

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
NOVEMBER 11, 1997, 6:00 P.M., COUNCIL CHAMBER

The Regular Meeting was called to order by Homer Berry, Chairman, at 6:00 P.M.

MEMBERS PRESENT: Howlett, Bertram, Millard, Grantner, Berry, Mayor Smiley, White, Perez and Walls.

MEMBERS ABSENT: None.

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

APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETINGS:

Howlett moved and Grantner seconded the following motion:

Approve and authorize the minutes of the meeting of October 14, 1997 at 6:00 P.M., as printed.
Motion carried 9-0.

B. SCHEDULE PUBLIC HEARINGS FOR DECEMBER 9, 1997 AT 6:00 P.M.:

1. LS #97-66

BY: Centennial Farms "Ken Thompson"
6423 E. Court Street
Burton, MI 48509

RE: Centennial Farms "Ken Thompson"
Parcels 59-12-400-001 & 59-12-400-004
Section 12

FOR: Modular Park

2. ZC #232

BY: Frank Yow and Brandon Eister
13389 Lakeshore Dr.
Fenton, MI 48430

RE: 5405 E. Maple Rd.
Parcels 59-35-400-025 & 59-35-400-016
Section 35
Zoned SE

FOR: Residential Development

3. LS #97-70

BY: Avalanche, L.L.C.
2500 Gibson Rd.
Grand Blanc, MI 48439

RE: Avalanche L.L.C.
Parcels 59-11-400-010 & 59-11-400-011
Section 11

FOR: Ice Arena

Moved by Howlett, seconded by Perez to schedule Lot Split #97-66, Zoning Case #232 and Lot Split #97-70 for public hearings on December 9, 1997 at 6:00 P.M. Motion carried 9-0.

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C. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., stated that Mayor Smiley announced at the last Council Meeting that the proposed Centrum facility would not be built. She asked if the City would continue to encourage that type of development through another developer.

Mayor Smiley replied that the funding is done through the Federal and State and the City will continue to promote and attract senior citizen housing.

D. SITE PLAN REVIEW PRELIMINARY PLAT REVIEW:

1. SPR #97-67

BY: Kelly Walker
5253 Atherton Rd.
Burton, MI 48519

RE: Spring Gardens - Phase I
5359 E. Atherton Rd.
Parcel #59-26-200-005
R-1B Zoned

FOR: Tentative Preliminary Plat Review

Mr. Walker was not present to represent his site plan.

Mr. Strasser said he was properly notified and was told that he would be here.

Moved by Bertram, seconded by Perez to postpone Site Plan Review #97-67 until the end of the meeting to allow time for Mr. Walker to attend. Motion carried 9-0.

E. SITE PLAN REVIEW:

1. SPR #97-69

BY: Avalanch L. L. C.
Jeffrey S. Brayan
2500 Gibson Rd.
Grand Blanc, MI 48439

RE: Avalanch Ice Arena
Parcel #59-11-400-011
Section 11

FOR: Construction of an Ice Arena

Dan Park, 8235 Holly Rd., Grand Blanc, MI, said he was representing Jeff Brayan. He also introduced John Kimball. He explained they were requesting a site plan approval for the proposed ice arena off Belsay Road behind Wal-Mart and K-Mart, south of the railroad property. We are proposing a two rink facility with concessions and lock room. At the present time the property is long and we are requesting approval of a lot split at the December meeting. When we did the master plan, we included the possibility of adding on two rinks in the future. These will be an added attraction to the Burton area. The details are being worked out about use of the service drive. The building will be masonry and the parking meets all the ordinance requirements. Mr. Park presented the floor plan and said they are hoping to get approved this evening.

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Mrs. Howlett asked if all the requirements had been read and if there were any problems. She was advised everything is acceptable and understood.

Audience Participation:

Mr. Park presented the floor plan to the audience.

Pauline Dargel, 6119 Hugh, inquired about the traffic the facility would create and asked if this is something the County Road Commission would give their input. She was advised yes, they would have input on the traffic situation.

Mr. Brayan, owner, said a traffic study was done and there are approximately 13,000 vehicles traveling that road every day. The facility would not be a major factor in the increase of traffic.

Mr. Strasser said all the items on the site plan either meets or exceeds the ordinance. The building will be 74,000 square feet and that size will not stand out because of the K-Mart and Wal-Mart stores. The traffic issue has been addressed. This will be similar to an industrial park.

Mr. Bertram asked if the future addition would just be ice rinks or would it also include more concessions and locker rooms. Mr. Park said nothing has been determined at this time. It will depend upon the demands.

Mrs. Millard asked if they would be applying for a liquor license. Mr. Brayan advised no.

Mr. Grantner asked what they were basing their facts on as to the need for an ice arena.

Mr. Brayan said he has been in contact with several hockey associations and they all concur that the sport of hockey is up 300% in this area. There are not enough ice rinks in the area and some skaters are being deprived ice time.

Mr. Grantner asked what the timetable is for the arena to be opened. He was advised they would like to start in December and have the building erected in January and would hopefully be opened the first of June.

Moved by Howlett, seconded by Smiley to approve Site Plan Review #97-69, contingent upon DPW recommendations. Motion carried 9-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS POSTPONED FROM OCTOBER 14, 1997:

1. SPR #97-47

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

RE: ATA'J Salon of Design
1184 S. Belsay Rd.
Burton, MI

FOR: Change of use within a tenant space.

There was no one present to represent the site plan request.

Mr. Strasser said he spoke with Mr. Sweers on the phone and also sent him a letter regarding the meeting.

F. ADMINISTRATIVE SITE PLAN REVIEWS POSTONED FROM OCTOBER 14, 1997:

Moved by Bertram, seconded by Grantner to postpone Site Plan Review #97-47 until the next regular meeting of December 9, 1997 at 6:00 P.M. Motion carried 9-0.

2. SPR #97-51

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

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

FOR: Storage Building Addition

Mr. Kelly said he is the owner of Chemco at 4247 S. Dort Hwy. He is requesting approval for an addition to the existing storage building to store ice salt.

Mrs. Howlett asked if he had a problem with any of the DPW requirements. Mr. Kelly said no problems.

Mr. Strasser said everything meets the ordinance requirements.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #97-51, contingent upon DPW recommendations. Motion carried 9-0.

3. SPR #97-59

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

RE: New Testament Baptist Church
Parcel #59-26-400-018
SE Zoned

FOR: Storage Building

Michael Warren, 4453 Sunnymead, said he is the Pastor of the Church, and they are requesting to build a storage garage to house the church van and other miscellaneous items. He said the exterior will match the existing building.

Mr. Strasser said there is no problem with the request.

Moved by Howlett, seconded by White to approve Site Plan Review #97-59 contingent upon DPW recommendations. Motion carried 9-0.

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4. SPR #97-60

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

RE: Academy of Gymnastics and Arts
3108 E. Bristol Rd.
Burton, MI 48529
Lots 28-29 Way Acres
Section 33
M-2 Zoned

FOR: Change of use

Stacie McLain, 3108 E. Bristol Rd., said she and her husband are leasing the building west of the railroad tracks for a gymnastics and arts academy.

Mr. Berry asked if she is in the building now.

Mrs. McLain responded yes. Previously they were located on Beecher Road for seven (7) years. They are the only school that is certified both for gymnastics and arts.

Mrs. Howlett asked if she had any problems with the DPW requirements.

Mrs. McLain said no, that all the requirements have been completed.

Mr. Strasser said everything's meets or exceeds the ordinance.

Moved by Howlett, seconded by Walls to approve Site Plan Review #97-60, contingent upon DPW recommendations. Motion carried 9-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #97-65

BY: Flint Area School Employees Credit Union
5399 E. Court St.
Burton, MI 48509

RE: Flint Area School Employees Credit Union
5399 E. Court St.
59-11-400-006
C-2 Zoned

FOR: A.T.M. Addition

Bruce Calhoun, 1111 Creekwood Trail, Burton, MI, said he is representing the Flint Area School Credit Union. They are asking for approval of an A.T.M. addition that will be located 8 feet off the drive-through canopy and 28 feet off the property line.

Mrs. Millard asked if this would be like a pre-fab. Mr. Calhoun said it would be similar and there is only one company that makes these.

G. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

Moved by Howlett, seconded by Bertram to approve Site Plan Review #97-65, contingent upon DPW recommendations. Motion carried 9-0.

2. SPR #97-71

BY: PATCO Commercial Builders
(Owner's Representative)
412 Blue Ridge Ext.
Grandview, MO 64030

RE: Silver Cinema Theaters
Courtland Center
G-4190 E. Court St.
59-15-100-019

FOR: Silver Cinema Addition and Renovation
Courtland Center

Dave Andes, 1316 Southwest Crossings, Missouri, said he is the contractor for Silver Cinema addition and renovation at Courtland Center. He reviewed the DPW recommendations and has no problems with them.

Mr. Strasser said there is plenty of parking and everything meets or exceeds the ordinance.

Mr. Bertram asked if there would only be one screen. Mr. Andes said no, there would be four (4) new screens and the movies would be \$1.00 or \$2.00. They would be shown just prior to coming out on video.

Mrs. Millard asked if there was any information received from the utility company.

Mr. Andes said the building was moved 40 feet east to accommodate the power lines.

Audience Participation:

Fred Blatchford, 3440 Byers, Burton, MI, said he is the business agent for Flint Projectionists, asked if the theaters would open as individuals or all six (6) together.

Mr. Andes said he had no idea. His part of the work is to be done by January 1st. He said he hasn't seen any plans yet, he is just the contractor.

Mr. Blatchford said he has tried to make contact with the people, but has had no success in doing so.

Mr. Andes said he could stop by his office during working hours and he would give him the name of a contact person that might be able to help. His office hours are 8:00 a.m. to 4:30 p.m. at the cinemas.

Mayor Smiley asked Mr. Andes if they were using union labor. Mr. Andes replied yes.

Moved by Howlett, seconded by Perez to approve Site Plan Review #97-71, contingent upon DPW recommendations. Motion carried 9-0.

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D. SITE PLAN REVIEW PRELIMINARY PLAT REVIEW:

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Parcel #59-26-200-005
R-1B Zoned

FOR: Tentative Preliminary Plat Review

Neil Martz, 6384 S. Belsay Rd., Grand Blanc, apologized for being late. He passed out a modified rendition of the site plan stating they eliminated the two road access and submitted a new layout with one access on Atherton Road. We are proposing to develop a 166 lot subdivision with curbs and gutters, a small park and a retention pond. The streets will be named after flowers. We are asking for approval of the preliminary plat review.

Mrs. Walls asked what size the smallest lot will be.

Mr. Martz replied 70'x100', lot 138. There are no lots under 70'. There will be deed restrictions to prohibit certain types of housing. We are uncertain at this time, whether the park will be built to accommodate seniors or children.

Audience Participation:

Pauline Dargel, 6119 Hugh St., asked if there would be two car garages on the homes, like the subdivision on the opposite side of the street. She also asked if one person could purchase two lots.

Mr. Martz said no commitments have been made for any kind of garage. Mr. Martz said they can purchase multiple lots. He said he doesn't promote building without garages.

Mr. Bertram asked Mr. Martz if he would be developing this subdivision also.

Mr. Martz replied he has no personal, financial interest in this subdivision.

Mrs. Millard asked if any studies had been done with the schools and if they are at their saturation point. She also inquired if there would be underground utilities.

Mr. Martz said the higher dollar developments seem to be struggling and recently the school district voted down millage and this doesn't bring in young families. The utilities are underground.

Mayor Smiley said the City staff has been spending a great deal of time with Mr. Walker regarding this development. There is a need in the community for development of \$100,000.00 homes. Even though the other subdivisions are coming along, there is a need for this type of development.

Mr. Martz noted that the park will be donated to the City and the City will take over the entire detention pond.

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Moved by Bertram, seconded by Perez to approve Site Plan Review #97-67, contingent upon DPW recommendations. Motion carried 9-0.

H. BOARD DISCUSSION:

Mr. Berry read an invitation to the Swearing In Ceremonies for the elected council members to the Planning Commission.

Mayor Smiley spoke with the Chamber of Commerce regarding the addition to Courtland Center and the hockey ice rinks. The Chamber is talking about Burton in a positive way. If anyone has ideas for the City, please let the administration know. It's important that we work together and stay involved. We are currently in the process of putting together a web site. Mayor Smiley also noted that Tom has been working on the Master Plan.

Mr. Strasser said we have the proposals put together and they have to be put out for bids.

A brief discussion was held concerning the construction of the water tower.

Mr. Bertram asked if there was any further information about Arbor Drugs coming into the City.

Mayor Smiley said unofficially, they are still supposed to build in Burton. The Mayor said George from Mr. G's is still planning to build the restaurant behind Kowloon's.

Mrs. Millard asked what is going in where Hartfelder's is on Bristol Rd. Mr. Strasser said he is unaware of anything going in there.

The next regularly scheduled meeting will be held on December 9, 1997, at 6:00 P.M.

Meeting Adjourned at 7:10 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML