

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JUNE 13, 2006, 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, Sclater, White, Walls, and Cummings.
MEMBERS ABSENT: Tinnin, Bertram, Mayor C. Smiley, and Abbey.
OTHERS PRESENT: T. Strasser, Deputy Planning Official, A. Frost, DPW Representative,
and J. Adams, Deputy City Clerk.

Mr. Grantner asked for a moment of silence in memory of fellow Planning Commission member, Bill Young who passed away recently. His presence will be greatly missed on the Planning Commission and the entire City of Burton community.

Mr. Grantner welcomed and introduced Cheryl Sclater, the new Planning Commission member.

Moved by Wall, seconded by White to approve the minutes of the Regular Planning Meeting held on May 9, 2006 at 6:00 p.m. Motion carried 5-0.

SCHEDULE PUBLIC HEARING FOR TUESDAY, JULY 11, 2006 AT 6:00 P.M.:

1. ZC #300 BY: City of Burton
4303 S. Center Rd.

RE: Zoning Ordinance 19
Section 5.28 "Sign Ordinance"

FOR: Sign Ordinance Revision

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by White to schedule a public hearing for ZC #300 for Tuesday, July 11, 2006 at 6:00 p.m. Motion carried 5-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., spoke concerning signage not being addressed at site plan review for the Brannam Realty site at Belsay and Davison Rd., and Bubba O'Malley's on Belsay Rd. by the expressway. She also addressed Day Care Centers coming before the Planning Commission.

SITE PLAN REVIEW:

Postponed from the Planning Commission Meeting on May 9, 2006:

1. SPR #06-08 BY: Dale Butler
3509 S. Genesee Rd.
Burton, MI 48519

RE: 5460 Lapeer Rd.
Lots 46, 47, 48 of Lapeer Heights.
FOR: Change of Ownership.

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Dale Butler, 3509 S. Genesee Rd., stated he wants a repair facility at the former Beaver Auto Parts at 5460 Lapeer Rd.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser said an auto repair facility is a C-2 special approved use. The ZBA approved the applicant a variance to operate that type of business in that zoning location. The site plan review application was filled out and comes before Planning. Sidewalks are in place and a privacy fence is in the rear of the building. He recommends approval.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by White, seconded by Walls to approve SPR #06-08. Motion carried 5-0.

NEW APPLICATIONS:

2. SPR #06-12

BY: Tri City Aggregates
3251 E. Bristol Rd.
Burton, MI 48529

RE: 3251-3191 E. Bristol Rd. Lots 10-13 Follo Acres
and 5.4 acres at 3191 E. Bristol Rd.

FOR: Concrete crushing facility and storage area for
processed material.

Mr. Strasser gave a brief history of the company, location and prior approvals.

Mark Petit, 3251 Bristol Rd., stated they have an effective plan to benefit their business long term, and also not to impact as much onto local businesses. Their operation is crushing and recycling concrete. They have leased 5.4 acres behind Tiger Auto Salvage. All inbound traffic will come in off of Bristol Road, and the larger trucks will exit off of Tiger Drive. Mr. Petit also acknowledged they will use chloride to keep dust down in the area and take care of Tiger Drive as well.

AUDIENCE PARTICIPATION:

Don Sanderlin, 4460 Killarney Park, inquired regarding days and hours of business, noise level and dust impacting the surrounding subdivisions.

Mrs. Dargel commented on the Tri City Aggregate presentation at the Zoning Board meeting, and mentioned the mountains of cement in the area.

Mr. Petit indicated business hours are 6:30 a.m. to 5:00 p.m. Monday thru Friday, and Saturday 6:30 a.m. to 2:30 p.m. It is rare that any crushing of concrete is done on a Sunday.

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Mr. Strasser said he recommends approval on their proposal. They put in landscaping as a buffer and resolved other issues. Mr. Strasser also indicated they will be obliged to put in sidewalks across the full frontage of their property.

BOARD DISCUSSION:

Discussion ensued concerning height restrictions of mounds of concrete.

BOARD RECOMEMNDATIONS AND/OR ACTION:

Moved by Walls, seconded by Cummings to approve SPR #06-12. Motion carried 5-0.

SPECIAL USE:

3. BCPC Case #06-13

BY: Tri City Aggregates
3251 E. Bristol Rd.
Burton, MI 48529

RE: 3251 and 3191 E. Bristol Rd.

FOR: Concrete crushing facility and storage area for
processed material.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said he recommends approval on the Special Use Permit.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by White to approve BCPC Case #06-13 contingent upon DPW specifications. Motion carried 5-0.

NEW APPLICATIONS (continued):

4. SPR #06-17

BY: Daniel McDonell
G-4258 S. Saginaw St.
Burton, MI 48529

RE: 4258, 4254, 4252 S. Saginaw St.
Lots 200-210 and 211 except the westerly 5 ft.,
Webber Place and all that part of the Vacated Alley
contiguous to said lots.

FOR: All-Weather Seal, Inc. storage building additions.

Michael Pifer of Kraft Engineering gave a detailed presentation of the map and plans of the site.

Mr. Strasser stated the accuracy and quality of the plans presented. They will not need any variances. There are sidewalks on Saginaw St. His side streets are in residential areas, and we do

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not require sidewalks in residential areas. Even though this is commercial, I don't believe it fits the criteria to require sidewalks on the residential side streets. He recommends approval.

BOARD DISCUSSION:

Mr. Grantner acknowledged he is in agreement with Mr. Strasser concerning the sidewalks.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Cummings, seconded by Walls to approve SPR #06-17. Motion carried 5-0.

ADMINISTRATIVE SITE PLAN REVIEWS:

1. 06-07

BY: Pro-Tech Machine / Dave Curry
3085 Joyce St.
Burton, MI 48529

RE: 3085 Joyce St.

FOR: Storage Building
2. 06-15

BY: Richard Ryan Jr.
3052 Baker Heights
Flint, MI 48507

RE: 2160 Hemphill Rd.

FOR: Towing Business
3. 06-16

BY: Intouch Internet, Inc.
G-4267 S. Dort Hwy
Burton, MI 48529

RE: G-4267 S. Dort Hwy.

FOR: Intouch Internet Office

BOARD DISCUSSION:

Mr. Cummings questioned the storage facility on Maple Rd. He sees gravel there and not black top at the site. The business is in operation now.

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Mr. Strasser indicated it should be black topped and he will look further into it.

Mr. Grantner indicated the Board will take nominations for the Vice-Chairperson position at the next regular Planning meeting.

The next regularly scheduled meeting will be held on **Tuesday, July 11, 2006, at 6:00 P.M.**

Meeting adjourned at 6:46 p.m.

jra