

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
OCTOBER 12, 2004, 6:00 P.M., COUNCIL CHAMBERS
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Jerry Grantner, Chairperson, led the Pledge of Allegiance.

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

MEMBERS PRESENT: White, Perez, Walls, Bertram, Cummings, Cross, Grantner

MEMBERS ABSENT: Mayor Smiley, Young

OTHERS PRESENT: T. Strasser, Deputy Planning Official and J. Adams, Deputy City Clerk

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

Approval of the Regular Meeting minutes of September 14, 2004 at 6:00 p.m. will be addressed at the next meeting on November 9, 2004 at 6:00 p.m.

B. AUDIENCE PARTICIPATION: No one in the audience wished to speak at this time.

C. SCHEDULE PUBLIC HEARING FOR :

- | | |
|------------|---|
| 1. ZC #295 | BY: City of Burton
4303 S. Center Rd.
Burton, MI 48519 |
| | RE: Ordinance 19 "Zoning Ordinance" Text Change
Sect. 3.01 Item 24 "Bldg. Setback Line"
Sect. 5.09 Projections into yards
Sect. 5.42 Orientation of Residential Structures |
| | FOR: Text Change |

Mr. Strasser indicated this case will be scheduled for the next meeting in November.

D. SITE PLAN REVIEW:

- | | |
|---------------|---|
| 1. SPR #04-29 | BY: KM Investment of Burton
180 High Oak Rd.
Bloomfield Hills, MI 48304 |
| | RE: Lot 17 Rizzo Industrial Park |
| | FOR: New Construction for a warehouse. |

Kevin Cook, Director of Engineering at CHMP, 5198 Territorial Rd. Grand Blanc, MI, stated he is representing KM Investment. They have proposed a commercial office and warehouse building. The site plan and front elevation drawings have been provided. The lot has existing water and sanitary sewer. Mr. Cook stated further, the industrial park created the storm water detention basin and it was sized for development so each lot could be built to its fullest extent. The setbacks are included in the drawing and the landscape plan meets the zoning ordinance. Mr. Strasser had comments to re-work the radius coming into the park. We will re-work that and include sidewalks.

Mr. Strasser indicated the street name has been changed to Burton Court.

AUDIENCE PARTICIPATION: No one from the audience wished to speak.

Mr. Strasser said there are two items to address. One is to extend the radius of the driveway to the west to allow for semi-trailer traffic and, installation of a 5 ft. concrete sidewalk across the frontage of the property. We recommend approval.

BOARD DISCUSSION:

Mr. Cross inquired regarding the percentage of occupancy.

Mr. Strasser said this would be the 4th development in the park.

Brad Clintworth, 180 High Oak, Bloomfield Hills, MI, expressed there are about 10 available lots left.

Mr. Bertram inquired regarding permits from the Drain Commission.

Mr. Cook said the site plan has been submitted with the County, Water & Waste and they are still waiting for that review.

Moved by Bertram, seconded by Cummings to approve SPR #04-29, contingent upon Genesee County Drain Commission approval. Motion carried, 7-0.

E. ADMINISTRATIVE SITE PLAN REVIEW(S):

1. SPR #04-30

BY: Paul Novak
1075 E. Bristol Rd.
Burton, MI

RE: Panorama Video Store
1087 E. Bristol Rd.

FOR: New use within a tenant space

There was no discussion with this site plan.

F: BOARD DISCUSSION:

Mr. Bertram indicated the Admiral Station on Saginaw Street appears to have changed different businesses within the last several months. The business is now Advance Cash.

Mr. Strasser said he will look into it.

The next regularly scheduled meeting will be held on **Tuesday, November 9, 2004, at 6:00 P.M.**

Meeting adjourned at 6:12 P.M.

jra