

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
OCTOBER 14, 2003, 6:00 P.M., COUNCIL CHAMBERS

Jerry Grantner, Chairperson, led the Pledge of Allegiance.

Jerry Grantner, Chairman, called the meeting to order at 6:00 P.M.

MEMBERS PRESENT: Bement, Bertram, Cummings, Grantner, Perez, Walls, White and Young.

MEMBERS ABSENT: Mayor Smiley

MEMBERS 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 Bement seconded the motion to approve and authorize the minutes of the Regular Meeting of September 9, 2003 at 6:00 P.M., as printed. Motion carried 8-0.

Mr. Grantner announced that Zoning Case #281 would be moved to the end of the agenda. He also said that Site Plan Review #03-51 would be added to tonight's agenda.

B. PUBLIC HEARING:

1. ZC #281

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

RE: Ord 19 "Zoning Ordinance"

FOR: Various Text Changes

Moved by Bement, seconded by White to move Zoning Case #281 to the end of the agenda. Motion carried 8-0.

C. AUDIENCE PARTICIPATION:

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

D. PRELIMINARY SITE PLAN REVIEW:

1. SPR # 03-50

BY: Claro D. Recto
46500 Maidstone Rd.
Canton, MI 48187

RE: Green Hills Condominium
Parcel #59-34-200-027, #59-34-200-028,
#59-34-200-029 and #59-34-200-029
Zoned R-1A

FOR: Preliminary Review for Site Condominium Development.

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Mr. Grantner clarified that Site Plan Review #03-50 is a concept approval and the applicant would attend another meeting for final approval from the board.

Jesus Anais, Engineer for Claro Recto, 46500 Maidstone Rd., Canton, MI, explained he is proposing a site condominium with 104 lots. The water that would be available is at Bristol Road east of Center Road. Sanitary Sewer is available. Lighted streets and sidewalks would also be available. The retention area will be widened and the creek would be cleaned up. A berm is planned for the front facing Genesee Road. Landscaping will be around the perimeter of the condos.

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

Mr. Strasser commented that all lots presented meet or exceed what is required by the zoning ordinance. The creek that is running through the property would be widened out for retention and/or detention as required by the Genesee County Drain Commission. The zoning on the property is R-1A, which is single-family and requires a minimum of 85-foot lot and 10,625 sq. feet. This is a viable project in the Atherton School District and DPW recommends approval.

Mr. Perez questioned the water main stopping at Bristol Rd.

Mr. Anais said the water main stops at Bristol Road just before the creek. One of the subdivisions will be bringing the water towards the east and we will pick it up at Genesee Road.

Mr. Young questioned the 85-foot lot with this project being a site condo.

Mr. Strasser said the project is fashioned after a subdivision only it is a site condo.

Mr. Young inquired about the retention/detention pond and asked if a 100-year rain would back up to those properties.

Mr. Anais replied no, there is ample retention to take care of the 100-year flood. There is an 80-foot easement for the drain. We will not be building a house bigger than 1500 sq. feet.

Moved by Young, seconded by White to approve the preliminary site plan on a preliminary basis subject to the developer returning to the board for final approval. Motion carried 8-0.

E. SITE PLAN REVIEW:

1. SPR #03-49

BY: Security Federal Credit Union
3801 W. Boulevard
Flint, MI

RE: Security Federal Credit Union
Center Road between Bilsky & Byers St.
Lots 59 & 60 Supervisor's Plat & Part of Lot 61
Supervisor's Plat, Zoned C-4

FOR: Development of a Credit Union.

Rick Swihart, Architect for Creekwood, explained that a 6400 sq. foot building is being proposed for a full-service credit union with an ATM. There will be 65 parking spaces for the facility, which is more than required by ordinance.

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Mr. Swihart said the building would be brick with metal roofing and would be a state-of-the-art building. The credit union wants to expand to this area and believes Burton would be a good location for this facility.

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

Mr. Young asked if the County Drain Commission had given their approval on the project as well as the City Road Department.

Mr. Swihart replied that the plans have been submitted to the County Drain Commission for quite some time, but the review has not come back from the County.

Mr. Grantner inquired about the parking off the setback on Bilsky St.

Mr. Strasser replied that is where the revised print came from.

Moved by Bement, seconded by Young to approve Site Plan Review #03-49 contingent upon DPW recommendations. Motion carried 8-0.

2. SPR #03-51

BY: Ken Walli
4160 W. Pierson Rd.
Burton, MI 48506

RE: Addition to Evergreen Laundry
2247 S. Center Rd.
Parcel #59-22-100-014

FOR: Office Area Addition.

Larry Leazenby, Architect from Creekwood Architecture, 1111 Creekwood Trail, explained that Mr. Walli is moving out of his present office location and would like to build a 40-foot addition at the end East end of the laundry for office purposes. The windows and exterior would match what is presently there. One portion of this would be like a small maintenance garage, not for maintenance, but to temporarily store equipment until he can get it into another building. No work would be done on site. This is just a temporary dropping off and loading space.

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

Mr. Strasser commented that this addition would utilize the existing driveway that exits onto Center Road so a review by the Road Department is not required. Plans have been submitted to the County Drain Commission but no approval has come through as of this date. Sidewalks were also implemented on this plan, which would connect the senior hi-rise on the South and the Pro-Style Shop to the North. Their request exceeds what the ordinance requires and the DPW staff recommends approval.

Mr. Bertram asked if the cashier's window or money bay would be the collection point.

Mr. Leazenby said he believes this is for people to pass papers through. Mr. Walli wasn't clear about that issue. He only met with Mr. Walli in regards to the floor plan at one meeting. He doesn't think people would be going there to pay bills. Sometimes he has vendors come to his office and they present cards and they may use the window to take in the paperwork without them going into the office. People will not be coming and going to do monetary transactions.

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Mr. Perez confirmed that they would not be able to enter the new addition from the old building.

Mr. Leazenby said no, they are completely separate. There will be a firewall.

Moved by Walls, seconded by Perez to approve Site Plan Review #03-51, contingent upon DPW recommendations. Motion carried 8-0.

Mr. Grantner introduced Matt Cummings, the newly appointed member of the Planning Commission.

Mr. Strasser said the next item on the agenda is a zoning case. It is not the zoning case where property is being rezoned from one classification to another. This is in regards to the zoning ordinance and they deal with the revisions that the Planning Commission has been working on for a number of months. The Planning Commission will make a recommendation of approval or denial to the City Council. The Council will then take action at a meeting. They will make the final decision.

B. PUBLIC HEARING:

1. ZC #281

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

RE: Ord 19 "Zoning Ordinance"

FOR: Various Text Changes

Mr. Grantner explained that Mr. Strasser has attended all of the workshops that were conducted on this item and he has collated the data before you this evening. Mr. Grantner asked Mr. Strasser to speak to each of these issues this evening. Mr. Grantner then read the particulars of the zoning text change that was publicized.

Mr. Strasser then reviewed the various Sections of the Zoning Ordinance with the Board. (A copy of the revisions is on file in the Department of Public Works).

Moved by Young, seconded by Bertram to add a notification clause to the to Section 5.36 of the zoning ordinance. Roll Call Vote: Walls, no; Perez, no; White, no; Grantner, no; Bement, no; Cummings, yes; Bertram, yes; Young, yes. Motion failed 3-5.

Audience Participation:

Pauline Dargel, 6119 Hugh St., addressed several issues in the zoning ordinance.

Cheryl Billings, 4056 E. Hemphill Rd., had concerns about notification when changes were made in her neighborhood. She inquired about a zoning case that was supposed to be held this evening.

Mr. Strasser explained that the notices were mailed and the reason the zoning case isn't on the agenda is because The Flint Journal didn't publish the notice. The zoning case will be heard on November 11, 2003 at 6:00 P.M.

Ms. Billings asked why the audience was not informed at the start of the meeting that the zoning case would not be heard this evening. That was the reason she had attended the meeting.

Mr. Grantner apologized for failing to announce that the zoning case would not be heard.

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Linda Swinehart, 4042 E. Hemphill, made a request to be notified when the zoning case would be heard.

Mr. Grantner asked Mr. Strasser to give the Planning Commission members a copy of what he gives to the City Council in regards to the revisions of the zoning ordinance.

Mr. Bement commented that he would like to have Mr. Strasser present at the council meeting when the text changes are presented. Mr. Bertram agreed.

Mr. Strasser said he would discuss the matter with Mr. Abbey about attending the council meeting.

Mr. Young asked when the text change would go before the City Council.

Mr. Strasser said it would be presented on December 1st.

Mr. Bement noted that during his visit throughout the city, the biggest gripe is that the ordinances are not being enforced.

Moved by Bertram, seconded by Young to recommend approval and forward the zoning ordinance text change to the Burton City Council. Motion carried 8-0.

Mrs. Walls inquired about the structures that are being built and not being completed, such as the one at Genesee and Bristol Roads.

Mr. Strasser said the structures have to be completed within one year.

Mr. Grantner thanked the Board for their input and work done on the zoning ordinance. He believes it would be a good idea to meet with the Zoning Board of Appeals for their input and fine-tune the ordinance within the next year or so. If items are addressed when they happen, the ordinance could be updated on a more regular basis.

F: BOARD DISCUSSION:

Mr. Young commented that there are many things in what has been done that several would like to see done differently, but this is a consensus document and we need to support it in its totality. This document was done cooperatively and collectively and a good job was done.

Mr. Grantner said the focus has not been politics, but for the good of the city. Everyone had input and expressed their ideas concerning the document. We don't always agree but that's okay too.

Mrs. Walls thanked Mr. Grantner for the informality that was done when discussing the text changes at the workshops.

The next regularly scheduled meeting will be held on Tuesday, December 9, 2003, at 6:00 P.M.

Meeting Adjourned at 8:02 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML