

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JULY 13, 2004, 6:00 P.M., COUNCIL CHAMBERS
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Jerry Grantner, Chairperson, Led the Pledge of Allegiance.

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

MEMBERS PRESENT: Bertram, Cross, Cummings, Grantner, Walls, White and Young.

MEMBERS ABSENT: Mayor Charles Smiley 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:

Moved by Young, seconded by White to approve the Minutes of the Regular Meeting of June 8, 2004 at 6:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE PUBLIC HEARING FOR AUGUST 10, 2004 AT 6:00 P.M.:

1. ZC #294

BY: City of Burton
4303 S. Center Rd.
Burton, MI 48519

RE: Various Sites

FOR: Revise Zoning Map to reflect changes made to
Master Plan.

Moved by Young, seconded by Cummings to schedule Zoning Case #294 for public hearing on August 10, 2004 at 6:00 P.M. Motion carried 6-0.

C. PUBLIC HEARING:

1. ZC #293

BY: City of Burton
4303 S. Center Rd.
Burton, MI 48519

RE: Ordinance #19 Text Change

FOR: Text Amendment, Section 5.36 Lot Splits

Mr. Strasser explained that one of the recent revisions to the zoning ordinance was to remove lot splits from a Planning Commission function and make it an Administrative function. When the ordinance was published in the newspaper it still made reference for the lot splits to go before the Planning Commission. We are simply asking to make this correction.

Audience Participation:

Pauline Dargel, 6119 Hugh St., spoke concerning the residents or interested parties not knowing about lot splits with no legal notice being published.

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After a lengthy discussion concerning the publication of lot splits, the Board decided it would be beneficial to the residents and interested parties to send notices of the lot splits to those who are within 300 feet of the property in question..

Moved by Bertram, seconded by Cummings to approve of Zoning Case #293, contingent upon DPW recommendations to have the lot splits removed as a Planning Commission function and have them acted on administratively. Also, notices for lot splits shall be sent to those who live within 300 feet of the property. Motion carried 7-0.

D. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., inquired about the equipment at Beechwood Center, the business at the corner of Genesee and Lapeer and spoke concerning a memorandum dated November 18, 2003, from the Water and Waste Division.

E. PRELIMINARY PLAT:

1. SPR #04-22

BY: Kevin Cook, Agent for:
William & Elizabeth Hohloch
23433 Fairbanks Rd.
Fenton, MI 48430

RE: Proposed Heather Heights No. 2 Subdivision
Maple & Howe Road

FOR: Preliminary Plat

Kevin Cook, CHMP, 5198 Territorial Road, Grand Blanc, MI, said they are asking for approval of the preliminary plat for Phase 2 of Heather Heights.

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

Mr. Strasser said the lots exceed the zoning ordinance requirements. They are not asking to be connected to city water. DPW recommendation is for approval.

Moved by Young, seconded by Walls to approve the preliminary plat for Site Plan Review #04-22, contingent upon DPW recommendations. Motion carried 7-0.

F. SITE PLAN REVIEW:

1. SPR #04-23

BY: Maple Creek Development LLC
Marv Larivee, V.P. MGL Investments, Member
671 E. Big Beaver, #105
Troy, MI 48083

RE: Maple Creek Condominiums – Phase III
Maple & Belsay Roads
Part of Parcel #59-35-400-016 of the overall project

FOR: Amend Phase III of Maple Creek Condominiums.

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Rod Beslac of Kraft Engineering, 409 W 7th St., Flint, MI, explained that they are amending their site plan to include 3.2 plus acres to Phase 3 and that would only equate to eight more units. The neighbor sold them the back half of his property. They planned to have two detention areas but will now only have one. There will be an island in the middle for a bigger radius.

Jim Larivee, 671 E. Big Beaver Road, Suite #105, Troy, MI 48083, commented that this would be a benefit to the city as well as themselves. The project would consist of standard ranch and standard lofts. We underestimated what the market place would be for this area. We are now adding great ranches and great lofts with sunrooms. Overall, the community will be greatly enhanced when Phase 3 is completed. That will be four units per acre with no lot lines. The owners will own their homes and they will have garages.

Mr. Strasser commented that the DPW staff recommends approval of the amended Phase 3.

Mr. Young noted that he didn't find the parcel number as listed on the agenda.

Mr. Strasser clarified that the project parcel number is Part of Parcel #59-35-400-016 of the overall project.

Moved by Walls, seconded by White to approve Site Plan Review #04-23, contingent upon DPW recommendations. Motion carried 7-0.

G. ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #04-24

BY: Mark Cherry
5134 Meadow Crest
Holly, MI

RE: Country Oaks Landscape Supply
3218 E. Atherton Rd.
Burton, MI 48519

FOR: Change of Ownership

There were no concerns regarding this site plan.

H: BOARD DISCUSSION:

Mr. Young inquired as to whether the Board would be receiving the updated maps prior to the public hearing for Zoning Case #294.

Mr. Strasser replied that they would be included in their packets for the August meeting.

Mr. Bertram noted that he would like to see the work trailer removed from the property at Blackberry Creek. It is quite an eyesore to the community.

The next regularly scheduled meeting will be held on Tuesday, August 10, 2004 at 6:00 P.M.

Meeting Adjourned at 6:40 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk