

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
MAY 13, 2003, 6:00 P.M., COUNCIL CHAMBERS

Jerry Grantner, Chairperson, led the Pledge of Allegiance.

Jerry Grantner, Chairperson, called the Regular Meeting to order at 6:00 P.M.

MEMBERS PRESENT: Bement, Bertram, Grantner, Perez, Walls and White.

MEMBERS ABSENT: Hohloch, Mayor Smiley and Young.

OTHERS PRESENT: C. Abbey, Administrative Assistant; T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

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

Bement moved and White seconded the motion to approve the minutes of the Regular Meeting of April 8, 2003 at 6:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE PUBLIC HEARING FOR JUNE 10, 2003 AT 6:00 P.M.:

1. ZC #278

BY: Randy Haney
1453 N. Elms Rd.
Flint, MI 48532

RE: Parcel #59-32-300-007
Situated at the Northwest corner of Saginaw and
Maple, being 22 acres +/-
Zoned C-2 to M-1

FOR: Self-Storage Units

Mr. Grantner announced that Mr. Haney would like to make a few brief comments before taking action on scheduling this zoning case.

Randy Haney explained that he was scheduled for a public hearing this evening for Zoning Case #277. However, after it was scheduled he met with the residents on Friel Street and they came to an agreement and are making a change in his request. He said the original plan was for a multi-use strip mall, storage area in the center and condos to the west. The people on Friel Street mow their lawns quite a distance behind them and they would prefer not to have the condos, but did not object to the strip mall and storage units. The new plan is to move the storage area to the west, eliminate the condos and make the commercial area quite a bit larger. We have a building contract with a financial institution. The commercial site would be a 65,000 sq. feet L-shaped strip mall, fronting on Maple Road. We plan to keep the detention area shallow. We are under some time constraints with the purchaser of the property and that is why this brief presentation is being made this evening. He said he knew the board could not take action, but if they have anything that needs to be done, he would appreciate their input.

Mr. Grantner commented that the Board shouldn't make comments, but if they have any concerns or suggestions, they would be conveyed to Mr. Strasser and he would then contact Mr. Haney.

Moved By Bertram, seconded by Perez to schedule Zoning Case #278 for a public hearing to be held on June 10, 2003 at 6:00 P.M. Motion carried 6-0.

C. PUBLIC HEARING:

1. ZC #277

BY: Randy Haney
1453 N. Elms Rd.
Flint, MI 48532

RE: Parcel #59-32-300-007
Situated at the Northwest corner of Saginaw and
Maple, being 22 acres +/-
Zoned C-2 to M-1

FOR: Duplex's & Self-Storage Units

Moved by Bertram, seconded by Perez to cancel Zoning Case #277 at the applicant's request. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

There was no one in the audience who wished to speak.

Mr. Strasser explained that as of May 1, 2003, the City of Burton now has jurisdiction over the remaining county roads other than the freeways. Prior to May 1st, all site plans were forwarded to the County Road Commission and now the City of Burton would be doing them. Anything in front of the residential or business driveway is not a Planning Commission function, but an engineering function. We hope to get our program in line in the very near future. Mr. Strasser indicated that the site plans before the Board this evening, might have to be modified at the very least. If site plan approvals are given, please approve them contingent upon engineering recommendations complied with.

Mr. Grantner asked how long before the engineering area would be up and running after the takeover of the county roads.

Mr. Strasser replied that it could take some time.

E. SITE PLAN REVIEWS:

1. SPR #03-23

BY: Douglas R. Nickel and Gary Hurand
6045 W. Pierson Rd.
Flushing, MI 48433

RE: Safety Lock Storage
Parcel #59-29-300-012/020/004/003 and the
E 275 of 001

FOR: Development of a Self-Storage Facility.

Douglas Nickel, 6045 W. Pierson Rd., Flushing, MI, spoke concerning the request for a self-storage facility. He said there is an accumulation of four pieces of property that is landlocked. The entrance is on S. Saginaw Street and the existing car wash will be taken down. They want to clean up and fence the area and place the storage area behind the existing businesses on Saginaw Street. Mr. Nickel presented renderings of the plans and noted that the facility would have brick on the front. Mr. Nickel noted that a resident on James Street contacted him regarding a buffer area and he indicated to him that shrubbery would be added so there would be a buffer between the properties.

There was no one in the audience who wished to speak.

Mr. Strasser inquired whether Mr. Nickel had received a notice concerning the driveway.

Mr. Nickel indicated he had not received the notice, but was aware of the change from the Road Commission.

Mr. Strasser commented that there would be minor driveway repairs on the south side.

Mr. Nickel said that he would adhere to the necessary changes.

Mr. Bement asked for the estimated completion date of the project. He was advised it should be completed between July and September.

Mr. Strasser said no portion of his property abuts the residential zoning. The lighting is to be directed to the inside of the property. DPW recommends approval.

Mr. Bertram asked if there were wetlands in this area. He was advised no.

Moved by Bertram, seconded by Walls to approve Site Plan Review #03-23, contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #03-24

BY: Burton Scrub-A-Dub Properties, Inc.
2025 N. Genesee Rd.
Burton, MI 48509

RE: Scrub-A-Dub Car Wash
Lot 86 and 87 Burton Gardens
Lot 382 and 383 The Bronx
Section 30, Zoned C-2

FOR: Development of a drive-thru car wash

Howard Campbell, 3020 Airpark Dr., Flint, MI said he is here representing Mr. Visser. Larry Moore, General Manager, is also here this evening. He explained that they are requesting site plan approval for a drive-thru car wash. The existing car wash at Fenton and Bristol Roads would be torn down and they would like to rebuild behind the Kroger store. He indicated that the curb cuts are different than what they had planned, but this issue could be worked out with the DPW.

Mr. Grantner commented that this case was before the Zoning Board of Appeals for a request to have a C-3 Special Use in a C-2 zoned area. The ZBA denied approval because of the traffic flow in that area.

Mr. Campbell said they have agreed to pay 50% for a traffic light to be installed at Bristol Road and Camden Street.

Mr. Moore added that this is the best location for the traffic light.

There was no one in the audience who wished to speak.

Mr. Strasser stated that the rear of the property, which abuts residentially zoned land, needs screening. It abuts a football field and we think it would be better to not have fencing. The plan that was presented exceeds the zoning ordinance requirements. If this were approved, it would have to be contingent upon ZBA approval. DPW recommends approval.

A brief discussion was held concerning the potential placement of a traffic light at Bristol Road and Camden.

Mr. Bertram inquired as to who would pay for the remaining 50% cost of the traffic light.

Mr. Abbey indicated that the city would be responsible for the remaining cost of the traffic light. The other businesses in the area could also contribute towards the light.

Mrs. White indicated that when the trailer park was approved, they said they would pay half of the cost of the light so the City of Burton shouldn't have to pay anything toward the light. The information should be in previous minutes.

Mr. Strasser said he could research this issue through the minutes.

Mr. Abbey commented that if there were no documentation, then it would be the city's responsibility.

Moved by Bement, seconded by Walls to approve Site Plan Review #03-24 contingent upon DPW recommendations and approval from the Zoning Board of Appeals. Motion carried 6-0.

3. SPR #03-25

BY: Family Dollar Stores, Inc.
Attention: Carl Griffin
10401 Monroe Road
Matthews, NC 28105

RE: Family Dollar Store
1181 E. Bristol Rd.
Parcel #59-30-551-082
Lots 84 & 85 Burton Gardens
Section 30, Zoned C-2

FOR: Family Dollar Store – Site Plan Approval

Roger Alschire, representing Family Dollar Store, said they submitted the site plan to the staff for their review. He said they had not received information concerning the driveway from Mr. Strasser's office.

Mr. Strasser commented that the letters were mailed out, but the architect is from Grand Rapids and Mr. Alschire is from Terre Haute, IN. The site plan was received and the driveway has been corrected in the plans before you this evening. The engineering division is looking at a joint driveway construction to lessen the driveway cuts on the streets. Half of the driveway would be on each piece of property.

Mr. Alschire indicated that the plans were submitted to the Drain Commission and they were informed that the Drain Commission is running about four weeks behind in their review process. We should be in compliance with the requirements. Mr. Alschire said he could see no problem in sharing the access driveway, but would have to get final approval from the main office.

There was no one in the audience who wished to speak.
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Mr. Strasser said the staff recommendation is for approval of the site plan.

Mr. Bertram asked if sidewalks were already there. He was advised yes.

Mr. Perez asked if this property abuts residential property.

Mr. Strasser replied that the property is residentially zoned, but it is still the football field.

Moved by Walls, seconded by Bement to approve Site Plan Review #03-25 contingent upon DPW recommendations.
Motion carried 6-0.

F. BOARD DISCUSSION:

Mr. Grantner stated that Mr. Strasser and Mr. Abbey would work together to move ahead with the zoning text change items and bring them back before the board at an upcoming meeting.

The next regularly scheduled meeting will be held on Tuesday, June 10, 2003, at 6:00 P.M.

Meeting Adjourned at 6:42 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML