

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
NOVEMBER 11, 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, Tinnin, Bertram, Grantner, Sclater, White, and Centilli.

MEMBERS ABSENT: Cummings, Walls

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

Mr. Grantner stated due to the record Presidential Election for the Clerk's Office, the approval of the October 14, 2008 Planning Meeting minutes will be added to the agenda for the next regular meeting on December 9, 2008 at 6:00 p.m.

SITE PLAN REVIEW:

1. SPR #08-29

BY: Paul's Coney Island / Paul Magaris
2280 S. Center Rd.
Burton, MI 48519

RE: 2280 S. Center Rd., Parcel #59-21-529-083
Part of Lot 62 of Supervisors Plat.

FOR: Addition to restaurant.

John Kosta, 417 Old Mill Dr., Flushing, MI, stated the project is a dining room addition. There will be a little over 700 square feet for 40 additional seats. There are no other changes to the site plan and they have already met the criteria for parking spaces and restroom facilities.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said he recommends approval on the overall plan. For the upcoming ZBA meeting, this proposal will be in front of them. There is a front yard setback because it is on Byers St. We don't see a problem with that. There are no other buildings along that street in any close proximity to the corner. The addition itself is less than 25% of the entire building. It also states in the ordinance that sidewalks are not required in subdivisions. Even though this is on Center Rd., which is the main thoroughfare, it is still in a subdivision. The decision is up to the Board. We do have a sidewalk program which is a certain percentage of major street funding that is earmarked on a yearly basis for installation of sidewalks. In that respect, the east side of Center Rd. has been taken care of other than businesses that already have sidewalks in place. The west side of Center Road is being looked at and other areas that tie into the parks. You can require them, or, say they are not required because of the way the ordinance is written. You can also defer it for a certain amount of time. If you come up with sidewalk requirements, I suggest not having them put in this winter because of the weather.

Mr. Centilli stated you do not want to pour cement for sidewalks this time of year unless you have foundations underneath it.

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Mr. Centilli stated knowing the owner, he would probably want to have sidewalks in front of his building next year sometime, or people will be walking on his grass.

Mr. Bertram indicated he would like to add in the motion to add sidewalks in the next construction season.

Mrs. Tinnin expressed there may be sidewalks put in with federal dollars. Ten percent of your federal dollars have to be used for non-motorized transportation and that is the area the City has been focusing on. That was done last year. Mrs. Tinnin asked Mr. Strasser if it is every year.

Mr. Strasser stated you are supposed to use that money within a 5 year period or you can let it build up and do a major program in the 5th year. The City did use it.

Mrs. Tinnin said we did a large segment so it may not come back our way with the state of the economy.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Bertram, seconded by Centilli to approve SPR #08-29, including the installation of sidewalks deferred to the next building season. Motion carried 7-0.

Mr. Grantner acknowledged the following administrative site plan reviews.

ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #08-28
BY: Jeffrey Bargy and Alisa Hawley
3511 Applewood Ln.
Grand Blanc, MI 48439

RE: 1453 Walli Strasse Dr.

FOR: Change of Ownership. Action R/C Racing.
2. SPR #08-30
BY: G & H Developers LLC
3851 Davison Rd.
Flint, MI 48506

RE: 2222 S. Belsay Rd., Parcel #59-23-200-003

FOR: Change of Ownership. United Baptist Church.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Grantner said he received information from Attorney Rick Austin regarding the by-laws. He will get with Julie Adams and have something to present to the Commission at the December meeting.

Mrs. Flewelling inquired concerning the Master Plan.

Mr. Grantner responded we were going to get together to look at where we are against the back drop of where we are economically. Also, in terms of what the City has financially and whether or not we really need to open a set of hearings to do that, or make a decision and come back to you with a recommendation as to what we would do.

Mr. Bertram said it was suggested we should revisit the Master Plan every 5 years. Not necessarily to update it, just revisit. It probably would not be that huge of a workshop. It has been 5 years, but we started 5 years ago and it took 2 to 3 years to get it set in stone.

Mr. Grantner said we could work this in before the end of the year and make a report and open it up to the Board in terms of where we want to go.

The next regularly scheduled meeting will be held on **Tuesday, December 9, 2008, at 6:00 P.M.**

Meeting adjourned at 6:16 p.m.

jra