Site Plan Review #98-32, contingent upon DPW recommendations. Motion carried 8-0.

D. SITE PLAN REVIEWS CONTINUED:

3. SPR #98-33

BY: Creekwood Architecture
1111 S. Creekwood
Burton, MI 48509

RE: Shamrock Industries
2323 E. Bristol Rd.
Parcel #59-29-400-010
Zoned M-2

FOR: Rebuild Industrial Facility.

Rick Swihart, Architect for Creekwood Architecture, said he was representing the owners of Shamrock Industries. They recently experienced a fire and want to rebuild their business.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked where the business was located.

Mr. Strasser stated when that business originally went in, he told the Board there would be outside storage on the north side of the building only. This still has to be maintained because it is part of the condition of the site plan. Actually, for the size of the business, he has the wrong piece of property.

Mr. Swihart said he has made the owner aware of the fact that he can't have anything stored outside in front of the building. He must comply with the ordinance and not store anything towards the street.

Mrs. Millard asked if there would be a sprinkler system installed in the new building. She was advised no, as there is no requirement for it.

Mr. Bertram asked if the building is under the same owner as in 1996. He was advised yes. Mr. Bertram said he assured us there would be no outside storage and then he added a fence which made it look even worse. There should be a code violation on him for the outside storage.

Mr. Strasser explained the process steps for a code violation. He said if the stipulation that there is nothing to be stored between the building and the road, then this will clearly be a violation of his site plan review.

Mrs. Walls asked if he had complied with the barrier free requirements in the previous site plan? She was advised yes.

Mr. Swihart said they will be replacing the existing steel building and will remodel the office area towards the street. They will also be using the same foundation as before.

Mr. Perez asked if it would be possible to move the building forward on the property. Mr. Swihart replied it would be a financial hardship to do so, and the insurance company would not cover the cost of such.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #98-33, contingent upon DPW recommendations. Motion carried 8-0.

4. SPR #98-35

BY: Best Car Co.
4199 Davison Rd.

Burton, MI 48509

RE: Best Car Co.
Parcel #59-03-300-062
Zoned C-2

FOR: Proposed clean up building.

Lon Neville, President of Best Car Co., explained he wanted an accessory building to clean up the vehicles.

Mr. Berry asked if he had read the DPW requirements and if he had any problem with them. Mr. Neville said he had no problem with the requirements.

Mr. Strasser said he took a tour through Mr. Neville's business and it is an asset to the City. He said he was very impressed.

Moved by Howlett, seconded by White to approve Site Plan Review #98-35, contingent upon DPW recommendations. Motion carried 8-0.

E. BOARD DISCUSSION:

Doug Piggott, Rowe, Inc., gave an update on the progress of the Master Plan for the City. He explained that the zoning map is being revised and resubmitted for final approval. The Community Description work is continuing and will be presented to the Planning Commission in the near future, prior to the first public input session. Work on the plan is expected to be completed by the end of May. This will include identifying commercial and industrial development in the City, as well as the map of the existing sanitary sewer, storm sewer and transportation systems and complete a report on their impact on future land use.

Mr. Piggott said the next step in the process is the presentation of the Community Description to the City Planning Commission, followed by an abbreviated presentation as part of a public visioning session. The Planning Commission need to set two dates for these two meetings, as soon as possible. This presentation should take approximately two hours, including the question and answer period. After this presentation, there should be a Public Visioning Session. You will need a place large enough to accommodate about 200 people and should have approximately 20 round tables. Mr. Piggott laid out the agenda for the public visioning session.

Mr. Piggott explained there could be notices placed in the paper and we could generate press releases to the radio stations and TV stations and provide fliers announcing the sessions when it comes time for the public input.

The Board agreed upon the date of Wednesday, June 3, 1998 at 6:00 P.M. for the Community Description report to the Planning Commission Members. We recommend you also invite the City Council and the Zoning Board of Appeals to this meeting.

The next regularly scheduled meeting will be held on June 9, 1998, at 6:00 P.M.

Meeting Adjourned at 6:40 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk