

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JULY 13, 1999, 6:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Charles Smiley; Brawner and Perez.

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

A. APPROVAL AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING(S):

Moved by Grantner, seconded by Bertram to approve the minutes of the following meetings:

1. Regular Planning Commission Meeting of April 13, 1999, at 6:00 P.M.
2. Regular Planning Commission Meeting of June 8, 1999, at 6:00 P.M.

B. SCHEDULE PUBLIC HEARINGS FOR AUGUST 10, 1999 AT 6:00 P.M.:

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| 1. LS#99-32 | BY: Belsay & Lapeer, L.L.C. "Jar Group"
500 N. Woodward, STE #330
Bloomfield Hills, MI 48304 |
| | RE: Lots 1, 2, 3, 7 & 8, Sup. Plat #8, Sect. 13
C-2 zoned |
| | FOR: Commercial Use. |
| 2. #246 | BY: City of Burton
4093 Manor Dr.
Burton, MI |
| | RE: Delete Sect. 5.29 Ordinance #19 in its entirety. |
| 3. LS #99-31 | BY: Howecourt Development, L.L.C.
30800 Northwestern Hwy., Second Floor
Farmington Hills, MI 48334 |
| | RE: Parcel #59-15-100-018 (Lowes)
4274 Court St. |
| | FOR: Commercial Use. |

Moved by Bertram, seconded by Young to schedule Lot Split #99-32, Zoning Case #246 and Lot Split #99-31 for public hearings on August 10, 1999 at 6:00 P.M. Motion carried 6-0.

C. PUBLIC HEARINGS FOR JULY 13, 1999 AT 6:00 P.M.:

- | | |
|--------------|--|
| 1. LS #99-30 | BY: Jeff Wright
2174 Sycamore St.
Burton, MI |
| | RE: Parcel #59-34-100-009, Sect. 34
RM and C-2 zoned. |
| | FOR: Multi-family – Commercial use. |

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site plan for this project. This will be a combination fuel station with a small restaurant at one end and a convenience store at the other end. We have encouraged the owners to stay as close to Belsay Road as possible to keep the easement as a buffer for the residential property. There will be two retention areas. There may be a concern about the noise from the residents and the city. We think that by setting the development closer to Belsay Road and having a berm on the east side, this will act as a buffer area for the residential neighborhood. Mr. Spoor presented a rendering of the proposed facility, explaining there will be a canopy over the fuel station and they plan to retain the existing trees on site.

Audience Participation:

Paul Parker, 1096 Adams Rd., said he and several other residents oppose this development, but do not oppose moving ahead. They oppose the project for because of the wells in the area, increased truck traffic, noise from being open 24 hours per day, possibility of group hangouts, tanks supposedly being put in at code and not done properly, and contamination. He addressed the issue of the gasoline spill on S. Saginaw Street and said this is something that could also occur in this area. He thinks there should be an architectural and engineering firm who is impartial to make a study. Mr. Parker gave several statistics on contaminants from a Congressional Research Paper which was prepared for Congress. He asked that this site plan be turned down for this property and they use the Dawn Donut building for the project.

Pauline Dargel, 6119 Hugh, inquired as to why this company didn't look into the possibility of using the old Dawn Donut site or the Action Auto site located on Center Road. She asked that if this project is approved, that the Planning Commission should establish hours of business in regards to the speaker systems.

Vernon Wortz, 1119 S. Belsay Rd., said there is noise on Belsay Road from the fire whistle blowing and police sirens, as well as trucks. He doesn't think this project would add that much more noise to the area. Mr. Wortz questioned the date of the information presented by Mr. Parker, as we have progressed environmentally in addressing many of these issues. Belsay Road is already a commercial area and the Shell gas station and Kessel's are both open 24 hours per day. He doesn't think the noise would be bad after 10:00 P.M. and he would like to see this property utilized. If this business isn't approved, something else more inconvenient could be approved.

Mr. Strasser asked Mr. Spoor about the height of the canopy in the back and what height is required for a semi. He also inquired about the distance between the pumps and length of the hoses.

Mr. Spoor stated the canopy height has a 14 foot clearing on the back side with the semis requiring 13 feet. There is a 16 foot distance between the pumps and the trucks can pull on either side.

Mr. Strasser noted that the nearest diesel fueling station along I-69 is Lapeer to the east and Perry to the west. He said the company has already been issued a Special Use Permit.

Mr. Bertram asked if an attempt had been made to compromise with the neighbors in any way.

Russ Osborne, 2410 Cove Dr, Flint, MI, said there was a great deal of discussion and we tried to compromise on several issues.

Mr. Young said it seems like the diesel pumps were going to be moved from the back side to the north side of the property. Is there any reason why this was not done?

Mr. Spoor replied yes, because of the circulation of the trucks. By changing the placement of the diesel pumps, it would have thrown the required parking to the rear of the site and cause the customers to walk a longer distance.

Mr. Young said he lives behind Home Depot and is aware of the smell of the diesel fuel and this is a real concern for the residents. Another area of concern is the trash from the business.

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Mr. Grantner inquired about the berm for the vegetation area. Mr. Spoor explained where the berm would be placed.

Mrs. White asked if there would be shower facilities.

Mr. Young inquired about the truck parking area in the southeast corner, shown on the site plan.

Mr. Spoor said there would be no shower facilities and no reason to stay overnight, as this is only a truck stop. The parking in the back is for the truckers to park their trucks and go in to use the restroom and get something to eat.

Mr. Bertram asked about the 12'x60' loading.

Mr. Spoor said that is a required loading area for a truck to come and unload items for the building itself.

Mrs. Walls said she would like to know who would oversee the bulldozing of the trees on this property. Someone needs to be there to show them how much of this greenbelt is to be left back to the east. We don't want to find out this has all been changed and the trees not be left.

Mr. Spoor said if this is in the motion and part of the site plan, they would comply with it.

Moved by Grantner, seconded by Walls to approve Site Plan Review #99-27, contingent upon absolute compliance with the site plan. Roll call vote: Young, no; Bertram, no; Grantner, yes; Berry, yes; White, yes and Walls, yes. Motion carried 4-2.

2. SPR #99-34

BY: Ronald J. Isaacson, A.I.A.
5084 Exchange Dr.
Flint, MI 48507

RE: Lots 27 & 28, Bristol Road Industrial Park and
Parcel #59-33-100-002. M-2 zoned.

FOR: New construction for a steel company.

Michael Pfeiffer, Kraft Engineering, said he is representing Mr. Isaacson. They are here to request a site plan approval for a proposed steel fabricating facility that is located in the Bristol Road Industrial Park. The site has frontage on both Jimbo Drive to the west and Flint Asphalt Drive to the east. The site consists of approximately 11.3 acres. We are proposing to construct a new office facility of 4,100 square feet on Flint Asphalt Drive. Parking would be located on the north and east side of the building, with egress and ingress would be from Flint Asphalt Drive by means of three driveways. To the west side of the site is storage yard and to the south side is storage yard. A new east west roadway would be constructed from Flint Asphalt Drive westerly to Kendall Drive so there is internal circulation to both public streets on either side of the sites. On the other side of the site, east of Jimbo Dr. there is an existing building and Mr. Kirby plans to construct a 31,000 square feet steel fabricating job immediately east of that building, which would be attached to it, existing parking already located to the south and another storage yard would be located west of the fabricating shop. A future shop building is also planned in the northwest corner with parking adjacent to it. Sanitary and water service would be provided to the new building on the east side of the site from the existing public sanitary and water, which exists on Flint Asphalt Drive. Regarding storm drainage, the east side of the site would drain into an internal storm sewer system, which is an outlet to a public storm sewer system on Flint Asphalt Drive. The west side would also collect into a public storm sewer on Jimbo Drive. He presented renderings of the buildings. The office facility would be constructed with a beige brick type exterior with a flat roof. The fabricating shop would have an almond color metal siding with a peaked roof and there would be a 4 foot high stained concrete wall around the bottom of that facility. There will be various elevations on the east and west side and there will be extensive landscaping throughout the site. There will be trees

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planted along the frontage of Flint Asphalt Drive and some internal landscaping along the north side of the buildings and along the easterly side of Jimbo Drive. There will be lighting placed on the site to adequately light the parking areas.

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

Mr. Strasser said all aspects of the site plan exceeds the ordinance. The area is heavy industrial. He asked how many employees would be added after completion of the building.

Mr. Kirby said there are 12 existing employees and they plan to add 12 new employees.

Moved by Bertram, seconded by Young to approve Site Plan Review #99-34, contingent upon DPW recommendations. Motion carried 6-0.

3. SPR #99-35

BY: Jeff Wright
2174 Sycamore
Burton, MI

RE: Parcel #59-34-300-055, Maple & Howe Roads
R-1A zoned.

FOR: Preliminary plat

Mr. Wright explained that the law allows for five splits to the original 20 acre parcel on the corner of Maple and Howe Road and we have used up the five splits. We are now asking for a preliminary plat that includes 4 parcels on Maple Rd. at approximately .7 of an acre and 4 parcels on Howe Rd. at .82 of an acre. There is water and sewer on Maple and there is sewer on Howe Road and all of the other homes on Howe Road have been digging wells. We are proposing 4 lots on Howe Road that will also have wells.

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

Mr. Strasser said they exceed what the ordinance requires and he asked if there are sewer leads available.

Mr. Wright said yes, there are sewer leads on Maple and Howe Roads.

Mr. Bertram asked if he was planning for a subdivision.

Mr. Wright said the homes would be road front property with larger lots, not a subdivision. He is in no hurry to build a bunch of homes. He would like to make this a nice development.

Mr. Young asked if there is any consideration on the part of the developer to bring in water.

Mr. Wright said there have been four new homes built on Howe Rd., in the last 5 years. He said he wouldn't object to the municipal line, but isn't going to ask the City to put in the line because of the costs involved.

Moved by Bertram, seconded by White to approve Site Plan Review #99-35, contingent upon DPW recommendations. Motion carried 6-0.

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4. SPR #99-36

BY: Aldi, Inc.
197 E. Division St.
Valparaiso, IN 46383

RE: Part of Lots 11 – 15, Supervisor's Plat #39, Sect. 10
C-2 zoned.

FOR: Proposed limited sales retail grocery store

Wayne Kotch, 920 Broad St., St. Joseph, MI, explained he is representing Aldi, Inc. He explained that Aldi is a unique type of food store. There will be 2.6 acres fronting Center Road and will be located south of Wolohan Lumber. There are 4 residential units on the property, which will be removed. The building will be 15,150 square feet. There will be a truck dock. This will intersect with Center Road and the roadway will become a city street. There is an underground facility with storm water management system.

Mr. Berry asked if Mr. Kotch has reviewed the DPW requirements.

Mr. Kotch said he has no problem with the requirements.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked about the location of the future roadway.

Mr. Kotch stated the roadway will run north to the adjacent Village Plaza.

Charles Lucia, 2309 Harmony Dr., said he is acting on behalf of Mr. Ogorek. He presented a map to the Board, as to the layout of the property. He explained that Commerce Parkway runs out to Court Street. They would like to put in a road from Center Road down to VG's and Commerce Parkway. If this could be done, it would relieve a lot of traffic congestion on Court Street. We are also talking to the County regarding a traffic light. Aldi would put in the first 365 feet of roadway and the property owners the next 370 feet up to Art Van. We have an option on that property and may eventually put the road through to Commerce Parkway. We have a letter from Consumers Power for easements. On the additional part of the land, we are considering the possibility of putting in Senior Citizen apartments, as well the possibility of Guaranty Title moving from downtown Flint. There are other potential businesses that could be established on this property. Aldi is a first class market and they are financially sound. At the present time, there are stores in Lansing and Owosso and it is a growing company. We have a long range, attractive plan for this area.

Mr. Kotch again reviewed the DPW requirements and questioned Item #10, being the trash container. He said the trash container is recessed in the truck dock 2 feet below the proposed grade. There is a barrier on 3 sides of the container. Also, Item #20, in regards to fencing to city's specs. We haven't proposed fencing.

Mr. Strasser explained that the intent is to keep the trash container hidden from view. He said the immediate plans exceed the ordinance requirements. Regarding the road network, this is a separate issue from the site plan.

Mr. Young asked if this is a limited sales retail.

Mr. Kotch said Aldi has about 800 different items, with one brand of coffee vs. Meijer's selling several brands. They sell merchandise mostly under their own label. They have one delivery truck, which is their own truck.

Mr. Berry noted that his grandson shops at Aldi's located in Holland, MI and is very pleased with the store.

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Mr. Bertram questioned whether there would be a future restaurant built.

Mr. Lucia said Precision Tune will be leaving and eventually a restaurant could be built.

Moved by Grantner, seconded by Walls to approve Site Plan Review #99-36, contingent upon DPW recommendations. Motion carried 6-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

There were no Administrative Site Plan Reviews to be heard this evening.

G. BOARD DISCUSSION:

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML