

CITY OF BURTON  
REGULAR PLANNING COMMISSION AGENDA  
JULY 8, 1997, 6:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Howlett, Grantner, Berry, Smiley, White, Merrell and Walls.

MEMBERS ABSENT: Bertram and Perez.

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

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

Howlett moved and Grantner seconded the following motion:

Approve and authorize the minutes of the Regular Meeting of June 10, 1997 at 6:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE PUBLIC HEARING FOR AUGUST 12, 1997 AT 6:00 P.M.:

1. ZC #229

BY: Dennis Vaughtner, Sr.  
4275 E. Court St.  
Burton, MI 48509

RE: 4265 & 4275 E. Court St.  
Zoned R-1A  
Change to C-2

FOR: Commercial Development

Moved by Howlett, seconded by White to schedule Zoning Case #229 for first public hearing on August 12, 1997 at 6:00 P.M. Motion carried 7-0.

C. PUBLIC HEARINGS:

1. LS #97-28

BY: Meijer, Inc.  
2929 Walker Avenue, N.W.  
Grand Rapids, MI 49544

RE: 59-22-300-002  
C-2 Zoned

FOR: Commercial Use

There was no one present from Meijer, Inc. Mr. Strasser said he hadn't heard that they weren't going to attend the meeting. He explained that this lot split is for El-Ga Credit Union and they are requesting the lot split.

Moved by Howlett, seconded by Smiley to approve Lot Split #97-28, contingent upon DPW recommendations. Roll Call Vote: Howlett, yes; Grantner, no; Berry, yes; Smiley, yes; White, no; Merrell, no; Walls, no. Motion failed 4-3.

Moved by Walls, seconded by Grantner to schedule Lot Split #97-28 for the next regular meeting of August 12, 1997 at 6:00 P.M. Motion carried 7-0.

2. LS #97-31

BY: Thoyd Hunter  
4373 Bristol Rd.  
Burton, MI 48519

RE: 59-27-400-002  
R-1A Zoned

FOR: Residential Development

Mr. Hunter was present and asked for the lot split, as it meets all City requirements. This will be for residential housing. He said that Atherton School will purchase one lot for a roadway and there would only be two additional houses built.

Audience Participation:

Mildred Gilson, 3511 Ellis Park Dr., spoke against the lot split because she doesn't want anything behind her property, as she enjoys see the wildlife. She said she did not receive a letter concerning this meeting.

Michelle McLain, 3479 Ellis Park Dr., said she did receive a letter, but would rather not have the property split, as she too likes the wildlife and peacefulness.

Mr. Strasser said any of the proposed lots exceed all ordinance requirements. He noted that if the split is approved, each lot would have to pay for their own tap-in fee.

Mrs. Walls asked if the property is already zoned residential and she was advised yes.

Mayor Smiley asked if the school will need special permission to use the one lot as an out lot.

Mr. Strasser said they would get that from the County Road Commission to come out onto Bristol Rd.

Moved by Grantner, seconded by Howlett to approve Lot Split #97-31, contingent upon DPW recommendations. Motion carried 7-0.

3. ZC #227

BY: Mike Tobin  
31500 W. 10 Mile  
Farmington Hills, MI

RE: 59-23-400-008 & 59-23-400-010  
NW corner of Belsay & Atherton  
R-1A Zoned  
Change to R-1B

FOR: Residential Development

There was no one present to represent the Mr. Tobin.

Moved by Walls, seconded by Grantner to postpone ZC #227 to the end of the meeting. Motion carried 7-0.

REGULAR PLANNING COMMISSION AGENDA

JULY 8, 1997/6:00 P.M.

PAGE -3-

1. ZC #228

BY: First Centrum  
41650 Gardenbrook Rd., Suite 130  
Novi, MI 48375

RE: 59-22-300-012  
C-2 Zoned  
Change to HRM

FOR: Multi-Family Development

Robert Salomon, 41650 Gardenbrook Rd., Novi, MI, said he represents First Centrum. He explained that this is a 25 acre site, immediately east of Meijers, Inc. The company is the builder, developer and owner for independent senior housing. They plan to build a three (3) story building with one and two bedroom apartments. These are for people who are healthy and over 55 years of age. There will be adequate parking with landscaping. Mr. Salomon presented a sketch of the site plan. There will be a total of 117 units of senior housing. The building will be 40-45% brick, in earthtones with a pitched roof. There will be a community room, storage area, craft room, card and game room and examining rooms for the visiting physicians. This will be an addition to the community and we ask that you approve the request for rezoning.

Audience Participation:

Pauline Dargel, 6119 Hugh, spoke about the power lines on the property being detrimental to the plan. She also inquired about whether this would be subsidized housing and if it would be like Burton Place. She said there is a need for housing for the elderly.

Mr. Salomon explained there is a 335 ft. setback from the power lines and they will maintain a safe distance from them. He said 60% of the units would be paying taxes and 40% is restricted to elderly household, those being over 55 and no one else younger than 50 in the building). The rent will vary between \$450-\$550 per month.

Larry Petrella, 1081 Howe Rd., asked about a wetlands in front of the property. He also suggested that maybe some of the property could be used for park area and maintain the wildlife. It would give the residents a place to go.

Mr. Strasser said there is a wetland area. If there is more than five (5) acres, this would be regulated by the DNR after a study was done. He said their request is reasonable and would duplicate the existing senior high rise except for the height.

Mayor Smiley said the Council President does have the information on this zoning case.

Moved by Howlett, seconded by Grantner to recommend approval to the City Council, contingent upon DPW recommendations. Motion carried 7-0.

D. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, asked about a planned unit development in the future.

Mr. Strasser said the City has never been involved with a PUD. It is a variation in residential zoning, that calls for smaller lots. They have to give back something, such as open space. The PUD will be on next months agenda.

E. SITE PLAN REVIEWS POSTPONED FROM JUNE 10, 1997 AT 6:00 P.M.:

1. SPR #97-36

BY: St. Thomas Moore Academy  
6457 E. Bristol Rd.  
Burton, MI 48519

RE: St. Thomas Moore Academy  
59-36-200-016  
SE Zoned

FOR: Addition of gymnasium

Steven Veraloni, 945 S. Milford Rd., said also here tonight is Pat LaBlanc, President of the Board. He explained they are proposing a 12,000 sq. ft. addition onto the school. This will be the entrance, lobby, teacher's lounge, gymnasium and one classroom. The State of Michigan has jurisdiction, as well as the City of Burton.

There was no audience participation.

Mr. Strasser said the school is privately owned and they had to start with a site plan. All zoning ordinance requirements have been met.

Mr. Berry asked if the DPW requirements had been reviewed and he was advised yes, and there are no problems with any of them.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #97-36 contingent upon DPW recommendations. Motion carried 7-0.

Moved by Walls, seconded by Merrell to move Zoning Case #227 to this portion of the agenda, as the applicant is present. Motion carried 7-0.

PUBLIC HEARING FOR ZONING CASE #227:

3. ZC #227

BY: Mike Tobin  
31500 W. 10 Mile  
Farmington Hills, MI

RE: 59-23-400-008 & 59-23-400-010  
NW corner of Belsay & Atherton  
R-1A Zoned  
Change to R-1B

FOR: Residential Development

Mr. Tobin apologized for being late. He said he was caught in a storm and had some downed power lines to contend with coming from Southfield. He said the message we received from the neighbors, when they were previously here, was that the City and the neighbors wanted a single family development in that area. We will provide affordable houses to that area. Our target market is around \$90,000. We need zoning for smaller lots. He said with a planned unit development, the lots will be smaller, such as 65 feet. There will only be one entrance off Belsay and Atherton Roads, with no pass through. They will not allow fencing, as there will be openness in the area.

Audience Participation:

Debbie Holtslander, 6332 E. Atherton Rd., asked how many homes would be built? She was advised 188 homes out of the 60 acres.

Pauline Dargel, 6119 Hugh, asked if the zoning would be consistent with the Atherton Road area in that portion, if the rezoning west of Eastgate was changed to R-1B. She was advised yes.

Sarah Maples, 3101 Connecticut, commented that the lots would be very small and thought they should have less homes and larger lots.

Jerry Rhoden, 5339 E. Atherton Rd., asked if they were proposing the homes as before. He was advised no.

Vivian Rhoden, 5339 E. Atherton Rd., said her property adjoins Mr. Tobin's property and she asked if they would be putting in fencing between the two properties.

Mr. Tobin replied that when the land is developed, people will be seeding and sodding their lawns and won't be a need for a fence because they will all be residential homes.

Mrs. Maples asked if there is a restriction on the size of the homes. Mr. Tobin replied they will be built according to City restrictions. The infrastructure will be in so there won't be any problems. Phased development will most likely be done.

Mrs. Dargel asked where the initial starting place would be. Mr. Tobin said he is uncertain at this time, as the engineer is still working on that issue.

Harry Petrella, 1081 Howe Rd., asked about the commercial development on Belsay and Atherton Roads being used as a strip mall. He asked if any plans had been made as to what type of businesses would be going in on that corner.

Mr. Tobin said there are no plans for the commercial property at this time.

Mr. Strasser said this is a reasonable request and the recommendation is made by this Board to the City Council.

Mayor Smiley said the Administrative Team and Mr. Gorang, Superintendent of Atherton Schools are in favor of this proposed development and thinks it will be good for the school district. Mr. Tobin has agreed to put in a park and recreation area and we have had no complaints about Mr. Tobin.

Moved by Howlett, seconded by Grantner to recommend approval of Zoning Case #227 to the Burton City Council. Motion carried 7-0.

F. SITE PLAN REVIEWS:

1. SPR #97-40

BY: T G Development L.L.C.  
31500 W. 10 Mile  
Farmington Hills, MI 48336

RE: 59-23-400-008 & 59-23-400-010  
NW corner of Belsay & Atherton

FOR: Preliminary Plat-Tentative Approval

Mr. Tobin said the site plan is the same as the one for the zoning case.

Audience Participation:

Pauline Dargel, 6119 Hugh St., asked if they are planning to have curb and gutter. She was advised yes.

Mr. Strasser explained the preliminary design is for a 65 foot lot minimum in R-1B zoning. This PUD has to be passed by the Planning Commission and the City Council. If this is passed tonight, it has to be contingent upon the City Council also passing the PUD.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #97-40, contingent upon DPW recommendations and approval of the City Council for the Planned Unit Development. Motion carried 7-0.

2. SPR #97-41

BY: Velmeir Bristol Co.  
5777 W. Maple Rd., Suite 180  
Bloomfield, MI

RE: Lots 1-9, inclusive &  
Lots 119 and 166 Star Subdivision  
NE corner of Saginaw & Bristol

FOR: New Construction - Arbor Drugs

Philip Garcia, 1050 Wilshire Dr., Troy, MI, said he is representing Arbor Drugs. The property in question is currently Mr. G's Night Club. We plan to erect an Arbor Drugs on the NE portion of the property at Saginaw and Bristol. It will be a one story building with 10,880 sq. feet. It will be adjacent to the City property and water tower for loading and unloading.

Audience Participation:

Pauline Dargel, 6119 Hugh St., asked if any contact had been made with the DDA. She was advised no.

Mr. Strasser said where the building is proposed to be built is a vacated alley. Arbor Drugs has already gone through the easement rights process, as long as they do certain things. There are some engineering plans that have to be implemented before the building permits are issued.

Mr. Grantner asked what the time frame is in getting the building built. Mr. Garcia said hopefully, this year.

Mrs. Walls had concerns about what this business would do to Spring's Drugs located on the southeast corner of Bristol and S. Saginaw Street.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #97-41, contingent upon DPW recommendations. Motion carried 7-0.

3. SPR #97-42

BY: Tim Young  
6437 Maple Rd.  
Burton, MI 48519

RE: 59-36-400-029  
R-1A Zoned

FOR: Final Approval for Site Condo

Ron Bell stated he is partners with Mr. Young. They will comply with the DPW

REGULAR PLANNING COMMISSION MINUTES

JULY 8, 1997/6:00 P.M.

PAGE -7-

requirements and will be putting in curb and gutters, as well as paying for their own water and sewer lines. The home will value \$150,000.

Mr. Strasser said the ordinance requirements have been exceeded in their proposal. They will have paving and lights.

Mayor Smiley stated he was glad to hear they are planning curb and gutter. He asked who will maintain the retention pond. He was advised the Condo Association would take care of the pond through their by-laws.

Moved by Grantner, seconded by Smiley to approve Site Plan Review #97-42, contingent upon DPW recommendations. Motion carried 7-0.

4. SPR #97-43

BY: Gazall Reno & Associates  
400 N. Saginaw St.  
Flint, MI

RE: 59-33-200-007  
SW corner of Bristol & Center  
C-2 Zoned

FOR: New construction for a restaurant

John Gazall, Architect, 400 N. Saginaw St., Flint, MI, said he was representing George Zaravelis, who would like to construct a restaurant/lounge on the south east corner of Center and Bristol Road. The building will be 11,000 sq. feet and will be a single story block building with landscaping around the building and the parking area. They will have to go to the County for all of the necessary permits and will have to work with the DNR because of Thread Creek.

Mr. Strasser asked if the liquor license for Mr. G's would be transferred to the new location. Mr. Zaravelis replied that was his intent.

Mr. Strasser said there would be two entrances, one off Center Road and one off Bristol Road. Discussion was held concerning the drainage.

Mr. Berry asked if this business would be similar to what is on Saginaw St.?

Mr. Zaravelis said it will mainly be restaurant. There will be a 2,000 sq. foot kitchen. He explained that he started in the restaurant business and wants to get back into it. There will be a lounge area in the restaurant.

Virginia Berry, 1415 E. Bristol Rd., asked if there would be night club acts like Mr. G's? She was advised no, the nature of the business will be different and probably will draw a different type clientele, such as families.

Pauline Dargel, 6119 Hugh St., asked if the name would be the same. She was advised no.

Ed Ronders, Journal Reporter, asked how many people the restaurant would hold. He was advised 200 seats.

Larry Petrella, 1081 Howe Rd., asked what type of food would be served. Also, were notices sent to residents in the area.

Mr. Zaravelis said steaks, pasta and family type dinners with a Greek flavor. He said he doesn't want to serve just one type of ethnic food.

Mr. Strasser said notices were not required to be sent out.

Moved by Howlett, seconded by White to approve Site Plan Review #97-43, contingent upon DPW recommendations. Motion carried 7-0.

G. BOARD DISCUSSION:

Mr. Merrell stated he would be on vacation for the August meeting.

Mr. Berry said he received communication from Rowe Engineering to set up a meeting with the Planning Commission to update the Master Plan.

Mrs. Walls said this should go out for bids. The funds were approved during the budget process for a Master Plan update.

The next regularly scheduled meeting will be held August 12, 1997 at 6:00 P.M.

Meeting Adjourned at 7:45 P.M.

Cheryl M. Ladd, CMC/AAE  
Deputy City Clerk

CML