

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 8, 1998, 6:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Howlett, Bertram, Brawner, Grantner, Berry, White and Perez.

MEMBERS ABSENT: Mayor Charles Smiley and Walls.

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 Howlett, seconded by Grantner to approve the minutes of the Regular Meeting of August 11, 1998 at 6:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE PUBLIC HEARINGS FOR OCTOBER 13, 1998 AT 6:00 P.M.:

1. ZC #239

BY: Donna M. Thompson, President
Citizens for Animal Rescue & Emergencies
2105 S. Center Rd.
Burton, MI 48519

RE: Citizens for Animal Rescue & Emergencies
Parcel No. 59-22-100-007 & 59-22 100-030
Section 22
Zoned R-O to C-2

FOR: Commercial Use.

2. LS #98-49

BY: Brandon Eister
8371 Parkside
Grand Blanc, MI 48439

RE: Parcel Nos. 59-35-400-025 & 59-35-400-027
Section 35
Zoned R-1A

FOR: Residential Use.

3. LS #98-52

BY: Citizens for Animal Rescue & Emergencies (CARE)
PO Box 493
Flint, MI 48501

RE: C.A.R.E.
Parcel #59-22-100-007
Section 22
Zoned R-O

FOR: Commercial Use.

PLANNING COMMISSION MEETING AGENDA
SEPTEMBER 8, 1998/6:00 P.M.

PAGE -2-

4. LS #98-56

BY: John Toth
2298 N. Belsay Rd.
Burton, MI 48509

RE: Parcel #59-01-100-022
Section 1, Zoned R-1A

FOR: Residential Use.

5. LS #98-57

BY: Robert W. Moss
894 Davock Ln.
Bellaire, MI 49615

RE: Parcel #59-03-400-004
Section 3, Zoned C-2

FOR: Commercial Use.

Moved by Howlett, seconded by Grantner to schedule Zoning Case #239, Lot Split #98-49, Lot Split #98-52, Lot Split #98-56 and Lot Split #98-57 for public hearings on October 13, 1998, at 6:00 P.M. Motion carried 7-0.

C. PUBLIC HEARING(S):

1. ZC #237

BY: Tim Cocke
11564 Shell Bark Ln.
Grand Blanc, MI 48439

RE: Parcel #59-31-400-067
Section 31
Zoned R-1C to RM

FOR: Multiple Family Use.

Tim Cocke, 11564 Shell Bark Ln, Grand Blanc, MI, explained he would like to build an assisted care facility for the elderly. This property has been vacant for a number of years and I have also inquired about the possibility of the property next door being sold.

Dr. Reznick said this would be a senior living facility to house 20 elderly residents. There is a similar company located in Davison, and they offer a central dining room, laundry facility, independent bathroom, etc. We are trying to market this so it is affordable. For every facility that is built, there is a waiting list for this type of housing.

Tim Cocke said a number of years ago, his father gave some property to the City. There is school property that abuts the back of this property, but was never developed. The land is not being used because it is landlocked. Some time in the future, I may want to go further back on the property. I am trying to negotiate with the neighbor to purchase some property.

Audience Participation:

There was no one who wished to speak.

PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 8, 1998/6:00 P.M.
PAGE -3-

Mr. Strasser said the property next to Mr. Cocke's is zoned multiple family, as well as other property in the area. The request is reasonable and DPW has no problems their request.

Mr. Berry asked the location of the property. He was advised it is between the property recently zoned C-4 and the freeway.

Moved by Howlett, seconded by Bertram to recommend approval of Zoning Case #237 to the Burton City Council, contingent upon DPW recommendations. Motion carried 7-0.

2. ZC #238

BY: J. Allen Jordan - Member
General Motors & Integra Enterprises, LLC
PO Box 5508
Pinehurst, NC 28374

RE: Parcel #59-10-100-022
Center Road - Next to Starlight Coney Island Restaurant
Section 10
Zoned M-2 to M-1

FOR: Retail Auto Parts Store.

Spike Pearson, 5225 E. Cook Rd., Grand Blanc, MI, said he is representing Mr. Allen Jordan. Mr. Jordan is a developer in North Carolina and who develops the Advanced Auto Stores. Mr. Pearson said they would be purchasing this property, which is zoned M-2, from GM. It was determined that this particular use would qualify in M-1 zoning with this type of use.

Audience Participation:

Pauline Dargel, 6119 Hugh, inquired about why the zoning should be changed when the intensity is a greater amount than what it is zoned at the present time.

Mr. Strasser said M-1 zoning is allowed for certain commercial uses. An auto parts store would qualify for M-1 use.

Mr. Doug Piggott, Rowe, Inc., explained that M-1 and M-2 don't pyramid each other and this particular use fits M-1 zoning rather than M-2 zoning.

Mr. Strasser said this is a viable proposal for the property. Delphi is also looking at selling off some of the road frontages of their property.

Moved by Howlett, seconded by Perez to approve ZC #238, contingent upon DPW recommendations. Motion carried 7-0.

D. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, spoke concerning Site Plan Review #98-50, regarding the pavilion and whether there is a structural requirement regarding the height of the roof. She said this is something that should be considered when this site plan request is heard.

PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 8, 1998/6:00 P.M.
PAGE -4-

E. SITE PLAN REVIEWS:

1. SPR #98-48

BY: Ken Thompson
60630 New Haven Rd.
New Haven, MI

RE: Centennial Farms
Court Street
Parcel #59-12-400-007
Zoned RMH

FOR: Expansion of Modular Home Park.

Mr. Thompson said he has the site plan for the addition to the Centennial Farms. There are 390 lots in Centennial Farms and we purchased this parcel from the railroad and would like permission to develop this into additional sites. The sites would be 53'x 106' and would house double wide homes.

Audience Participation:

Pauline Dargel, 6119 Hugh, inquired about the property going behind the theater. She also noted that she understands the modular home park has had an impact in the Bentley School System. She asked if they plan to expand any further to the west.

Mr. Thompson said out of the 390 lots, there are 320 occupied with an additional 75 sites from the expansion. He said the property was rezoned to modular home park about one year ago. There is a wetland area to the west, railroad to the north and Davison Township to the east. Therefore, we have no plans to expand any further.

Mr. Bertram asked how far the railroad track is from this property. He was advised about 90 feet.

Mr. Brawner asked if this request is approved, would it go before the Police and Fire for their input for the ingress and egress for emergency vehicles. We have had a problem getting the fire department in and out.

Mr. Strasser said if this is approved tonight, he would send a copy to the Police and Fire Departments for their information. Mr. Strasser noted that the problem for the fire department was with the T-Type turnarounds.

Mr. Bertram asked if there is a reason why the Police and Fire Departments' comments are not given to the Planning Commission.

Mr. Strasser said we previously tried to get comments from various departments but rarely received them back.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #98-48, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #98-53

BY: Integra Enterprises For Advance Auto Parts
PO Box 5508, 565 Hwy. 55
Pinehurst, NC 28374

PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 8, 1998/6:00 P.M.
PAGE -5-

2. SPR #98-53

RE: Advance Auto Parts
Part of 59-100-100-022 Center Road Frontage
south of Starlight Coney Island

FOR: New Construction for an Auto Parts Store.

Spike Pearson, representative for Mr. Jordan, said the plans have been submitted and reviewed and are in compliance with the ordinance, other than the parking spaces. This issue will be addressed by Integra Enterprises at a Zoning Board of Appeals meeting, where a variance will be requested. The ordinance required 52 parking spaces. A portion of the proposed store will be a warehouse, therefore, not as many parking spaces may be needed.

There was no one who wished to speak regarding this site Plan.

Mr. Strasser said if the City Council doesn't approve the rezoning, this project will go no further. All of the requirements, except the parking, have been met and this will go before the Zoning Board of Appeals for a variance on the parking. This is a viable use for the property and the plans submitted were very nicely done.

Mr. Bertram inquired about getting a copy of the report in regards to the soil when it is submitted to the DPW.

Mr. Pearson said he would give the Board a copy of the report.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #98-53, contingent upon DPW recommendations and approval of Zoning Case #238. Motion carried 7-0.

F. SITE PLAN REVIEW POSTPONED FROM AUGUST 11, 1998 AT 6:00 P.M.:

1. SPR #98-47

BY: Joseph Janiga
3491 E. Bristol Rd.
Burton, MI 48529

RE: The Body Farm
3491 E. Bristol Rd.
Lot 31 Follo Acres
Section 28
Zoned C-3

FOR: Retail Fitness Equipment.

Mr. Strasser said he spoke with the landlord and the business deal failed. The applicant asked to have the request denied.

Moved by Howlett, seconded by Bertram to deny the request for Site Plan Review #98-47. Motion carried 7-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #98-50

BY: Grand Blanc Moose Lodge #2344
4043 Howe Road
Grand Blanc, MI 48439

PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 8, 1998/6:00 P.M.
PAGE -6-

1. SPR #98-50

RE: Grand Blanc Moose Lodge #2344
4043 Howe Rd.
200 ft. wide x 780 ft. deep building is 60 ft.
wide and 60 ft. long

FOR: Pavilion for outdoor seating.

Mr. Strasser said the representative for the Moose Lodge is not here. They were informed about the meeting.

Moved by Bertram, seconded by Grantner to postpone Site Plan Review #98-50 until the next regular meeting of October 13, 1998 at 6:00 P.M. Motion carried 7-0.

2. SPR #98-55

BY: Chester Jones
7146 W. Baldwin Rd.
Swartz Creek, MI 48473

RE: Allied Equipment Rental
3371 S. Dort Hwy.
Lots 18, 19, 20, 21 Dort Hemphill Commercial Sites
Section 28
Zoned M-2

FOR: Additional Storage Building.

Mr. Jones was present and explained that Allied Equipment is growing and there is a need to store the equipment indoors to keep it out of the weather. They would be storing small equipment and air lifts.

Mr. Strasser said the building fits the zoning ordinance and it would be good to have everything stored inside.

Mr. Grantner asked if the building would be anything like a pole barn.

Mr. Jones said the back side will be like a pole barn and the front area will be open.

Moved by Howlett, seconded by White to approve Site Plan Review #98-55, contingent upon DPW recommendations. Motion carried 7-0.

3. SPR #98-54

BY: Larry Cool
3497 N. Vassar Rd.
Burton, MI 48509

RE: American Building Co., Inc.
5479 Lapeer Rd.
E 30 feet of Lot 13 and Lots 14 & 15 Cardinal Gardens

FOR: Change of Use.

There was no one present to speak on this site plan.

Mr. Strasser said he hasn't heard from the applicant since he applied for the site plan.

REGULAR PLANNING COMMISSION MEETING MINUTES

SEPTEMBER 8, 1998/6:00 P.M.

PAGE -7-

Moved by Howlett, seconded by Bertram to postpone Site Plan Review #98-54 until the next regular meeting of October 13, 1998, at 6:00 P.M. Motion carried 7-0.

H. BOARD DISCUSSION:

Mr. Berry reminded the Board there will be a Special Planning Meeting held on September 22, 1998 at 6:00 P.M. at the Burton Senior Citizens Center for a public input session for the Master Plan.

Doug Piggott, Rowe, Inc., said at the last meeting he submitted a set of goals and objective for the public input session. This session will be held on September 22nd instead of the 23rd, due to a schedule conflict with the Senior Citizens Center. If the Board has any additions, deletions or corrections to the goals and policies, he would be like to have their comments or suggestions.

Mr. Grantner said he would like to explore the possibility of formulating a policy that would open some form of incentive to the entrepreneurs to look at the existing, unoccupied buildings located in the City, versus building new ones. This way, we can keep some of the green space in the City. He is aware that Mr. Strasser encourages the business people to look at the existing buildings.

Mr. Piggott said the City may establish a process to encourage redundant existing structures. He said the agenda on September 22nd will consist of each table having an element to discuss and it will be up to the people at each table to provide additional goals and objectives. After about 20 minutes of discussion people will move to another table. At the end of the meeting, we will summarize the information that is brought forward. The meeting shouldn't be as long as the previous one. At the Planning Commission Meeting in October, I will present any changes and then develop three scenarios for the Board. We are currently on schedule with our plans.

Mr. Bertram asked about the maps being presented to the Board.

Mr. Piggott said he is trying to get the zoning maps, but there was a miscommunication between himself, Jeff and Tom. He said the base maps are inaccurate at this time and he would prefer not to have them out. He will do his best to have the maps available by the October meeting. Mr. Piggott said the next step would be to adopt the maps. The City may want to take some action in certifying the maps to the City Council.

Mr. Berry noted that he received communication regarding a Planning and Zoning Seminar on how to avoid the 10 most common Planning and Zoning mistakes. If anyone is interested in attending, please contact the City Clerk's Office.

The next regularly scheduled Planning Commission Meeting will be held on October 13, 1998, at 6:00 P.M.

Meeting Adjourned at 7:06 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML