

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
MAY 13, 1997, 6:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Charles Smiley.

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 Grantner to approve the Minutes of the Regular Meeting of April 8, 1997, 6:00 P.M., as printed. Motion carried 8-0.

B. SCHEDULE PUBLIC HEARING FOR JUNE 10, 1997 AT 6:00 P.M.:

1. LS #97-23

BY: Linda Webb
2505 Pennsylvania
Flint, MI 48506-3843

RE: Lot 73 Glendale Acres
Section 14, R-1A Zoned

FOR: Residential Use.

LS #97-25

BY: Mark Ely
1187 River Valley Dr., Apt. G10
Flint, MI 48532

RE: 4289 Howe Rd.
59-34-400-010
SE Zoned

FOR: Residential Use.

Moved by Howlett, seconded by Bertram to schedule Lot Split #97-23 and Lot Split #97-25 for public hearing on June 10, 1997 at 6:00 P.M. Motion carried 8-0.

C. PUBLIC HEARINGS:

1. LS #97-15

BY: Andrea Cross, DVM
by R. L. Keely, Agent
Keely Realty, Inc.
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.

Andrea Cross, DVM, 4436 S. Irish Rd., Davison, MI, said she is the owner of Lot 17 in Walli Park. The animal hospital is located in the front of Lot 17.

C. PUBLIC HEARINGS CONTINUED:

Is. Cross explained that the rear building, the animal academy, has been sold and will relocate. The building will be put on the market to be sold, but the lot must be split.

There was no audience participation.

Mr. Strasser stated that all requirements have been met for the split and there are no problems. DPW recommends approval.

Moved by Howlett, seconded by Bertram to approve Lot Split #97-15, contingent upon DPW recommendations. Motion carried 8-0.

2. LS #97-18

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

RE: Parcel No. 59-15-400-010
R-1A Zoned

FOR: Residential Use.

Clarence Knox, 1872 Springfield St., Flint, MI, said he would like to have the lot split for residential use.

There was no audience participation.

Mr. Strasser said the request for the split meets all requirements. The applicant should know that any additional sewer leads are to be paid by the owner, not the City.

Moved by Howlett, seconded by Perez to approve Lot Split #97-18, contingent upon DPW recommendations and the owner must pay for the sewer tap-in and hookup if there is none available. Motion carried 8-0.

3. ZC #224

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

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

FOR: Expansion of Mobile Home Park
Centennial Farm Mfg. Home Community

Ken Thompson, 60630 New Haven Rd., said he was representing Mr. Lewis, who is also here this evening. He explained they have developed the existing manufacturing homes and was given the option of purchasing additional property by the railroad tracks. They now want to expand the mobile home park.

Mr. Thompson presented the tentative plan and explained that the expansion ends at the City of Burton easterly line and then wraps around behind the drive-in theatre. They are planning to have 69 additional mobile home sites. All exits will be onto Court Street. The property on the west does go to Belsay Road, but everything exits onto Court Street.

REGULAR PLANNING COMMISSION MINUTES

MAY 13, 1997/6:00 P.M.

PAGE -3-

Mr. Berry asked if there were a number of adequate sewers to do this. He was advised yes, all of the utilities are available to us.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked if any units have been placed on the parcel that is being developed? She was advised no. Ms. Dargel said Bentley Schools are stating that this development is running streets west to Belsay. She also inquired about the licensing of the mobile home park and whether tornado shelters are provided.

Mr. Thompson said they don't own that land and have no access or egress.

Mr. Bart Lewis, 401 S. Woodward, Birmingham, MI, explained the licensing process for the mobile home parks. He said tornado shelters are not provided because it would be difficult to build one large enough for approximately 1,200 people.

Mr. Strasser said this is a unique situation, because the property is not landlocked property, but they can't go any further east because of the drain situation. DPW has no problems with the request for rezoning.

Moved by Grantner, seconded by Howlett to recommend approval of Zoning Case #224 contingent upon DPW recommendations, to the City Council. Motion carried 7-1 with Mr. Bertram voting no.

4. ZC #226

BY: Jeff Wood
17475 Taylor Lake
Holly, MI 48442

RE: 4479 & 4487 Fenton Rd.
Section 31
Zoned Residential

FOR: General Office Use.

Mr. Jeff Wood, 17475 Taylor Lake, Holly, MI, said the location of the site is two homes north of Howie's Pizza on Fenton Road.

Mr. Strasser said the area this location is in, is on a four lane road with a lot of commercial businesses. An office is being proposed and will fit into the area. DPW has no problems with the request.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked about the C-2 use for Zoning Case #226, in a commercial area.

Mr. Strasser said office use is allowed in C-2 zoning and is more in harmony with what is presently in the area.

Mary Krcmarik, 4465 Fenton Rd., said she is speaking for Cora Loney who lives at 4473 Fenton Road, and whose home is adjacent to the site on Fenton Road, referred to in Zoning Case #226. She said she didn't receive a notice as to why the property is being rezoned and wants to know when they are going to clean up the debris that is being blown around the area.

REGULAR PLANNING COMMISSION MINUTES

MAY 13, 1997/6:00 P.M.

PAGE -4-

Mr. Wood said he will check for the debris, but there shouldn't be anything out there. He said he sent his secretary over to Mrs. Loney's to ask if she would be interested in changing the zoning of her property, but she declined. He said the renovations would begin as soon as possible, if the rezoning is approved. He said the foundations already exists and they will be doing the renovations identical to the current office.

Mrs. Howlett asked what type of business would be going into the building. She was advised possibly a mortgage or title company.

Moved by Howlett, seconded by Bertram to recommend approval of Zoning Case #226, contingent upon DPW recommendations. Motion carried 8-0.

D. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, inquired about the City's role in mobile home parks.

Mr. Strasser said the Building Inspector inspects the foundation and after the unit has been put in place, the inspector makes two inspections.

Tom Lilly, 2171 Sycamore North, inquired about the withdrawal of the application for Site Plan Review #97-17.

E. POSTPONED 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 No. 59-22-100-012

FOR: New use within a tenant space.

Kevin Cynowa, 1044 Oxford Rd., Oxford, MI, said he had nothing further to add to his request. He read the DPW requirements and had no problem with any of them.

Mr. Berry asked if the sign permit had been taken out. Mr. Strasser said he thought it had been.

Mr. Perez asked what the business consisted of. He was advised they to complete car care, such as alignments, brakes and struts.

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

2. SPR #97-17

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

RE: 5350 Davison Rd.
59-11-200-003, C-2 Zoned

FOR: New use within a tenant space.

Mr. Berry announced the applicant withdrew her request due to problems with the owner.

Moved by Howlett, seconded by Bertram to deny Site Plan Review #97-17, due to the withdrawal of the applicant. Motion carried 8-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #97-20

BY: Verspeeten Transportation, Inc.
G-4007 W. Bristol Rd.
Flint, MI 48507

RE: Verspeeten Transportation, Inc.
4035 Jimbo Dr.
59-33-100-001
M-2 Zoned

FOR: Change of Ownership

Mr. Strasser said he spoke with the applicant twice and the packet was mailed to them. The site is clean and all requirements are in compliance. It's a matter of one company moving out and another one moving in.

Moved by Howlett, seconded by Bertram to postpone Site Plan Review #97-20, until the next regular meeting of June 10, 1997 at 6:00 P.M. Motion carried 8-0.

2. SPR #97-21

BY: Metro Fabricators
3162 E. Hemphill Rd.
Burton, MI 48529

RE: Metro Fabricators
3162 E. Hemphill Rd.
Lots 2, 3 and 5 Palace Plat
M-2 Zoned

FOR: Addition

There was no one present to represent the request for the site plan.

Moved by Howlett, seconded by Perez to postpone Site Plan Review #97-21, until the next regular meeting of June 10, 1997 at 6:00 P.M. Motion carried 8-0.

3. SPR #97-22

BY: Gordon E. Starr
2065 S. Lapeer Rd.
Lapeer, MI 48446

RE: Starr Builders - Pools
1410-1444 E. Hemphill Rd.
Lots 69, 70, 71 of Baker Park
59-30-576-019 & 59-30-576-018
C-2 Zoned

FOR: Change of Ownership.

Mr. Starr, 2065 S. Lapeer Rd., Lapeer, MI, said the business will be a pool business.

Mr. Strasser said the use does fit the zoning classification and DPW has no problem with the request.

Mrs. Howlett asked if Mr. Starr had reviewed the DPW requirements.

REGULAR PLANNING COMMISSION MINUTES

MAY 13, 1997/6:00 P.M.

PAGE -6-

He replied yes, and then asked how much of the paving had to be done.

Mr. Strasser said the handicapped parking area had to be completed because it is required by state law.

Moved by Howlett, seconded by White to approve Site Plan Review #97-22, contingent upon DPW recommendations. Motion carried 8-0.

4. SPR #97-24

BY: Ultimate Paint & Body
1142 N. Center Rd.
Burton, MI 48509

RE: Ultimate Paint & Body
1142 N. Center Rd.
Lot 35 Supervisor's Plat #39
Section 10, M-1 Zoned

FOR: Building Expansion.

Douglas Bacon, 4437 Rainbow Lane, Flint, MI, explained he wants to expand the building with a 45'x40' addition. He said he is uncertain about the parking lot area and isn't sure where the drive will be placed.

Audience Participation:

Larry Petrella, 1081 Howe Rd., asked about notification being sent to the homeowners in the area. He said the business is kept neat and clean and is well taken care of.

Mr. Strasser said the use fits the zoning and they have been in business there for several years. DPW recommends approval.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #97-24 contingent upon DPW recommendations. Motion carried 8-0.

5. SPR #97-26

BY: Matthew A. Cummings
5336 S. Sycamore Dr.
Burton, MI 48509

RE: Mac Lawn Care, Inc.
4284 E. Bristol Rd.
59-34-200-018
Zoned C-3

FOR: Addition

Mr. Cummings explained he is requesting approval for a 106'x50' addition to the existing building. The addition will be facing Bristol Road.

Mr. Berry asked if Mr. Cummings had reviewed the DPW recommendations. He said yes, and questioned the additional sewer because he is planning to eliminate one bathroom and replace with another.

Mr. Strasser said there could be a possible additional sewer unit because of the size of the building. This could be discussed with Mr. Riess, Water and Sewer Supervisor.

Mr. Perez said the property looks good and has been upgraded compared to what was previously there.

Moved by Howlett, seconded by Perez to approve Site Plan Review #97-26, contingent upon DPW recommendations. Motion carried 8-0.

G. BOARD DISCUSSION:

Mrs. Walls asked about the use of an easel for the applicants to help them make their presentations. She also inquired about the animal care people possibly building a pole barn without a permit being issued by the DPW. Mrs. Walls also inquired about the status of LaGarda Security on Center Road.

Mr. Strasser said the Building Division will have to watch the property in question because the house has non-conforming status as a duplex. He said he spoke with the people about not using the house as an office, because it is not zoned as such. Regarding LaGarda, either a ticket was issued or a violation notice, last week.

Discussion continued regarding the animal issue.

Mr. Perez said he would like to see a push on the master plan update.

Mrs. Walls said the master plan update is being discussed in the budget sessions.

Mr. Berry announced the Special Planning Commission Meeting for May 27, 1997 at 6:00 P.M. for Zoning Case #225.

The next regularly scheduled meeting will be held June 10, 1997 at 6:00 P.M.

Meeting Adjourned at 7:10 P.M.

Cheryl M. Ladd, CMC/AEE
Deputy City Clerk

CML