

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
OCTOBER 13, 2009, 6:00 P.M., COUNCIL CHAMBERS
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Chairman Jerry Grantner led the Pledge of Allegiance.

Chairman Jerry Grantner called the Meeting to order at 6:00 p.m.

MEMBERS PRESENT: White, Walls, Bertram, Grantner and Centilli.

MEMBERS ABSENT: Tinnin.

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

Moved by Bertram, seconded by White to approve the minutes of the Regular Planning Commission Meeting on July 14, 2009 at 6:00 p.m. Motion carried 5-0.

Mr. Grantner welcomed Robert Walls as a member of the Planning Commission.

SITE PLAN REVIEW:

1. SPR #09-09

BY: Paul Garson
307 E. Court St.
Flint, MI

RE: 3495 S. Center Rd.
Genesys PHO Office
Parcel #59-80-156-301

FOR: Addition and remodel

Jeff VanCamp, Creekwood Architecture, said they are proposing a 7,000 square foot office building. It currently houses some of the PHO's information services. We propose to construct a 14,500 square foot office addition to relocate administrative and other offices from Ballenger Hwy. to this location. They will add 62 parking spaces and resurface the existing parking lot. Mr. VanCamp mentioned the exterior of the building would have brick and a pitched roof.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said he recommends approval on the plan. There is a sidewalk across the front. The storm drainage detention will be installed underneath the parking area and metered out to the small creek to the north. The parking exceeds what is required. All the stipulations in the zoning ordinance have been met or exceeded through this plan. To the east of the building they recently completed a pole barn for cold storage only.

Mr. VanCamp said they would like to break ground within a month.

Mr. Strasser said he will give a copy to Mr. VanCamp to pass on to PHO of the water and sewer tap-in fees worksheet. There is 1 unit assessed to that building. The units have been increased and this is a breakdown of fees.

BOARD DISCUSSION:

REGULAR PLANNING COMMISSION MINUTES
OCTOBER 13, 2009 / 6:00 P.M.
PAGE 2

Mr. Walls inquired on hours of operation, and the placement and shining of lights into the neighborhood.

Mr. VanCamp said they would only have business hours in the daytime. There is lighting calculations, and they did maintain zero light level at the line of the property line

Mr. Bertram asked if there is a metered drain?

Mr. Strasser said there are calculations involved. It would only be metered out of the detention area. Mr. Bertram inquired as to the location. Mr. Strasser replied that it is located closer to Center Rd. There is a pipe that comes out from underneath the parking lot that drains into the small creek that goes underneath Center Rd.

Mr. Bertram inquired further concerning a Consumers right-of-way.

Mr. VanCamp said there is a Consumers easement down the middle of the property. Consumers will relocate the transformer in from the south.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Bertram, seconded by Walls to approve SPR #09-09. Motion carried 5-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Grantner stated Sue Flewelling and Cheryl Sclater resigned from the Board. We are down 2 people. He will speak to the Mayor about it. We still need to appoint a secretary so we are in harmony with the By-Laws. That person will go and see Julie Adams, read the minutes and Julie will sign along with the secretary. The Board also needs to elect a Vice-Chair.

Mr. Bertram asked about the number of members on the Planning Commission.

Mr. Grantner stated 9 members. The Mayor can be a member on the Board.

Mr. Strasser expressed that there are smaller businesses moving in some of the buildings that have been unoccupied.

Mr. Grantner announced that the next regularly scheduled meeting will be held on **Tuesday, November 10, 2009, at 6:00 P.M.**

Meeting adjourned at 6:20 p.m.

jra