

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
OCTOBER 14, 2008, 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: Flewelling, Cummings, Grantner, Sclater, White, Centilli, Tinnin and Walls.

MEMBERS ABSENT: Bertram.

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

Moved by Cummings, seconded by Tinnin to approve the Regular Planning Commission Meeting on August 12, 2008 at 6:00 p.m. Motion carried, 8-0.

SITE PLAN REVIEW:

1. SPR #08-27

BY: Scott Cook
PO Box 190051
Burton, MI 48519

RE: 1370 Rizzo Ct., Lot 8 Rizzo Industrial Complex
Parcel #59-31-529-008

FOR: Green Planet Lawn & Tree Care, LLC

Scott Cook, PO Box 190051, Burton, MI, stated he wants to build a bigger building.

AUDIENCE PARTICIPATION: None.

Mr. Strasser stated after review of the site plan, it has met all the amenities required by the ordinance. An architect or engineer did not draw the plan. Our ordinance does not require it. It only requires that it be an engineering scale showing architectural features, which this plan does. In light of today's economy, I would not tell anybody they have to go to an architect. I looked the plan over and even though some was hand drawn, it does meet the ordinance. It is a new development and will be in an industrial subdivision that has been sitting there stagnant for a while. He recommends approval.

BOARD DISCUSSION:

Matt Cummings asked if DPW would accept this without a stamped architectural rendering of the building.

Mr. Strasser replied we only accept the site plan as not being stamped by an architect. The building has to be architecturally signed and sealed.

Mr. Cummings asked if they would have to see an engineer to design the retention or detention ponds to meet the standards of the Genesee County Drain Commission.

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Mr. Strasser responded when the industrial sub was originally laid out through the platting process, detention was formulated at that time for percentage of lot coverage and roadways. The detention for the entire subdivision was built while it was being developed. The detention basin is already in place on the north and east edge of the subdivision. All the storm water generated throughout the entire subdivision goes to that detention area, which has been accepted by the County Drain Commission.

Mr. Cummings asked if outdoor storage of 21 A or double A stone, is required to have black top or hard surfaces for new construction.

Mr. Strasser replied that we require black top or hard surface on parking areas. If you are storing a truck, trailer or machine it is not required. We don't recommend hard surfacing an area for storage because a hard surface such as asphalt or concrete is 100% run-off. If you have a gravel surface, there is some percolation.

Mr. Cummings stated with a weed and feed business, the State of Michigan requires a spill containment area. He asked Mr. Cook if he is going to have one inside the building.

Mr. Cook replied they do not have full tank liquid anymore.

Mrs. White inquired as to the cost for a set of plans through an architect. She expressed being uncomfortable with this.

Mr. Strasser replied he does not really know. If they design the building too it is less, but it is a considerable amount of money. That is not the basis of our accepting the plans. In our ordinance, it does not require that an architect draw site plans.

Mr. Cook expressed they have the architectural drawing for the building. The cost was \$1,500.

Mr. Grantner asked if doing a site plan review, would the Board see handicap parking, restrooms, and what kind of building it is going to be.

Mr. Strasser replied no unless the Board wants to require it.

Mr. Cook commented on the parking, restroom, water fountain and being a complete commercial building. Mr. Cook addressed further the drawing and characteristics of the building.

Mr. Cummings spoke of his concern that they are creating a standard that anyone can bring in prints.

Mr. Strasser said he does not know that they are creating a standard, each case is different. I cannot require an architecturally drawn site plan because it is not required by the ordinance. The Planning Commission has the ability to say they want architecturally drawn prints.

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Mr. Grantner expressed they usually always get a set of prints. But this does not bother him as bad as if it was a building going out onto Center Rd. If Mr. Strasser is satisfied with what is here, that is good enough for me.

Mr. Cummings inquired as to who did the dimensions.

Mr. Cook replied Joe from Pro-Ex.

Mrs. White said normally she would vote no on this, but because it is in the Rizzo development and the water run-off has been taken care of and they do have sealed stamped prints, she will be voting yes.

Mrs. Sclater said she knows of the integrity of Scott Cook. She has worked with him for several years. She would like to abstain from voting because currently she is involved in the financing of this project. She feels as a Board, in these economic times, and I deal with businesses all day long, that if businesses are willing to step up to the plate right now, come into Burton and expand, I don't know that a seal on a piece of paper is going to make a difference. I think this Board needs to be compassionate to these business owners who are trying to expand and come into our City. If I was to vote, I would vote yes.

Mr. Centilli expressed that the site plan is adequate. The ground there is basically the same elevation. There is no hills or valleys and the retention pond is more than adequate. Mr. Centilli stated further he personally has worked on many of these and this is sufficient and good enough.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by White, seconded by Walls to approve SPR #08-27. Motion carried, 7-0 with Sclater abstaining.

Mr. Grantner acknowledged the following administrative site plan reviews.

ADMINISTRATIVE SITE PLAN REVIEWS:

- | | |
|---------------|--|
| 1. SPR #08-24 | BY: Refugia O. Whitten
1219 Peachwood Dr.
RE: 5006 Lapeer Rd.
FOR: Laredo Mexican Food |
| 2. SPR #08-25 | BY: Hanan Haddad
4087 S. Center Rd. STE 2
Burton, MI
RE: 4087 S. Center Rd.
FOR: Active Learning Child Care Center |

ADMINISTRATIVE SITE PLAN REVIEWS (continued):

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3. SPR #08-26

BY: Mike Warren, Pastor
3052 Wild Orchard Lane
Burton, MI

RE: 5320 Lapeer Rd.

FOR: North Pointe Church

4. SPR #08-28

BY: Jeffrey Bargy and Alisa Hawley
3511 Applewood Lane
Grand Blanc, MI 48439

RE: 1453 Walli Strasse Dr.

FOR: Action R/C Racing

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Grantner said the Board should have received the proposed Planning By-Laws, and the Planning the Zoning salary survey. Mr. Bertram initiated this and we should probably wait till the next meeting when he is here.

Mrs. Tinnin asked when they had a last increase in pay.
Mr. Grantner felt it was about 10 years ago.

Discussion ensued concerning abstaining from voting and what the Planning By-Laws state.

Mr. Grantner requested Mrs. Adams from the Clerk's Office send a memorandum to Attorney Rick Austin concerning reviewing the By-Laws. He would like something in writing for the next scheduled Planning Meeting.

The next regularly scheduled meeting will be held on **Tuesday, November 11, 2008, at 6:00 P.M.**

Meeting adjourned at 6:26 p.m.

jra