

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JUNE 8, 2004, 6:00 P.M., COUNCIL CHAMBERS
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WILLIAM YOUNG, VICE CHAIRPERSON, LEADS THE PLEDGE OF ALLEGIANCE.

THE REGULAR MEETING IS CALLED TO ORDER BY VICE CHAIRPERSON WILLIAM YOUNG at 6:00 P.M.

MEMBERS PRESENT: Walls, Bertram, Cross, Young, White, Perez

MEMBERS ABSENT: Cummings, Grantner, Smiley

OTHERS PRESENT: T. Strasser, Deputy Planning Official, J.Adams, Sr. Clerk Typist

Moved by Bertram, seconded by Cross to approve the Minutes of the Regular Meeting of April 13, 2004 at 6:00 p.m. Motion carried, 6-0.

SCHEDULE PUBLIC HEARING FOR JULY 13, 2004 AT 6:00 P.M.

1. ZC #293

BY: City of Burton
4303 S. Center Rd.
Burton, MI 48519

RE: Ordinance #19 Text Amendment
Section 5.36 Lot Splits

FOR: Omit reference to Planning Commission
for Lot Split Approval.

Moved by Walls, seconded by Perez to schedule Zoning Case #293 for public hearing to be heard on July 13, 2004 at 6:00 p.m. Motion carried, 6-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., Burton, MI, questioned the City's request for ZC #293.

Mr. Strasser stated in going through the text amendments under the Master Plan, and in the previous year the zoning ordinance, there was a lot of discussion regarding lot splits coming in front of the Planning Commission or DPW. The Planning Commission passed to City Council to eliminate lot splits going before them, and make them administrative approval. When the ordinance was published, the words "Planning Commission" were still incorporated in the ordinance. To make this legal, we have to bring it back and omit the words Planning Commission out of the lot split portion of the ordinance.

Mrs. Dargel inquired regarding notification if it is handled administratively. Mr. Strasser replied there will be no notification.

Mrs. Dargel commented regarding a budget session that referenced the lack of a substantial industrial site, four Cross Creek's homes that are too close to the right-of-way/street and possible future fines being imposed, and the Master Plan of Grand Blanc Township.

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SITE PLAN REVIEW:

1. SPR #04-17

BY: Joseph M. Paris
4284 E. Court St.
Burton, MI 48509

RE: Paris & Associates Appraisers
4284 E. Court St.
Part of Lot 11 Burtondale Pk.
Section 15, Zoned RO

FOR: Parking Lot Addition.

Larry Leazenby, Creekwood Architecture, 1111 Creekwood Trail, stated he is representing Mr. Paris. He would like a parking lot for 20 cars in the back yard of the property. He plans on teaching appraisal classes and is in need of parking places. The building has an area for teaching classes and the other part for residential. The adjacent property is screened with a berm and plantings. Mr. Leazenby stated further the drainage has been submitted to the County Drain Office for their approval.

AUDIENCE PARTICIPATION: No one from the audience wished to speak.

Mr. Strasser said the property is zoned R-O, restricted office. The structure is the former Ryder custom home office and model. We have no problems with what is being proposed. The south side of the property has to have a 30 ft. setback, so the parking lot needs to be moved 10 ft. to the north.

BOARD DISCUSSION:

Mr. Perez inquired regarding closing the existing drive on Howe Rd.

Mr. Leazenby replied they are not planning on closing the drive, Mr. Paris will use it on a personal basis.

Mr. Strasser indicated it is an existing driveway and Howe Rd. is not heavily traveled.

Mr. Young asked if an entrance to the parking lot is off of Howe Rd.

Mr. Leazenby responded that the entrance is off of Court St.

Mrs. Walls and Mr. Young inquired regarding the residential use of the structure.

Mr. Strasser stated the Zoning Board approved a one year temporary use variance to live in part of the home.

Mr. Cross questioned if residents have traffic problems coming off of Howe Rd. Mr. Strasser replied not to his knowledge.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Bertram, seconded by White to approve SPR #04-17. Motion carried, 6-0.

2. SPR #04-19

BY: Elga Credit Union
2302 S. Center Rd.
Burton, MI 48519

RE: Elga Credit Union
2303 S. Center Rd.
Parcel #59-22-300-017
Section 22, Zoned C-2

FOR: New Corporate Office.

Rick Swihart, Creekwood Architecture at 1111 Creekwood Trail, Burton, MI, stated he is representing Elga Credit Union and they are preparing plans for a new corporate office building at the rear of their current site. They are in need of more office space. It will be a one story 11,000 to 12,000 sq. ft. building with a basement used for storage. Elga will expand the parking lot to accommodate the additional offices and there will be no additional drives coming off of Center Rd. Mr. Swihart expressed they are still investigating whether or not the storm detention will be put underground or replaced with a larger basin.

AUDIENCE PARTICIPATION: No audience participation at this time.

Mr. Strasser said as indicated on the plan, sidewalks are required along the frontage. There is a catch basin that is in question but that is a minor problem. They recommend approval on the plan.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by Cross to approve SPR #04-19. Motion carried, 6-0.

ADMINISTRATIVE SITE PLAN REVIEW(S):

1. SPR #04-20

BY: William H. Moon, DDS
2547 S. Shore Dr.
Flushing, MI 48433

RE: William H. Moon, DDS
1481 S. Center Rd.
The East 206 ft. of Lot 17 Walli's Park
Section 15, Zoned C-2

FOR: Change of Use.

Mr. Strasser said the developers acquired additional acreage to the west of this development. They would like to move the road farther to the west and make more space to open it up. It is the Board's decision if they want the applicant to go for a full site plan review.

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BOARD DISCUSSION:

Mr. Cross asked if this request has gone through the legal department to see if a site plan review is needed.

Mr. Strasser indicated it has not gone to the attorney's office but there is an administrative approval provision that is allowed.

AUDIENCE PARTICIPATION:

Mrs. Dargel felt the Planning Commission should indicate that the number of units will remain the same.

Mr. Strasser said in the site data, it shows there are 8 additional units.

BOARD RECOMMENDATIONS AND/OR ACTION:

Discussion ensued regarding tabling the case and having another site plan review. The Commission decided to take no action, subject to site plan review and also to be reviewed by the City attorney.

BOARD DISCUSSION:

Mr. Young stated Burton Estates on Belsay Rd. has only tentative approval. They have basements in the ground and now houses going up.

Mr. Strasser indicated under preliminary plat approval they are allowed so many model homes. They have to obtain final approval before they go any further.

Mr. Young stated the next regularly scheduled meeting will be held on Tuesday, July 13, 2004 at 6:00 P.M.

Meeting adjourned at 6:32 p.m.

jra