

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
OCTOBER 8, 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, Hohloch, Walls, White and Young.

MEMBERS ABSENT: Mayor Charles Smiley

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

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

Young moved and Bertram seconded the motion to approve the Minutes of the Regular Meeting of September 10, 2002 at 6:00 P.M. Motion carried 7-0.

B. PUBLIC HEARING(S):

1. LS #02-44

BY: Fred Johnson/John K. Conley
6394 Pinebrook Lane
Burton, MI 48509

RE: Parcel #59-01-100-023
2292 N. Belsay Rd.
Zoned R-1A
Section 01

FOR: Residential Use.

Neither the applicant nor a representative was present for the meeting.

Mr. Strasser said there is three gentlemen involved in this case but not present this evening.

Mr. Bertram asked about the location of the driveway.

Mr. Strasser explained that the only access to the home was from the south side of the property. An attempt is being made to get access to the homes from the north.

Mrs. White asked if the zoning classification would remain R-1A. She was advised yes.

Moved by Bertram, seconded by Young to postpone Lot Split #02-44 until the end of the meeting.
Motion carried 7-0.

2. LS #02-45

BY: Matthew R. Withem
5310 Sitka St.
Burton, MI 48519

RE: Lot 63 of Eastgate No. 3
Section 26
Zoned R-1B

FOR: Residential Use.

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Matthew Withem, 5310 Sitka St., explained that he is requesting a lot split to build another home. He likes the area and wants to remain a part of it.

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

Mr. Strasser noted that the Zoning Board of Appeals granted a variance for 62 feet and the remaining lots are similar in size. He informed Mr. Withem that he or whoever builds on the lots would be responsible to pay for the sewer lead and tap-ins.

Mr. Bertram asked if Mr. Withem would be using the full 62 feet of the lot.

Mr. Withem replied no, that his lot would be 62'x180'. He plans to build back beyond the 180 feet by about 40 feet. This would put him back further than the neighbors on the east side of him. He said his neighbor's lots were split down the middle and they seem rather small to him.

Mr. Young asked if a provision could be made in the motion that if the house is built on the new lot being created, it should be built beyond the existing houses?

Mr. Strasser replied yes, the Board could make such a provision in the motion.

Moved by Walls, seconded by Perez to approve Lot Split #02-45 contingent upon DPW recommendations.

Moved by Young, seconded by Bement to amend the motion that to approve Lot Split #02-45 with the provision to build back 180 feet from Sitka Street. Motion carried 7-0.

C. AUDIENCE PARTICIPATION:

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

D. SITE PLAN REVIEW(S):

1. SPR #02-49

BY: Ted Hu Associates, Inc.
G-8285 S. Saginaw
Grand Blanc, MI 48439

RE: Dental Office for Dr. L. Grzegorzewski
4085 S. Center Rd.
Parcel #59-34-100-027
Zoned C-2

FOR: New Office Building

Debbie Honea, representing Ted Hu Associates, Inc., G-8285 S. Saginaw St., Grand Blanc, MI, said the request is for approval for a new office building and it will be a duplicate of what is currently there. In Phase 2 we are proposing a rental space and are asking for approval for the entire development as presented to you. We have submitted the necessary documentation to the Drain Commission and have received back approval from the Road Commission. We have provided sidewalks along the front and have removed the parking spaces from the rear setback. The only unique feature is underground storage catch basin.

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

Mr. Strasser said Ms. Honea covered everything. There were two corrections and they have been taken care of. The County Road Commission had six items of concern and five of them were not under their jurisdiction. We have no problem with the request.

Mr. Hohloch asked if they were required to have entrance permits.

Ms. Honea said there would be no additional entrance areas and therefore, a permit was not required.

Mr. Perez asked if this phase is being built behind the existing office and asked if a split would be needed.

Ms. Honea said no split is needed. Dr. Conover owns the front building and will also own the proposed building.

Mr. Young asked if approval from the Drain Commission would be received prior to the project being constructed. He was advised yes, the proper approvals would be in place.

Moved by Bertram, seconded by White to approve Site Plan Review #02-49 contingent upon DPW recommendations as requested. Motion carried 8-0.

B. PUBLIC HEARING(S):

1. LS #02-44

BY: Fred Johnson/John K. Conley
6394 Pinebrook Lane
Burton, MI 48509

RE: Parcel #59-01-100-023
2292 N. Belsay Rd.
Zoned R-1A, Section 01

FOR: Residential Use.

There was no one present to represent the applicant.

Moved by Bement, seconded by Bertram to postpone Lot Split #02-44 until the next regular meeting of November 12, 2002. Motion carried 8-0.

F. ADMINISTRATIVE SITE PLAN REVIEW(S):

1. SPR #02-48

BY: Steven Neirink
3014 S. Genesee Rd.
Burton, MI 48519

RE: Steven J. Neirink, DPM
3014 S. Genesee Rd.
Parcel #59-27-526-028
Lots 10, 11, 12 Merrill Acres (77)

FOR: Doctor's Office.

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2. SPR #02-50

BY: Charles Jernigan

3404 Eastdale Dr.
Flint, MI 48506

RE: Chuck's Car Care & Auto Sales
4033 S. Dort
Lots 15 to 17 of Way Acres

FOR: Change of Use.

G. BOARD DISCUSSION:

Mr. Grantner noted that he would like to have an updated version of Ordinance 19 for the entire board to review and receive some thoughts from DPW staff as to what items need to be addressed. We could set the work session tonight to get the process started. He said he would prefer an afternoon session.

Mr. Young asked when the Board might receive the information from the City prior to the work session. He would also like to have copies of ordinances from other municipalities around us so we may look at them. We need to know when we would receive this information and then give the Board a couple weeks to review it.

Mr. Strasser said he has three other ordinances and would be able to provide copies in a timely fashion.

Mr. Grantner asked if a few days would be enough time. He was advised yes.

A brief discussion was held concerning where to hold the work session.

Moved by Young, seconded by Bertram to hold a work session on Tuesday, October 29, 2002 from 9:00 a.m. to 11:00 a.m. at a place to be determined by administration. Motion carried 8-0.

Mr. Bertram expressed his concerns about the upkeep of Greenbrier Mobile Home Park. He asked if the City had any jurisdiction over the situation.

Mr. Strasser said there are various problems with the mobile home park.

Mr. Bertram also addressed the mound of dirt that is located at the corner of Belsay and Bristol Roads. He was advised that the dirt is slowly being moved.

The next regularly scheduled meeting will be held on Tuesday, November 12, 2002, at 6:00 P.M.

Meeting Adjourned at 6:35 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML