

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JUNE 14, 2005, 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, White, Walls, Cummings, Bertram

MEMBERS ABSENT: Mayor Smiley, Abbey, Cross, Young

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

Moved by Bertram, seconded by Walls to approve the Regular Planning Commission Meeting held on May 10, 2005 at 6:00 p.m. Motion carried 5-0.

AUDIENCE PARTICIPATION: No audience participation.

PUBLIC HEARING:

1. ZC #298

BY: Marsel Disho
G-3284 S. Saginaw, Burton, MI. 48529

RE: Lots 149, 150 and 151 of Baker Park
1469 and 1481 Allen St.
Burton, MI. 48529

FOR: Change from residential R-1C to commercial for the
purpose of building a strip mall.

Allen Smith, G-3284 S. Saginaw St., Burton, MI stated they would like to re-zone to build a small strip mall. They have been in business for 25 years and own two party stores.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser stated he recommends approval. The three lots in question are on Allen Street and they back up to similar lots on Hemphill Road. It is adjacent to their existing facility on Saginaw Street. This case will still have to go to City Council for their approval.

COMMISSION DISCUSSION:

Inquiries were raised if the development would face Allen Street. Mr. Smith stated it will face Hemphill Rd. Discussion ensued with regards to parking, number of tenants, and any effects to the surrounding neighbors.

COMMISSION RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by White to approve ZC #298. Motion carried 5-0.

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AUDIENCE PARTICIPATION:

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Pauline Dargel, 6119 Hugh St., Burton, MI, inquired regarding additional parking.

Mr. Strasser recommended approval and suggested a final cap of asphalt be put onto the access drive.

COMMISSION DISCUSSION: None.

COMMISSION RECOMMENDATION AND/OR ACTION:

Moved by Bertram, seconded by Cummings to approve SPR #05-20. Motion carried 5-0.

3. SPR #05-21

BY: J.Robert Poirier III / Northwest Properties of GB Inc.
5304 McCandlish Rd. Grand Blanc, MI. 48439

RE: Vintner's Cellar, 4020 Somers Dr.
Lot 1 Rizzo Industrial Complex.

FOR: New construction.

Bob Foyer, 5304 McCandlish Rd., Grand Blanc, MI, stated he is co-owner of Northwest Properties of GB Inc. with David Eckles, the founder and CEO of Vintner's Cellars Winery. They would like to move their world headquarters to the Rizzo Development. It will be a 4,500 square foot office complex with a training facility there. A sculptured block building with architectural shingles is planned. The Rizzo Development itself has already been pre-approved for detention ponds.

AUDIENCE PARTICIPATION: None.

Mr. Strasser inquired regarding the nature of the business.

Mr. Foyer responded the company has 34 locations in North America. They are the fastest wine growing franchise in the United States, currently based in Grand Blanc. The concept started thirteen years ago in Canada where it was a brew-on winery. Each individual store is a winery where people come in and manufacture wine and take it home with them.

Mr. Strasser said they recommend approval on the concept. Since this is technically in a subdivision, we have not required sidewalks along the frontages of any of the developments.

COMMISSION DISCUSSION:

Mr. Bertram inquired regarding the Grand Blanc store.

COMMISSION RECOMMENDATION AND/OR ACTION:

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Walls moved and White seconded to approve SPR #05-21. Motion carried 5-0.

E. ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #05-22

BY: Thomas R. Hendrickson Jr.
4057 S. Dort. Burton, MI. 48529

RE: Trods Custom Car Care
4057 S. Dort. Burton, MI. 48529
Parcel #59-33-503-004

FOR: Change of use.

No Commission discussion was held.

F. BOARD DISCUSSION:

Mr. Grantner stated Mr. Cummings will not be present at the next meeting in July.

Mrs. Walls inquired regarding the car wash on Belsay Rd. by the I-69 expressway.

The next regularly scheduled meeting will be held on **Tuesday, July 12, 2005, at 6:00 P.M.**

Meeting adjourned at 6:40 p.m.

jra