

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JULY 9, 2002, 6:00 P.M., COUNCIL CHAMBERS

Jerry Grantner, Chairman, called the Regular Meeting to order at 6:00 P.M.

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

MEMBERS ABSENT: Hohloch, Perez and Smiley.

OTHERS PRESENT: J. Major, DPW Director and C. Ladd, Deputy City Clerk.

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

Moved by Young, seconded by Bement to approve and authorize the minutes of the Regular Meeting of June 11, 2002 at 6:00 p.m., as printed. Motion carried 6-0.

B. SCHEDULE PUBLIC HEARING FOR AUGUST 13, 2002 AT 6:00 P.M.:

- | | |
|--------------|---|
| 1. LS #02-40 | BY: John Andersen, McDonald's Corp.
2000 Town Center
Southfield, MI 48075 |
| | RE: Land Division
Section 22 |
| | FOR: Commercial |

Moved by Young, seconded by Bertram to schedule Lot Split #02-40 for public hearing to be held on August 13, 2002 at 6:00 P.M. Motion carried 6-0.

C. PUBLIC HEARING:

- | | |
|-------------|---|
| 1. LS#02-37 | BY: Donald Hayes
1305 N. Pine St.
Lapeer, MI 48446 |
| | RE: Lots 120 and the east 37 ft. of Lot 136 of
Garden Acres / Parcel #59-13-502-110
1130 Kettering
Land Division, Section 13 |
| | FOR: Residential. |

The applicant was not present.

Moved by Walls, seconded by Bertram to postpone Lot Split #02-37 to the end of the meeting. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

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

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E. SITE PLAN REVIEW(S):

Postponed from the Regular Planning Commission Meeting on June 11, 2002 at 6:00 p.m.:

1. SPR #02-38

BY: Christopher Enright Architect
155 S. Bates, STE 200
Birmingham, MI 48009

RE: Belle Tire
Center Rd. & Atherton Rd.
The South ½ of Parcel #59-22-300-020

FOR: New construction for a Belle Tire.

Christopher Enright, Architect, 155 S. Bates, Ste 200, Birmingham, MI 48009, spoke on behalf of Belle Tire. The plan is to construct a 9500 sq. ft. retail tire facility on Meijer's outlot. All pertinent items have been completed by Meijer's. The county and all the other agencies have given necessary approvals.

There was no audience participation.

Mr. Major commented that the site plan conforms to the zoning ordinance and meets all the requirements. There are no variances needed. The lot split that has been scheduled for August is the property that involves this site plan. Any approval should be contingent upon the lot split approval. The site meets the drain approvals and there is no need for approval from the Road Commission because they will be utilizing the existing curb cuts. Everything is in conformance and DPW staff recommends approval.

Mr. Young inquired whether information is available as to what will be in the building and how the building will be placed on the property. He also asked if there would be storage outside of the building and if so, would it be covered?

Mr. Young asked about the storage of the scrap tires.

Mr. Enright said there would be inside storage and the scrap tires would be disposed of on a regular basis.

Mr. Bertram asked if the business would only consist of tire installation.

Mr. Enright replied there would be some brake and alignment work done but no oil changes. Most of the work deals with wheels and tires.

Moved by Young, seconded by White to approve Site Plan Review #02-38 contingent upon DPW recommendations and approval of Lot Split #02-40. Motion carried 6-0.

F. ADMINISTRATIVE SITE PLAN REVIEW(S):

1. SPR #02-39

BY: Roger Riddle
6346 E. Pierson Rd.
Flint, MI

RE: 2258 Bristol Rd.
Parcel #59-32-502-038

FOR: Change of Ownership/Use

There were no questions concerning the Administrative Site Plan Review.

C. PUBLIC HEARING:

1. LS#02-37

BY: Donald Hayes
1305 N. Pine St.
Lapeer, MI 48446

RE: Lots 120 and the east 37 ft. of Lot 136 of
Garden Acres / Parcel #59-13-502-110
1130 Kettering
Land Division, Section 13

FOR: Residential.

Don Hayes, 1305 N. Pine, Lapeer, MI, explained that he wants to split off the land on Kettering. The lot is long and meets all specifications for the lot split. There was a garage on the premises that had to be removed because a split cannot occur with a garage on the property. We took down a three-car garage to split the property. The trusses should be off the property within the week.

Audience Participation:

Carl Fenner, 1146 Kettering, said he lives next to the property and Mr. Hayes has done a nice job of cleaning up the property. He thinks the property is too small to split and have a decent sized house on it. The properties on Kettering are narrow and there is no parking on the street. He is concerned about where the children would play. Mr. Fenner commented that the property would be more valuable to leave and sell as is.

Mr. Sorenson who is in the process of purchasing 1115 Kettering, said the property does look nice after the clean up. However, the property is narrow and he is concerned about the power wires and the location of the driveway. Parking would most likely be an issue.

Charles Wallace, 1107 Kettering, said this would be another small lot in the neighborhood and there are already enough small lots in the area and the houses are too close together.

Barbara Caudle, 6167 Mercury, commented that she likes the way the area is now and the lot split wouldn't do anything for the value of her home and the other homes in the neighborhood. The homes are too close together now.

Mr. Major said the lot split does conform to the zoning ordinance. The minimum lot frontage allowed in the R-1B area is 70' of frontage. The frontage does exceed the minimum requirements. With 70' of frontage, 120 feet of depth is needed to be able to get the square footage needed for this lot. It does exceed the minimum lot area, so from the public works standpoint, we can't recommend denial because it does meet the requirements of the zoning ordinance.

Mr. Bertram asked if the minimum lot size could be changed.

Mr. Major replied yes. The initiation of a zoning case would affect what the minimum frontage of R-1A, R-1B or R-1C frontage is and this is the prerogative of the Planning Commission.

Mr. Bertram said he is not a fan of the 70' lot size and if this can be changed, we should consider doing so.

Mr. Major noted that the actual size of this lot is 82 feet, which is almost a R-1A lot.

Mr. Young said this is actually more square footage than R-1A.

Further discussion continued regarding the square footage of lots.

Mrs. White asked if the 13.25 feet from the side of the house to the lot line is okay. She was advised yes.

Mr. Young asked Mr. Hayes what his plans are for the lot.

Mr. Hayes stated he plans to sell the lot. The property has been cleaned up and now we want to split off the rest of the property as we have a buyer for it.

Moved by Bertram, seconded by White to approve Lot Split #02-37 contingent upon DPW recommendations.
Motion carried 6-0.

G. BOARD DISCUSSION:

Mr. Young commented on Mr. Bertram's question in regards to the lot size. We are only a recommending body to the City Council so if we want to change the lot sizes, we would recommend this to the City Council.

Mr. Major said that is correct. When the Board is ready to take on the next step in redoing the zoning ordinance, it will be a very time-consuming difficult process. We will be going section by section of the zoning map and zoning ordinance.

Mr. Young asked if the Planning Commission should be thinking about scheduling potential workshops for looking at all the zoning ordinances and how they reflect on the master plan that has been adopted.

Mr. Major said they could ask Mr. Piggott to check around the county and see who has recently updated their zoning text and try to get a copy of those. We could do some comparisons of how it was done.

Mr. Bertram asked if Mr. Piggott is still in our employ?

Mr. Major replied this is Mr. Piggott's area of responsibility and this is another budgeted item.

Mrs. Walls said the cost of having Mr. Piggott's services would be in addition to the master plan. We talked about not using his services because of the expense involved.

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Mr. Major commented that the expense involved comes with how much consulting work is done with the master plan. There are things that can be done in house and by the our Planning Commission.

Mr. Young asked Mr. Major if it would be feasible for him to collect some of the updated zoning text from other units of government and give the Planning Commission a copy of our existing text. After review, if the Board thinks we should seek outside assistance, then we can ask Mr. Piggott. At least this would be a starting point.

Mr. Major said this would be very feasible. This is a Planning Commission decision.

Mrs. Walls asked who would be our in house help.

Mr. Major replied the in house people would be himself and Mr. Strasser.

Further discussion continued regarding the text change.

Mr. Grantner asked about the timetable on this issue.

Mr. Major replied he could get some examples within a 30-day period, depending on how fast the other units could get us copies.

Mr. Grantner said it would be helpful to have a synopsis before we have a workshop. It would provide a framework of what we are dealing with. He would like to hear what Mr. Major and Mr. Strasser have to say about the problem areas. A synopsis would give the Board a focus and perspective to start the review process. Hopefully, we can expect to receive information concerning the zoning text by September.

Mr. Grantner commented that Michigan Municipal League is holding a seminar on August 14, 2002 in Okemos and the ZBA workshop is being offered in Grand Rapids. Anyone interested in attending the seminars, please contact Cheryl in the Clerk's Office.

The next regularly scheduled meeting will be held on Tuesday, August 13, 2002, at 6:00 P.M.

Meeting Adjourned at 6:35 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML