

SPECIAL USE:

1. BCPC #99-26

BY: Roadrunner Express Development (Tom Hodges)
237 Briarwood Drive
Highland, MI 48357

RE: Lots 1, 2, 3, 4 and 5, except the west 25-ft. of Lot 5 of Dumler
Acres, Sect. 13, SE corner of Belsay/I-69.

FOR: Gasoline Service Station

Paul Parker of 1096 Adams, Burton, MI, is concerned with the hazardous material that could spill into the ground; all of his neighbors have wells. His second concern was the removal of trees on that property.

Paul Darn of 5496 Raymond, Burton, MI is concerned with water contamination.

Mr. Wurtz, a resident, briefly discusses the advancement of technology and asks about City plans.

Theresa Letcher of 1121 Brabbs, Burton, MI, asks about business hours, a car wash, auto repair, noise and trees left.

Pauline Dargel of 6119 Hugh St., Burton, MI, asks if there were legal notices posted for a special use permit. She also asks the applicant why he didn't choose the property located on the corner of Court and Belsay where the old Dawn Donuts was located.

Russ Osborne says that there isn't yet a site plan. Also, the purchasers are planning to leave the back part of the lot and woods alone. There will be no car repair going on, only retail sales with a convenience store and, possibly, a fast food area. As far as noise in the night, they would require a special use permit for that.

Art Fisher of 5495 Raymond, Burton, MI, is concerned with drainage water and trash coming into his yard.

Mr. Strasser discusses special use permits and the process with this type of request and also states that this is not a site plan review this evening.

Kevin Cook of CHMP gives a conceptual layout for a few of the stations on Belsay Road. Mr. Cook discusses C3 and C2 zoning and allowances under the City Ordinance for special land use.

Mr. Berry stated that they are moving BCPC #99-26 to the end of the agenda.

2. BCPC #99-28

BY: Beulah Land Christian Center
1386 East Hemphill Road

RE: N ½ of Parcel #59-26-300-032, Sect. 26, NE corner
of Bristol and Genesee

FOR: To put a church on this piece of property

John Asler, of Asler and Associates located at 4488 West Bristol Road, discusses the previous meeting and lot splits, drainage and underground storm systems. He discusses site plans, a family life center and different activities such as walking on weekdays, a future sanctuary and ball diamonds.

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Mr. Strasser discusses a special use request and states that the property is zoned residential, neither plan that you have before you from Mr. Asler are above and beyond what the ordinance calls for. Also, drainage has been taken care of adequately.

Mr. Perez comments on the renderings of the building, split faced block, and decorative blocks and asks what the building material between those consists of.

COMMISSION RECOMMENDATIONS AND/OR ACTION:

Moved by Perez, seconded by Walls to approve BCPC #99-28.
Motion carried 7-0.

Mr. Berry states that the Board will do the site plan review SPR #99-29, together with the special use item BCPC #99-28.

SITE PLAN REVIEW:

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| 1. SPR #99-29 | BY: Beulah Land Christian Center
1386 East Hemphill Road
Burton, MI 48519 |
| | RE: N ½ of Parcel #a59-26-300-032, Sect. 26, NE corner
of Bristol and Genesee |
| | FOR: To put a church on this piece of property. |

Moved by Young, seconded by Grantner to approve site plan review #99-29.
Motion carried 7-0.

AUDIENCE PARTICIPATION:

Pauline Dargel of 6119 Hugh St., Burton, MI, discusses the Master Plan hearing and asks about information that can be read ahead of time or if there is a certain format that will be followed that evening. Mrs. Dargel also discusses open space, roads, property set aside, and rights-of-way.

Mr. Grantner says that they have to set a date for the planning commissioners and then a date for the public, he believes, after it is fine tuned.

Paul Darn of 5496 Raymond, Burton, MI, is concerned regarding the gas station, with school children walking and biking, and therefore, creating a hazard.

Dora Garcia of 1138 Brabbs, Burton, MI, discusses wildlife in this area of the proposed gas station.

Paul Parker of 1096 Adams, Burton, MI, speaks regarding the gas station proposal codes and usage of the service station for other than gas disbursement. He discusses the codes that are inadequate in regards to the tanks. He urges consideration of the ground water issue. Also, the location of the diesel pumps being in the back with the noise of semis, will cause a disturbance to people at all hours. He believes that the fast food store will become a teenage hangout.

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SITE PLAN REVIEWS:

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| 1. SPR #99-24 | BY: Burton Scrub-A-Dub Car Wash Properties, Inc. |
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4091 Richfield Road
Flint, MI

RE: Parcel #59-03-400-008, North of Fire Station #3

FOR: Office construction

Larry Moore of 7204 Popplewood Dr., Davison, MI, General Manager for Scrub-A-Dub Car Wash, is asking to build a small office for about five or six people to perform day-to-day operations. He says that the site plan submitted by Dr. Visser has been amended since then. There is an old county drain on the north side of the property, and they have been talking to the Genesee County Drain Commission regarding easement requirements, in which they now have to move the building to the south by four feet.

Mrs. Dargel asks about storage of materials on that site.

Mr. Strasser says the plan exceeds what the ordinance normally calls for and Dr. Visser had called him this morning verifying the need for the plan amendment. That's the only change to that plan.

COMMISSION RECOMMENDATIONS
AND/OR ACTION:

Moved by Young, seconded by Granter to approve SPR #99-24.
Motion carried 7-0.

3. SPR #99-25

BY: Kovall Commercial Printing Service, Inc.
2026 East Kenneth
Burton, MI 48529

RE: Lots 145, 146, 147 and 148, Star Subdivision

FOR: Renovate house into office

Stan Palmer of 6251 Scott Rd., Mt. Morris, MI, works for Davison Land Surveying and is representing the Kovall Commercial Printing Service. The site is located on Bristol Road between Saginaw Street and Dort Hwy. They are proposing a 2,400 square foot warehouse building. The existing building is a tri-level that is being rented for office space. They are also proposing parking for ten cars and one handicapped space, parking lot lighting, and landscaping along the east border of the property for a screen to the adjacent buildings.

Tom Musser of 3279 Farmers Creek Rd., Metamora, MI, comments on the number of people in the office and the materials that need to be stored in the warehouse.

Mr. Berry comments that that property used to be an office building and was on the demolition list one year ago. He asks if they are going to completely renovate it.

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Mr. Strasser says that is what their plans show and as long as everything is built to plan then everything is fine. He says it was not up to code and that area of Bristol Road, prior to our last Master Plan revision, was all residentially zoned. We elected it to be rezoned to commercial to stimulate growth, in which this is the beginning of it. Mr. Strasser asks about a delivery door and truck size, stating that there are rules on the property to turn around a smaller truck and that a semi would temporarily block traffic.

Mr. Perez asks about the 5 foot setback on the back of that and the 8 feet on the other side, and if there are variances needed for that.

Mr. Strasser states that as of now they are existing non-conforming.

COMMISSION RECOMMENDATIONS
AND/OR ACTION:

Moved by Grantner, seconded by Brawner to approve SPR #99-25.
Motioned carried 7-0.

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237 Briarwood Drive
Highland, MI 48357
- RE: Lots 1, 2, 3, 4 and 5, except for the west 25-ft. of Lot
5 of Dumler Acres, Sect. 13, SE corner of Belsay and
I-69.
- FOR: Gasoline Service Station

Mr. Berry offers to postpone until the next meeting.

Mr. Osborne says that they are not going for a site plan and he wishes to proceed. He believes this will be a great benefit to the community. CHMP will do the site plan.

Mrs. Dargel comments on site plans and water testing and getting all the information before making decisions. She comments on students walking along designated areas.

Mr. Osborne said the sidewalk is zoned for commercial.

Carl Pierson of 1101 S. Belsay Rd., Burton, MI, said he has lived there for 21 years and raised four kids. He says that very few children walk down the sidewalk, it is mostly a summertime thing.

Mr. Strasser says that area does lend itself to that type of use.

Mrs. Walls speaks regarding privacy issues.

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Mr. Perez speaks on contamination and the DEQ, gas contamination, and said things are different from 20 years ago in that now there is double walled fiberglass tanks, double walled piping, metering devices required to monitor. Occasionally you might have a little spillage but it's all spill-contained. He doesn't see it being that big of an issue. He agrees that we should utilize what we have already, but the people buying the property do not know what is there at the old property. This property is zoned commercial and something is going to come into that someday, and that's progress. We try to isolate the neighborhood as much as we can, and if this is approved, those trees will stay there.

COMMISSION RECOMMENDATIONS
AND/OR ACTION:

Moved by Young, seconded by Grantner to approve #99-26 for special use.
Motion carried, 7-0.

BOARD DISCUSSION:

Mr. Berry set the meeting for the Master Plan on June 29, 1999 at 6:00 p.m.

The next regularly scheduled meeting will be held on July 13, 1999 at 6:00 p.m.

MEETING ADJOURNED AT 8:14 P.M.

AM