

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JUNE 12, 2007, 6:00 P.M., COUNCIL CHAMBERS
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Chairman Jerry Grantner led the Pledge of Allegiance.

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

MEMBERS PRESENT: Grantner, Walls, Centilli, White, Sclater, Bertram and Flewelling.

MEMBERS ABSENT: LaDuke and Cummings.

OTHERS PRESENT: T. Strasser, Deputy Planning Official and J. Adams, Deputy City Clerk.

Moved by Wells, seconded by White to approve the Regular Planning Commission Meeting for May 1, 2007 at 6:00 p.m., with the correction to Mr. Bertram voting no for SPR #07-14. Motion carried 7-0.

SITE PLAN REVIEW:

1. SPR #07-16

BY: Capitol Realty Holdings
140 E. Second St.
Flint, MI 48502

RE: Parcels 59-23-200-001, 59-23-200-007,
59-23-400-007 and 59-23-400-014.

FOR: Planned Unit Development.
R-1B Zoned, for the purpose of mixed use.

Mr. Grantner read aloud a letter from Capitol Realty Holdings to post-pone the case till the next Planning Commission Meeting. They need additional time to modify their site plan for the proposed planned unit development at Lippincott, Atherton and Belsay.

Mr. Grantner stated after letters were sent out to the residents, Capitol Realty notified the City with their letter that they wished to post-pone. The case will be heard at the next Regular Planning Meeting on Tuesday, July 10, 2007 at 6:00 p.m. Residents will not be re-notified by mail.

Mr. Strasser explained that notification procedures have been changed by the State and we have to get them out quite a bit earlier than we use to. He told the applicant that he had to have the site plan by a specific date. They could not produce it because of changes they were making and elected to postpone one month. Mr. Strasser stated further, there never was an original plan presented for this development. They only had a concept. There are other investors and the plan has changed.

Mr. Strasser gave an explanation of what is allowed in a PUD (planned unit development). He was informed they are looking at predominantly a senior citizen complex. It would have to be assisted living and part of it would be a convalescent area and single family homes. But he does not have a plan yet and things could have changed.

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AUDIENCE PARTICIPATION:

A resident in the audience asked how many times the applicant can postpone this. Mr. Grantner said they paid a fee to have their case heard tonight.

Pauline Dargel, 6119 Hugh St., asked if a split on the property was done. Mr. Strasser indicated not to his knowledge.

Mr. Strasser indicated to Mr. Grantner that since notifications went out, you may have the obligation if someone wanted to speak in regards to it that could not be here next month, to listen to them. We can't answer their questions very accurately but we can make notes.

Mr. Grantner said because we don't have a lot of information it would be speculative. Mr. Strasser said we can listen to their comments.

Mrs. Dargel asked if the applicant is still John Pavone. Mr. Strasser replied yes.

Mr. Grantner read aloud for the record, the case number, applicant and other pertinent information stated on the agenda.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Bertram, seconded by Walls to post-pone SPR #07-16 to the next Planning Commission Meeting on Thursday, July 10, 2007 at 6:00 p.m. Motion carried 7-0.

Mr. Grantner noted the following Administrative Site Plan Reviews:

ADMINISTRATIVE SITE PLAN REVIEWS:

- | | |
|---------------|--|
| 1. SPR #07-17 | BY: Jonathan Spaude
4230 Coal Creek
Burton, MI 48519
RE: G-3155 Dort Hwy., Zoned C-2
FOR: Professional Janitorial Supply &
Equipment. |
| 2. SPR #07-15 | BY: Lenscrafters, Inc.
P.O. Box 8506
Mason, OH 45040
RE: 4190 E. Court St., STE 893
Zoned C-4.
FOR: Retail – Optical. |

BOARD DISCUSSION:

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Mrs. Walls spoke on weed mowing in the City. She said the persons that bought the property at Genesee and Davison promised us this spring they would mow it and they haven't and it is getting pretty deep.

Mr. Strasser stated we can put it on the list. There is over 450 were on the weed mowing list.

Mr. Bertram asked for the status of the sidewalk issue of Dakota Lodge.

Mr. Strasser said he will check into it.

Mr. Bertram said there is a sign now that says bikers and bikinis. He addressed concerns of an entertainment license for dancers, enough restrooms for the square footage, drinking and music outside on the patio.

Mr. Strasser said he has to put in 2 more restrooms just to build the deck area. We have not seen plans.

Mrs. Sclater said she now regrets the way she voted on it the last time on it and wishes she could go back.

Mr. Bertram said it has been turned from casual fine dining to something like Hooters. He was told there are dancers at 10:00 p.m. and Burton does not need that.

Mr. Bertram asked if he has to have an entertainment license for dancers.

Mr. Strasser replied probably.

Mr. Grantner said the Commission talked about the sidewalk issue a meeting or so ago. We had some great input from Mr. LaDuke and Mr. Centilli. The proposed legislation would have kept the City out of any litigation. The fact it did not pass, we are back to what we had before. If someone comes before us they are going to have to put in a sidewalk and if they don't, they will have to go to the ZBA for a variance. The proposal that the DPW put together was a little more realistic as an interim piece on the sidewalk till Council gives us something that this is what they want to do. Mr.

Grantner stated further he wanted to raise this tonight and ask if anyone wanted to reconsider that. He was hoping Mr. LaDuke would have been present tonight.

Mr. Centilli asked if the Winding Creek property that was zoned for condominiums is for sale.

Mr. Strasser said they have not heard from them and don't know what they are doing. It has been for sale for quite awhile.

The next regularly scheduled meeting will be held on **Tuesday, July 10, 2007, at 6:00 P.M.**

Meeting adjourned at 6:23 p.m.

jra