

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JUNE 10, 2003, 6:00 P.M., COUNCIL CHAMBERS

Jerry Grantner, Chairperson, led the Pledge of Allegiance.

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

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

MEMBERS ABSENT: Mayor Smiley, Hohloch and Young.

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

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

Moved by Bertram, seconded by Bement to approve the Minutes of the Regular Meeting of May 13, 2003 at 6:00 P.M., as printed. Motion carried 6-0.

B. PUBLIC HEARING:

1. ZC #278

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

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

FOR: Self-Storage Units

Randy Haney, 1453 N. Elms Rd., Flint, MI, gave a handout to the Board and said he is asking for a recommendation to rezone the property for the proposed project. The original proposal included condos and we have since changed it to include more storage units. This was done after a meeting with the residents along Friel Street. We try to stay away from residential property by 90' to 100'. Mr. Haney explained how the property was laid out in relation to the Friel Street properties. A fence would be installed and with trees on the outside. The fence could be stained and used by the residents and maintained by us. We would deed over 60 feet additional to the land to keep the Friel Street people away from the mini-storage. They like the idea of the mini-storage rather than the condos backing up into their yards. The mini-storage would be pushed to the west. To the east we have procured a purchase agreement from a financial institution for the south side of Maple. We are proposing to have a L-Shaped plaza. At the present time there are no vendors, but our game plan is to go after local businesses such as Hungry Howie's, Pizza Hut, etc. The zoning for the strip mall is fine like it is. We are asking for the zoning to be changed for the mini-storage proposal. We think the two zonings would work in unison together. Currently the whole property is zoned commercial and we want to make use of the entire property rather than parts of it. The property is perfect for the mini-storage. On the west side, the current zoning would probably be detrimental for a commercial type operation, whether office or retail outlet. On the southwest side we have a detention area on parcel 2 and we are not asking for this to be rezoned. We will use it as the detention area. The area behind it has lots of trees and some behind the church and the back of the property. There are some quality trees on the west side, which would be a good area for natural screening and secluding to the west. Of the total 1100 foot along Maple Road, 270 ft. wide would be used for the mini-storage on Maple Road. The balance would then be in the back.

Mr. Haney said the ground is fairly level, but he isn't certain whether the engineer would design the water to drain to the front or the back and proper drainage is a must for storage units. He noted they have two other facilities and do their best to try and not have the smaller storage units. We have done some demographics and there is a moratorium along Hill Road from Grand Blanc to Swartz Creek that doesn't allow for mini-storage within 1,000 feet. We think the area from Maple Road to Hill Road, between Fenton Road and Saginaw Street, would have homes that would be conducive for the mini-storage business. If we could get a 60,000 to 65,000 sq. foot commercial facility would be sufficient and with the mini-storage, we think the two would support one another. Our immediate goal is to get through all of the approvals and clear a site and install the fence in the back along the Friel Street area and do the landscaping prior to doing any construction or clearing on the property. We would expect that the financial institution would be coming in for a site plan approval soon and we agreed to work with them to try to plan their construction with the development of that whole corner. We think this would be good for us and ask that you recommend approval for rezoning of this property for the mini-storage.

Audience Participation:

Steve Allen, 4437 S. Saginaw St., said he is a business owner north of this location. He said he isn't opposed to the retail development, but is opposed to the mini-storage. About a quarter-mile south of there, storage units are being built and will be bigger than the one being proposed. He doesn't think there is a need for additional storage units.

Bob Centilli, 4479 Lawnwood Ln., said the Council recently approved 500 units on Saginaw Street behind McDonald's. They are going to be 300 feet off the road and won't be seen from Saginaw Street. We have 50% vacancies on Hill Road for the storage sheds and Rizzo's is also half empty. This property is the only piece of ground in the south end of Burton that is suitable for a strip mall. The worse thing for this zoning would be trailer parks and storage sheds. Eventually there will be something nice on this corner. He commented that the condos are no longer a part of the proposal and the plaza hasn't been enlarged much at all.

Mr. Strasser said this zoning case would have to go before the City Council for final determination of the zoning. The future land use plan calls for this property to be developmental, which would allow anything from multi-family uses up to M-1Light Industrial. They did change their original request for dual zoning on the property for multi-family and light industrial and opted to ask for M-1 zoning. It is difficult for the DPW staff to make a recommendation as it is up to the governmental body to determine the proper zoning for this property.

Mr. Perez stated that just west of the property is a pond and wetland that always hold water. Is this part of the detention pond? Also, is the DEQ going to allow the wetland to be disturbed?

Mr. Strasser said that pond is part of their proposal.

Mr. Haney explained that the DEQ does not regulate the wetland unless there is five acres or more. This area contains about 1.27 acres.

Mr. Bertram inquired about the number of storage unit developments that are in the city.

Mr. Strasser replied there are six plus the one that was recently approved.

Mr. Bertram asked Mr. Haney if he owned the property.

Mr. Haney advised no, there is a purchase agreement contingent upon approval.

Mr. Bertram commented that he would like to keep this property in the developmental stage.

Mrs. Walls said although Mr. Haney thinks this proposal would be good for them, she doesn't think it would be good for the city. She would be voting no on this rezoning.

Moved by Perez, seconded by White to approve Zoning Case #278 as requested. Roll Call Vote: Walls, no; Perez, yes; White, no; Grantner, yes; Bement, no; Bertram, no. Motion failed 4-2.

C. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., said she thinks a reason should be given whether voting for or against an issue. She inquired about the status of the permits for the cluster subdivision on Genesee Road. She said she understands there is equipment on the site. This project was approved contingent upon approvals from the Drain Commission and input from the DEQ.

Mr. Strasser stated that they were issued a soil erosion permit and a spot has been cleared out for a construction trailer. As of 1:30 p.m. today, there wasn't a trailer on the property.

Mrs. Walls commented that the trailer is now on the site.

D. SPECIAL USE PERMIT:

1. BCPC #03-31

BY: James & Donna Hutton
7066 E. Atherton Rd.
Davison, MI 48423

RE: 6270 E. Bristol Rd.
Burton, MI 48519
Parcel #59-36-200-029
Zoned SE

FOR: To keep horses on the property.

James and Donna Hutton, 7066 E. Atherton Rd., Davison, MI, stated they are constructing a home at 6270 E. Bristol Road with 8.71 acres. They have looked at several animals to keep on the property and what they are interested in are the miniature horses. We would like to purchase one male and one female and have a permit to build a lean-to and corral on the property. Both of the neighbors to the east and west have no problem with this.

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

Mr. Strasser stated that the property is zoned SE and a Special Use Permit is needed for livestock. They have the appropriate acreage to have the horses and the property is somewhat secluded. DPW staff recommends approval.

Mr. Perez asked if the number of horses could be stipulated.

Mrs. Hutton said she plans to breed them in about four years. It takes a whole year for one colt.

Mr. Strasser said they could have up to five miniature horses, including the colts.

Mrs. Hutton said the home is not yet complete. She asked if the horses could be kept on the property prior to the completion of the home.

Mr. Strasser said someone has to be residing on the property for the horses to be kept there.

Mr. Bertram asked if Mr. and Mrs. Hutton were raising the horses to sell. He was advised they are only pets.

Moved by Bertram, seconded by Perez to approve BCPC #03-31 with the stipulation that a maximum of five horses, including babies, be kept on the property. Motion carried 6-0.

Mr. Strasser informed the Hutton's that they would have to go before the Zoning Board of Appeals for a variance because the number of horses would exceed what is allowed by ordinance.

E. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #03-27

BY: DiClemente Siegel Design, Inc.
Paul T. Novak, PE
1075 E. Bristol Rd.
Burton, MI 48529

RE: Cash Now
1069 E. Bristol Rd.
Burton Gardens Lot No's. 61, 62, 63 & 64

FOR: New use within a tenant space.

2. SPR #03-28

BY: DeClemente Siegel Design, Inc.
Paul T. Novak, PE
1075 E. Bristol Rd.
Burton, MI 48529

RE: Jalapenos Cocina Mexicana
1071 E. Bristol Rd.
Burton Gardens Lot Nos. 61, 62, 63 & 64

FOR: New use within a tenant space

3. SPR #03-29

BY: DeClemente Siegel Design, Inc.
Paul T. Novak, PE
1075 E. Bristol Rd.
Burton, MI 48529

RE: Creative Classrooms, LLC
1065/1067 E. Bristol Rd.
Burton Gardens Lot Nos. 61, 62, 63 & 64

FOR: New use within a tenant space.

4. SPR #03-30

BY: David Randall Sr.
G-4371 S. Saginaw St.
Burton, MI 48529

RE: Elite Furniture
G-4355 S. Saginaw St.
Burton, MI 48529

FOR: Change of ownership and use.

5. SPR #03-32

BY: Family Community Credit Union
1149 E. Bristol Rd.
Burton, MI 48529

RE: Family Community Credit Union
1149 E. Bristol Rd.
Burton, MI 48529

FOR: Drive-thru and parking expansion.

G. BOARD DISCUSSION:

Mr. Grantner said that Mr. Strasser advised him that he has completed the legalese of the recommendations that we worked on in our work sessions. Those will be available to the Board sometime between now and our next regular meeting. Perhaps we can approve the ordinance at that meeting and send it to the City Council.

Mr. Strasser spoke concerning the self-storage facility that was approved at the previous meeting behind McDonald's on S. Saginaw Street. He noted that the Engineer's looked at the existing car wash and found it to be very structurally sound and are now looking at remodeling this. He asked if the Board would like the applicant to come back with a formal presentation or is it enough that he reports to the Board that they want to use the existing building?

Mr. Bertram commented the Board has seen the site plans on this property. He asked if the building would match the rest of the storage facility. He was advised it would match.

Mr. Grantner said his experience with the work that Mr. Hurand does has been good. He doesn't see a need to have another presentation made before the Board. The remainder of the Board concurred.

The next regularly scheduled meeting will be held on Tuesday, July 8, 2003, at 6:00 P.M.

Meeting Adjourned at 6:35 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML