

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JUNE 9, 1998, 6:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Charles Smiley; Millard and Grantner.

OTHERS PRESENT: T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING(S):

Howlett moved and Walls seconded the motion to approve the minutes of the following meetings, as printed:

1. Regular Meeting of May 12, 1998 at 6:00 P.M.
2. Special Meeting of June 3, 1998 at 6:00 P.M.

Motion carried 5-0.

B. PUBLIC HEARINGS:

1. LS #98-34

BY: Patrick Kaffenberger
5516 S. Irish Rd.
Davison, MI 48423

RE: 6090 E. Bristol Rd.
Parcel #59-36-100-033
Section 36
Zoned R-1B

FOR: Residential Use.

Patrick Kaffenberger, 5516 S. Irish Rd., Grand Blanc, MI, explained he is selling the house to his parents and would like to split the lot. He has no plans to build at the present time.

Mr. Strasser noted there is a flood plain area on the east side of the property and any home built would have to be built back further on the property. The owner would be responsible for the sanitary sewer leads.

Mr. Kaffenberger said the sanitary sewer lead is there as well as on the other piece of property.

Audience Participation: None.

Moved by Howlett, seconded by Bertram to approve Lot Split #98-34, contingent upon DPW recommendations and with the stipulation that the owner pays for any sanitary sewer leads. Motion carried 6-0.

C. AUDIENCE PARTICIPATION:

Linda Burris-Croley, 6223 Crabtree Ln, said she has concerns about the proposed master plan. She would like to see studies that include the wetlands, housing market studies, etc. be included in the update. She thinks these issues are of great importance when the master plan is updated.

Mr. Berry asked Mr. Strasser if Rowe, Inc. would have any insight in this issue.

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Mr. Perez stated when the decision was made to update the master plan, there was certain criteria set and along with that was a budget to be followed. It is not financially feasible to cover every issue and still stay within the set budget. A discussion can be held at the June 23rd meeting and we are hoping to get as much input from the public as possible and cover the important issues and still stay within the budget.

Larry Petrella, 1081 Howe Rd., questioned whether City of Flint and Davison had a master plan. He also asked what amount was allowed for the update of the master plan.

Mr. Strasser said City of Flint doesn't have a master plan but Davison does.

Mr. Perez replied \$25,000.00 was budgeted for the update.

Discussion was held concerning the needs for the update. Mr. Strasser noted that SE zoning is no longer necessary due to the fact that the entire City now has sanitary sewers.

Mr. Bertram stated through changes in the master plan, spot zoning can be avoided and there has been a great deal of growth since the last master plan was updated.

Pauline Dargel, 6119 Hugh, questioned the fact that the maps and charts of the master plan were to be left in the Council Chambers for the public to view. They are not here and she questioned why.

Mr. Perez asked that Rowe, Inc. be contacted about the maps and charts being placed back in Council Chambers.

D. REVIEW OF SITE PLAN REVIEW:

1. SPR #97-43

BY: John Gazall
Gazall Reno & Assoc.
400 N. Saginaw Street
Flint, MI

RE: New Restaurant for George Zaravelis
Southwest Corner of Center & Bristol Roads
Parcel #59-33-200-007
Zoned C-2

FOR: New Construction for a Restaurant.

There was no one present to represent the site plan.

Mr. Strasser explained that this site plan was acted on July 8, 1997, but since that time, the plan has been downsized. It's the same proposal as previously presented, only on a smaller scale. There will be no access off Bristol Road, only Center Road and the parking lot is downsized.

Moved by Bertram, seconded by Howlett to postpone SPR #97-43 until the end of the meeting. Motion carried 6-0.

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E. SITE PLAN REVIEWS:

1. SPR #98-37

BY: Thomas A. Smith
2350 S. Center Rd.
Burton, MI 48519

RE: Smith Financial Corporation
2350 S. Center Rd.
Lots 105-108 Supervisor's Plat
Section 21
Zoned R-O

FOR: Accessory Use- Auto detailing, cleanup and
Change of Use.

John Aslin, Architect, 4488 W. Bristol Rd., explained his client would like to build a 900 sq. foot accessory building for auto detailing and cleanup. The building would be located behind the existing building.

Mrs. Howlett asked if he had reviewed the DPW recommendations and if he had a problem with any of them. She was advised there are no problems.

Mr. Aslin said he met with the Genesee County Road Commission and made a proposal to have a drive off Center Road. They prefer we not enter off Center Road. The building is being used and traffic is currently coming off Loder Court. The only thing we would prefer not to do is pave Loder CT.

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

Mr. Strasser said in 1996 Mr. Smith went before the Zoning Board of Appeals for a car rental business with the criteria that it would be presented to the Planning Commission if changes were ever made. He explained that anytime a business is using a residential street and they make any improvements to the business, they are obligated to pave the street.

Mr. Aslin said if this is a requirement, his client will follow them.

Moved by Howlett, seconded by White to approve Site Plan Review #98-37, contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #98-38

BY: Arkan Jonna
"Jonna Development"
2555 S. Telegraph, Ste 443
Bloomfield Hills, MI 48302

RE: Rite Aid
4033 Fenton Rd.
Parcel #59-31-100-01, 02, 12, 13
Section 31, Zoned C-2

FOR: Rite Aid Pharmacy

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Mr. Jonna explained he would like to take down the existing building on the site and turn it into an 11,000 sq. foot

Rite Aid building. The building would be facing the intersection and would be similar to the one on Bristol and Saginaw Street. The existing building is the Ambassador Restaurant.

Mrs. Howlett asked if he had read the DPW requirements and if he had a problem with any of them.. She was advised there is no problem with any of the requirements.

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

Mr. Strasser asked if there would be landscaping on the corner. He was advised yes.

Mr. Bertram asked why there were so many Rite Aid stores close together.

Mr. Jonna said some of the older stores will be consolidated with the newer ones. His stores on are Bristol and Fenton, Saginaw and Bristol and Fenton and Hill Roads.

Moved by Howlett, seconded by Perez to approve Site Plan Review #98-38 contingent upon DPW recommendations. Motion carried 6-0.

3. SPR #98-39

BY: Robert Lindsey
3386 S. Saginaw St.
Burton, MI 48529

RE: Trapper Joe's
3386 S. Saginaw St.
Lots 1-8 & 444 & 544 Baker Park
Section 30
Zoned C-2

FOR: Expansion to Restaurant/Bar.

Bruce Calhoun, 7170 Sherwood, Davison, MI, spoke on behalf of Mr. Lindsey. He explained they want to expand the restaurant and bar by adding an 1800 sq. foot addition. This would expand the kitchen area and they would have more dining area on the west side of the building. The front of the building will be enhanced.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked if there is a need for additional rest rooms.

Mr. Calhoun said the entire interior will be revised with barrier free rest rooms. The doors will be left on the front for appearance only and we will keep the overhangs to give an old town appearance.

Mr. Strasser asked if the addition would consist of a second story. He was advised no. Mr. Strasser said all of the items comply with the ordinance and DPW recommends approval.

Moved by Bertram, seconded by White to approve Site Plan Review #98-39, contingent upon DPW recommendations. Motion carried 6-0.

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F. PLAT REVIEW:

1. SPR #98-36

BY: Rizzo Development
5273 Empress Dr.
Burton, MI 48519

RE: Maplewood Meadows III
Maple Road
Parcel #59-35-300-014

FOR: Preliminary Plat Final

Blake Rizzo, 5273 Empress Dr., Grand Blanc, MI, explained they have met all of the DPW requirements and would like to get their local permits to start construction of Phase 3 and 4 of Maplewood Meadows.

Audience Participation:

Pauline Dargel, 6119 Hugh, noted a change in the parcel number. She presented an Ad regarding Heritage Group and asked Mr. Rizzo to explain the tie between Heritage Group and himself.

Mr. Rizzo said the Heritage Group is building a house in Maplewood Meadows. The Ad was not done by Mr. Rizzo, but by Heritage Group. They are not in business together.

Mr. Strasser stated all of the lots meet or exceed the ordinance requirements. The development will have curb and gutter streets and water and sewer. The development is a great addition to the City.

Mr. Bertram asked if the wetland area was surveyed. He was advised yes.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #98-36, contingent upon DPW recommendations. Motion carried 6-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #98-40

BY: Jerry Clark Midwest Homes
2102 E. Bristol Rd.
Burton, MI 48529

RE: Midwest Homes
3034 E. Bristol Rd.
Lot 18 & 19 Way Acres
Section 23, Zoned C-2

FOR: Change of Use.

Mike Jablonski, Attorney for Jerry Clark, 4410 S. Dort Hwy., Flint, MI, said a zoning change was requested from C-2 to C-3. The site plan concerns have been addressed, with one issue being the berming and landscaping. Another issue is the setback area being 30 feet. The parking lot is in good condition and there is no drainage problems. We will seal the parking lot. There will be no more than 5 or 6 cars and the existing lighting will be

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modified. If additional lighting is required or needed, we have no problem with this. He said Mr. Clark has tried to address all of the complaints stated at the last meeting.

Mr. Berry said the applicant was before the Zoning Board of Appeals and there were several complaints about this, so they had Mr. Clark come before the Planning Commission.

Audience Participation:

Pauline Dargel, 6119 Hugh St., inquired about the setbacks at Bristol and Dort. She was advised they exceed the 30 foot setbacks required.

Mr. Berry asked if the asphalt would be removed. He was advised it would be up to the Planning Commission and Zoning Board of Appeals.

Mr. Clark said they didn't put trees in the corner for the safety of the drivers. He said he would put a cover coat on the drive to give it a smooth look.

Mr. Berry commented that the manufactured homes will be set up and completely sided. He is currently seeking options regarding the foundation look.

Mr. Clark said they want to move the units and replace them occasionally. They want a comfortable, friendly atmosphere and have decided 8 units is plenty to have on the property. The wholesale jewelers building will be office space and they are looking at developing another phase for sales and service area.

Mrs. Howlett asked if they had read the DPW requirements. She was advised yes.

Mr. Jablonski said he thinks they have addressed all of the concerns.

Mr. Strasser stated the applicant needs approval from the Planning Commission and will then go back to the Zoning Board for approval of a use variance.

Mr. Bertram asked if this would be a showroom lot only, with no storage of the units.

Mr. Clark said this is mainly a showroom and may store a home occasionally.

Mr. Bertram said he personally doesn't want to see another storage yard and thinks a limit should be placed as to the number of homes on the property.

Mr. Strasser said if you approve the site plan with a stipulation that a certain number of homes can be on the property, then he would only be allowed that particular number.

Mr. Perez asked if he is purchasing the property. He was advised there is a purchase agreement on the property.

Moved by Bertram, seconded by Perez to approve Site Plan Review #98-40, contingent upon DPW recommendations with the stipulation that only 8 units are allowed to be on the property at any one time. Also, they are to adhere to the site plan as presented to the Planning Commission. Motion carried 6-0.

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H. BOARD DISCUSSION:

Mr. Berry announced there will be a Town Meeting regarding the Master Plan on Tuesday, June 23, 1998 at 6:00 P.M. at the Burton Senior Citizens Center.

The next regularly scheduled meeting will be held on July 14, 1998, at 6:00 P.M.

Meeting Adjourned at 7:08 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML