

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
OCTOBER 14, 1997, 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, Berry, Millard, White, Perez and Walls.

MEMBERS ABSENT: Mayor Smiley and Grantner.

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

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETINGS:

Howlett moved and Millard seconded the following motion:

Approve and authorize the minutes of the following meetings: Regular Meeting of September 9, 1997 at 6:00 P.M. and Special Meeting of September 30, 1997 at 6:00 P.M. Motion carried 6-0.

B. SITE PLAN REVIEWS POSTPONED FROM SEPTEMBER 9, 1997:

1. SPR #97-50

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

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

FOR: Change of Use.

Dr. Mark Williams, 328 Plymouth Ct., Davison, said he was present to answer any questions by the Board. He said the building will be used as an optometry office.

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

Mr. Strasser said on the north side of Court Street there is a strip mall that runs north and south all improvements are in place. He asked Dr. Williams if there was adequate parking on the property.

Dr. Williams said yes. The back area is for any overflow of parking and it is rarely used.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #97-50, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #97-53

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

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2. SPR #97-53

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

FOR: Change of Ownership.

Mr. Gellatly, 611 S. Meade, Apt. #1, Flint, MI 48503, was present and said he had no problems with any of the DPW requirements.

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

Mr. Strasser explained that the parking lot is paved and all requirements have been met. DPW has no problem with the request.

Mr. Bertram asked if Mr. Gellatly was in any way connected with the former owner. He was advised no.

Moved by Howlett, seconded by White to approve Site Plan Review #97-53 contingent upon DPW recommendations. Motion carried 7-0.

C. AUDIENCE PARTICIPATION:

There was no one who wished to speak.

D. SITE PLAN REVIEWS:

1. SPR #97-62

BY: Don Bertram
1345 Connell St.
Burton, MI 48529

RE: Greenley Square #2
3490 Greenley St.
Lots 1183-1189 & 1216-1220 Baker Pk. #1
Section 30
R-1C Zoned

FOR: Expand Adult Foster Care Facility.

Don Bertram, 1345 Connell St., said he has reviewed the DPW recommendations and has no problem with them. He had nothing further to add to his request.

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

Mr. Strasser said the proposal meets the ordinance and he has gone before the Zoning Board of Appeals for a setback variance, which was approved. The setback is located on Greenley Street.

Moved by Howlett, seconded by Perez to approve Site Plan Review #97-62, contingent upon DPW recommendations. Motion carried 7-0.

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2. SPR #97-64

BY: James A. Sargent
4503 S. Center Rd.
Burton, MI 48519

RE: James A. Sargent Insurance Agency
East Maple Avenue
#59-34-300-037
C-1 Zoned

FOR: New Construction for an Insurance Agency.

James Sargent, 4503 S. Center Rd., was present. He said he has no problems with any of the DPW recommendations.

Pauline Dargel, 6119 Hugh, inquired about a business number or postal delivery number for the business.

Mr. Strasser said the reason there was no number at the present time, is that this is a County road and they will assign a number to the parcel. There is water and sewer available and the parking lot is paved. Everything is within the confines of the ordinance.

Mr. Bertram questioned the accessibility of the parking lot off Maple Road. He also inquired about the zoning classification of the convenience store. He was advised it is C-1.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #97-64 contingent upon DPW recommendations. Motion carried 7-0.

E. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #97-47

BY: Jeffrey Sweers
2285 Popplewood Ct.
Davison, MI 48423

RE: ATA'J Salon of Design
1184 S. Belsay Rd.
Lots 31 & 32 of Cardinal Gardens
Section 14
C-2 Zoned

FOR: Change of use within a tenant space.

There was no one present to represent this site plan. Mr. Strasser said he spoke with Mr. Sweers and also mailed a copy of the application with the date and time.

Moved by Bertram, seconded by Perez to postpone Site Plan Review #97-47 until the next regularly scheduled meeting. Motion carried 7-0.

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2. SPR #97-51

BY: Joe Kelly
4247 S. Dort Hwy.
Burton, MI 48529

RE: Chemco
4247 S. Dort Hwy.
#59-33-504-001
Part of Lot 36 Supervisor's Plat #25
Section 33
M-1 Zoned

FOR: Storage Building Addition

There was no one present to represent the site plan.

Mr. Bertram asked if this was the Chemco building and he was advised yes.

Moved by Bertram, seconded by Howlett to postpone Site Plan Review #97-51 until the next regularly scheduled meeting. Motion carried 7-0.

3. SPR #97-58

BY: Asselin Associates Architects
4488 West Bristol Road
Burton, MI 48519

RE: Asselin Associates Architects
3397 Warehouse Drive
The N 84 ft. of Lot 62 Hemphill-Dort Commercial
Sites #2
Section 28
M-2 Zoned

FOR: Change of Use/Pallet Rebuilding.

Paul Bush, Representative for Asselin Associates, 4488 W. Bristol Road, said he received his letter regarding the meeting from the DPW and after reviewing the recommendations, he had a question on Item #12, which deals with paving the handicapped parking spaces.

Mr. Strasser said the handicapped spaces to have to be paved, but not the entire parking lot.

Audience Participation:

Mr. Strasser said the pallets may be stored outside. This site cannot be seen from anywhere because it is at the end of Warehouse Drive. No one can see the pallets from Bristol Road nor Dort Highway.

Mr. Bertram asked if any area would be fenced for the storage of the pallets.

Mr. Sandstone said they may fence about 20 feet in the front. They mainly build the pallets and then ship them out. They have single axle tractor trailers and there will be nothing bigger than what is presently on the road now.

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Moved by Howlett, seconded by Walls to approve Site Plan Review #97-58 contingent upon DPW recommendations. Motion carried 7-0.

4. SPR #97-59

BY: New Testament Baptist Church
3484 S. Belsay Rd.
Burton, MI 48519

RE: New Testament Baptist Church
3484 S. Belsay Rd.
#599-26-400-018
SE Zoned

FOR: Storage Building

There was no one present to represent this site plan. Mr. Strasser said he mailed the usual notice and didn't hear from anyone they wouldn't be here tonight.

Moved by Howlett, seconded by Bertram to postpone Site Plan Review #97-59 until the next regular meeting. Motion carried 7-0.

5. SPR #97-60

BY: Stacie and James McLain
3109 Norwood Dr.
Flint, MI

RE: Academy of Gymnastics and Arts
3108 E. Bristol Rd.
Lots 28-29 Way Acres
Section 33
M-2 Zoned

FOR: Change of Use

There was no one present to represent the site plan.

Moved by Perez, seconded by Bertram to postpone Site Plan Review #97-60 until the next regular meeting. Motion carried 7-0.

6. SPR #97-61

BY: Diane Johnson
12426 E. Carpenter Rd.
Davison, MI 48423

RE: New Beginning Styling Center
4271 S. Dort Hwy.
Parts of Lots 1 & 2 Lacina Sub.
Section 33
M-1 Zoned

FOR: Beauty Salon

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Diane Johnson, 12426 E. Carpenter Rd., Davison, MI, said she had nothing more to add to her request.

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

Mr. Strasser said the requested use fits the zoning and the DPW has no problem with the site plan being approved.

Moved by Howlett, seconded by Millard to approve Site Plan Review #97-61, contingent upon DPW recommendations. Motion carried 7-0.

7. SPR #97-63

BY: Best Car Co. - Lon Neuville
4199 Davison Rd.
Burton, MI 48509

RE: Best Car Co.
4199 Davison Rd.
#59-03-300-062
C-2 Zoned

FOR: New Storage Building

Lon Neuville, 4199 Davison Rd., said he has no problems with the DPW requirements.

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

Mr. Strasser said everything the gentleman has proposed is within the confines of the ordinance. He was before the Board two (2) years ago and has done a nice job with the business as it is neat and clean.

Mr. Neuville said he spoke with the builder and he told me a 60'x100' addition would not be a major cost. There is 700 feet of room.

Mr. Strasser said the size isn't a problem, as he has all the land he needs.

Mr. Neuville said he will have the regular blueprints into the DPW as soon as possible, but I wanted to get onto the agenda to get the addition done before winter. The building will not be seen from the street except possibly the top of the roof. The storage building will be used to store cars and bed liners.

Mr. Berry asked if it would be a problem if they moved 20 feet to the south.

Mr. Strasser said when they bring in their building plans, they would have to go by the building code.

Moved by Howlett, seconded by White to approve Site Plan Review #97-63, contingent upon DPW recommendations, with the amended building size of 60'x100'. Motion carried 7-0.

F. BOARD DISCUSSION:

Mr. Berry informed the Board there would be a Workshop for the Planning and Zoning Boards on December 1, 1997, from 5:30 P.M. to 7:00 P.M. This will be held at the Police/Fire Facility.

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The next regularly scheduled Planning Commission Meeting will be held on November 11, 1997 at 6:00 P.M.

Meeting Adjourned at 6:40 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML