CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 9, 1997, 6:00 P.M.,COUNCIL CHAMBER

THE REGULAR MEETING WAS CALLED TO ORDER BY Homer Berry, Chairman, at 6:00 P.M.

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

MEMBERS ABSENT: Mayor Charles Smiley.

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

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

Howlett moved and Granter seconded the following motion:

Approve and authorize the minutes of the Regular Meeting of August 12, 1997 at 6:00 P.M., as printed. Motion carried 8-0.

B. SCHEDULE FIRST PUBLIC HEARING(S) FOR SEPTEMBER 30, 1997 AT 6:00 P.M. :

ZC #230

BY: Mid State Bolt & Screw
2435 S. Grand Traverse
Flint, MI

RE: Mid State Bolt & Screw
Parcel #59-31-200-002
Bristol Road
Rezone from R-1C to M-1

FOR: Light Industrial

2. ZC #231

BY: Rite Aid Pharmacy
2019 & 2027 E. Whittemore
Burton, MI 48529

RE: 2019 & 2027 E. Whittemore
Lots 468, 469, 470 & 471 Bendlecrest Sub.
Section 32
Zoned R-1C

Moved by Howlett, seconded by Grantner to schedule for first public hearings Zoning Cases #230 and #231 for September 30, 1997 at 6:00 P.M. Motion carried 8-0.

C. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., asked about the possibility of having a zoning map available in the Council Chambers for the residents to view.

D. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #97-50

BY: Mark P. Williams
328 Plymouth Court
Davison , MI 48423

D. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

1. SPR #97-50

RE: Edwin L. Novak & Dr. Mark Williams,O.D.
4067 E. Court St.
Lot 4 , Supervisor's Plat #39
Section 10, C-2 Zoned

FOR: Change of Use.

There was no one present to represent the site plan.

Moved by Bertram, seconded by Walls to postpone Site Plan Review #97-50 until the end of the meeting. Motion carried 8-0.

2. SPR #97-53

BY: Michael E. Gellatly
611 S. Meade St., #1
Flint, MI 48503

RE: Discount CD's & Tapes
G-3201 S. Dort Hwy.
Lots 356-359 Chambers Sub.
Section 28, C-2 Zoned

FOR: Change of Ownership.

There was no one present to represent the site plan.

Moved by Bertram, seconded by Howlett to postpone Site Plan Review #97-53 until the end of the meeting. Motion carried 8-0.

3. SPR #97-54

BY: Jeff Wood
4479 Fenton Rd.
Burton, MI 48529

RE: Lot 21 Burton Woods
Section 31
C-1 Zoned

FOR: Office Addition

Mr. Wood was present and said he has the basic site plan to present. There will be a parking lot in front of the building with handicap access. He said he owns the property next door and most of the construction will be done to the south of this property. He said he will put in a buffer between his property and that to the north of him, if necessary.

Mr. Berry asked if Mr. Wood had read the DPW recommendations.

Mr. Wood said no, but then reviewed the recommendations and said he had no problem with any of them.

Audience Participation:

Pauline Dargel, 6119 Hugh, inquired about two addresses being discussed during the zoning cases. Is this the only address they are discussing at this time? She was advised yes.

Mr. Strasser said the site plan reflects everything that is required by the ordinance. DPW has no problem with the site plan request.

Mr. Perez asked if the neighbor to the north had any problems or concerns.

Mr. Strasser said this site plan will not impact the neighbor.

Moved by Howlett, seconded by White to approve Site Plan Review #97-54 contingent upon DPW recommendations. Motion carried 8-0.

4. SPR #97-55

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

RE: Water Tower
2033 E. Bristol Rd.
Lot 120, 121 Star Sub.
Section 29, R-1C

FOR: Construct New Water Tower.

Amy Gilson, Rowe Engineering, Inc., explained that based on the water study, the existing tower will be replaced by a new tower directly to the north of the existing tower. After construction of the new tower, the old one will be demolished. The plans were sent to the City.

Mr. Strasser asked what the capacity of the old tower was and what the new one would be. He was advised the old one held 250,000 gallons and the new one would hold 400,000 gallons.

Mrs. Walls inquired whether the project was put out for bids and if Rowe Engineering, Inc., had received the contract for it. Mr. Strasser said he didn't know if bids were taken for this project or not.

John Matonich, President of Rowe Eineering, Inc., said this was all part of the contract that was approved by the Burton City Council for the water tower design.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #97-55, contingent upon DPW recommendations. Motion carried 7-1 with Mrs. Walls voting no.

Moved by Bertram, seconded by Perez to postpone Site Plan Review #97-50 and Site Plan Review #97-53 until the next regular meeting of October 14, 1997 at 6:00 P.M., as neither of the applicants were present. Motion carried 8-0.

BOARD DISCUSSION:

Mrs. Walls noted that plans are underway to have a work session and update the Master Plan. Mr. Major is working on this project now.

BOARD DISCUSSION CONTINUED:

Mr. Perez welcomed Sue Millard, newly appointed member of the Planning Commission.

Mr. Grantner recognized Jim Merrell, past member of the Planning Commission ,and thanked him for his time on the Board and said he would be missed.

The next regularly scheduled meeting will be held on October 14, 1997, at 6:00 P.M.
A Special Meeting will be held September 30, 1997 at 6:00 P.M.

Meeting Adjourned at 6:18 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML