

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
MAY 13, 2008, 6:00 P.M., COUNCIL CHAMBERS
www.burtonmi.us

Chairman Jerry Grantner led the Pledge of Allegiance.

Chairman Jerry Grantner called the Meeting to order at 6:00 p.m.

MEMBERS PRESENT: Bertram, Tinnin, Grantner, White, Centilli and Walls.

MEMBERS ABSENT: Flewelling, Sclater and Cummings.

OTHERS PRESENT: A. Frost, DPW Representative and J. Adams, Deputy City Clerk.

Moved by Bertram, seconded by Walls to approve the Planning Commission Meeting minutes of Tuesday, April 8, 2008 at 6:00 p.m. Motion carried 6-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., spoke regarding the Administrative Site Plan Review SPR #08-17 for O'Malley's request for additional use of space for the patio. Her concerns are the number of bathrooms and sufficient parking.

Ms. Frost stated it is a concrete slab and there are no stationary chairs. The building inspector went through the area. She doesn't think there will be any additional bathrooms required and she assumed Mr. Strasser reviewed the parking.

Mr. Grantner asked Ms. Frost to make a note to check with Mr. Strasser on those issues and report back to the Commission at the next meeting.

SITE PLAN REVIEW:

1. SPR #08-12

BY: Matthew Dickson
7382 Mohansic Dr.
Bloomfield Hills, MI 48301

RE: 1441 E. Maple, Parcel #59-31-400-096

FOR: New construction for a counseling office.
Seasons Counseling Center.

Matthew Dickson, 7382 Mohansic Dr., Bloomfield Hills, MI, 48301, said he would like to build a small house designed as an office, 1,350 sq. feet for a counseling center on that site

AUDIENCE PARTICIPATION: None.

Ms. Frost said it looks like a residential home and they recommend approval.

BOARD DISCUSSION:

Mr. Centilli inquired concerning an apartment complex east of the property.

REGULAR PLANNING COMMISSION MINUTES

MAY 13, 2008 / 6:00 P.M.

PAGE 2

Mr. Dickson said there is another house in between, a vacant lot and then his property, so 3 lots over from the complex.

Mr. Bertram questioned sidewalk requirements.

Ms. Frost acknowledged they are required.

Mr. Dickson indicated he was not aware of the sidewalk requirement, but that it was not a problem.

Mrs. Tinnin asked if the sidewalk would be adjoining to any other sidewalks.

Mr. Grantner said no it wouldn't be.

Mrs. Tinnin said she knows there were changes made.

Ms. Frost said full blown site plans would be required to have sidewalks. Zoning reviews and administratives would not.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by White to approve SPR #08-12. Motion carried 6-0.

SPECIAL USE PERMIT:

1. BCPC #08-15

BY: Mark Bowser
7233 Lobdell Rd.
Fenton, MI 48430

RE: Lot 65 and Part of 64 Hemphill Dort
Commercial Sites #2, Warehouse Drive

FOR: Open storage yard for contractors material,
"mulch".

Raymond Foley, 56441 Twelve Mile, New Hudson, MI, stated he is attorney for Mark Bowser. They operate a facility on Warehouse Dr. that stores colored mulch and sells it in bulk. We have an option to acquire 2 lots contiguous to our current facility. We are asking to have the same use applied on that facility. It is basically going to be outside storage of ground wood products. It is located on Warehouse Dr. which is heavy industrial, on a gravel road. We are at the end of Warehouse Drive. They have approximately 5 acres and will acquire about 4 more acres.

AUDIENCE PARTICIPATION: None.

Ms. Frost said they are existing on the north side of the road. Everything around them is commercial or industrial. They are expanding to the south side and we recommend approval.

BOARD DISCUSSION:

REGULAR PLANNING COMMISSION MINUTES

MAY 13, 2008 / 6:00 P.M.

PAGE 3

Mr. Grantner asked if it is basically wholesale.

Mr. Foley said there is no retail sales.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by White to approve BCPC #08-15. Motion carried 6-0.

SITE PLAN REVIEW:

1. SPR #08-16

BY: Mark Bowser
7233 Lobdell Rd.
Fenton, MI 48430

RE: Lot 65 and Part of 64 Hemphill Dort
Commercial Sites #2, Warehouse Drive

FOR: Mulch Express

Raymond Foley, 56441 Twelve Mile, New Hudson, MI, stated he is Mr. Bowser's attorney. We are expanding the site and using the additional acreage for outside storage of ground wood products.

AUDIENCE PARTICIPATION: None.

Ms. Frost stated we recommend approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Tinnin, seconded by Bertram to approve SPR #08-16. Motion carried 6-0.

Mr. Grantner acknowledged the following administrative site plan reviews.

ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #08-11

BY: Yoland Davis
1021 E. Scottwood #107
RE: G-4159 Fenton Rd.
FOR: Second Hand Treasures

ADMINISTRATIVE SITE PLAN REVIEWS (continued):

2. SPR #08-13

BY: Don Novak
G-3447 S. Saginaw St.

REGULAR PLANNING COMMISSION MINUTES

MAY 13, 2008 / 6:00 P.M.

PAGE 4

Burton, MI 48529

RE: G-3447 S. Saginaw St., Parcel #59-29-300-006

FOR: Storage Building

3. SPR #08-17

BY: Creekwood Architecture, Inc.
1111 Creekwood Trail
Burton, MI 48509

RE: 1076 Belsay Rd., Lots 43, 44 and 45 of Cardinal
Gardens.

FOR: Outside patio dining addition.

BOARD DISCUSSION:

Mr. Grantner stated he went to a seminar with Mrs. Walls put on by Rowe, Inc. and presented by Doug Piggott. We were informed legislation was passed and approved by the Governor on March 13th that goes into effect September 1st. There are some implications for us as a Board in terms of how we are going to operate. This is by law we have to conform. It was reiterated in this presentation that this Board can have official members. A Council representative would be, and we can have the CEO, which would be the Mayor, to sit on this Board and he would have voting rights. Mr. Grantner expressed that he feels it is a good idea for the Mayor to be on the Board. They also mentioned having a school board representative on the board.

Mr. Grantner indicated further, the law says we are to have by-laws. We will have to elect a secretary on the Board and that person will counter-sign the minutes. Also, we have the responsibility to generate an annual report to the Legislative Body, which is the Council. It doesn't say what has to go into the report. He envisions something simple such as a form to be used that lists the number of site plan reviews, numbers that were approved and numbers disproved. He thinks City Council would like to know about attendance of the Commission members, and anything else we want to put in it. City Council could suggest what they want to see in the report. He would like to get this done before this law goes into affect September 1st.

Mr. Grantner stated he sits on the ZBA as an official from Planning. If a case comes before the ZBA that he has already sat in on, he cannot vote on it, according to law.

Mr. Grantner said the seminar also covered civic improvements. Construction of certain projects in an area covered by municipal plan such as a street, square, park, playground, a public way or anything like that, has to come before this body for a recommendation. We will have a say and someone will have to appear on what they are doing.

REGULAR PLANNING COMMISSION MINUTES

MAY 13, 2008 / 6:00 P.M.

PAGE 5

Mrs. Tinnin stated in reference to the CEO being a Planning member, the City Attorney wrote an opinion as it relates to the Planning Act and City Charter.

Mr. Grantner said it states specifically that our CEO can be a member. We will need to discuss this further. Currently, we have 9 members. If we add another one plus an at large member, we would be up to 11 members. Mr. Grantner referenced Section 125.3815, Michigan Planning Enabling Act; Act 33 of 2008.

The next regularly scheduled meeting will be held on **Tuesday, June 10, 2008, at 6:00 P.M.**

Meeting adjourned at 6:37 p.m.

jra