

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
NOVEMBER 13, 2001, 6:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Bertram, Brawner, Grantner, Hohloch, Perez, Walls, White and Young.

MEMBERS ABSENT: Mayor Charles Smiley

OTHERS PRESENT: J. Major, DPW Director and C. Ladd, Deputy City Clerk.

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING(S):

Moved by Young, seconded by Perez to approve and authorize the Minutes of the Regular Meeting of October 9, 2001 at 6:00 P.M., as printed. Motion carried 8-0.

B. SCHEDULE PUBLIC HEARINGS FOR DECEMBER 11, 2001 AT 6:00 P.M.:

1. ZC #266

BY: Blake Rizzo
5273 Empress Dr.
Grand Blanc, MI 48439

RE: Rizzo Development
4162 S. Belsay Rd. & Parcel #59-35-200-003 and
Parcel #59-35-200-002
Section 35
Zoned SE to R-1A

FOR: Residential Development.

2. LS #01-80

BY: C.S.S. Investors, LLC
5515 Davison Rd., Suite #14
Burton, MI 48509

RE: Lot #10 Beechwood Estates
Section 10, Zoned C-1

FOR: Residential Use.

Moved by Young, seconded by Bertram to schedule Zoning Case #266 and Lot Split #01-80 for public hearings on December 11, 2001 at 6:00 P.M. Motion carried 8-0.

C. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., inquired about the approval of the September 25th minutes. She disagrees with the statement Mr. Hamilton made at the October 9th meeting in regards to the public having a misconception of the Master Plan. She commented about zoning cases since 1998 being completed and consider in the master plan a corridor study for Center Road. She also suggested that another public hearing be held after the workshop.

D. SITE PLAN REVIEW(S):

1. SPR #01-64

BY: E.V. Real Estate, LLC
Dr. Peter Vergos
Dr. Mark Engelman
3364 S. Center Rd.
Burton, MI 48519

RE: Center Road Eye Associates
S. Center Rd.
Part of Lot 8, Schram Acres
Parcel #59-27-551-010
Zoned C-2

FOR: Development for Medical Offices.

Dr. Engelman, 3364 S. Center Rd., said that Jim Sporer, CHMP Engineers, would be representing him with the site plan.

Mr. Sporer explained that this project is in a C-2 zoning district and this is approximately a 7-acre site located on the East side of the road. The doctors wish to develop a building for themselves on the front part of the parcel, along with the required detention area and access off of Center Road. There is an existing house and garage on the site, which will remain there temporarily until the tenants leave or the lease runs out. The road is designed to miss those existing structures and serve the Phase I building which is a 3,154 sq. foot medical office building. He intends to eventually develop a Phase II with two similar buildings behind and ultimately develop the parcel into other kinds of offices, either general or medical offices on the balance of the 7 acres, serving it with an access road. Parking is served on both sides of the building and there are no variances required. The project meets all the setback requirements. It has been through the DPW staff review and we have in our possession a copy of the approval from the Genesee County Road Commission. Approval from the Genesee County Drain Commission should be forthcoming any day.

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

Mr. Major said there are no problems with the proposal. The only item missing from the site plan review requirement is the 5-foot concrete sidewalk along the frontage. This is not an immediate requirement but would be required when 80% of the property along that side of the road committed to a walkway. The sidewalk would have to be installed at that time. If they wish to put it in now because it would be cost effective, that would be okay also.

Dr. Engelman asked for further information concerning the installation of the sidewalk.

Mr. Major gave Dr. Engelman further details concerning the sidewalk requirement. DPW recommends approval of the site plan.

Mr. Perez asked if it is their intention to build on the westerly lot on Center Road at some point?

Mr. Sporer said that site is set aside for a detention area.

Mr. Hohloch said he would still like to see the preliminary approvals from the county prior to coming to the Planning Commission.

REGULAR PLANNING COMMISSION MINUTES

NOVEMBER 13, 2001/6:00 P.M.

Mr. Sporer gave Mr. Major a copy of the approval from the Road Commission. A brief discussion followed concerning the timely approvals from the Road Commission and Drain Commission.

Moved by Young, seconded by Walls to approve Site Plan Review #01-64, contingent upon DPW recommendations. Motion carried 8-0.

E. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #01-76

BY: Shanna Lackey
8404 E. Richfield Rd.
Davison, MI 48423

RE: Quality Photo Lab
1235 S. Center Rd., Suite #5
Burton, MI 48509

FOR: Change of Use.

2. SPR #01-77

BY: James Ferrier, OjibWa Vitamin Co., Inc.
2901 E. Court St.
Flint, MI 48506

RE: OjibWa Vitamin Co., Inc.
1295 S. Center Rd., #102 & #103
Part of Lots 1 & 2 Cooks Plat
Section 15, C-2 Zoned

FOR: New use within a tenant space.

3. SPR #01-78

BY: Burton Fire Department
4090 Manor Drive
Burton, MI 48519

RE: Fire Department
1312 S. Belsay Rd.
Parcel #59-14-576-021, Lots 71 & 72
Lapeer Heights

FOR: Office use.

4. SPR #01-79

BY: Thomas Zielinski
818 Chaseway Blvd.
Auburn Hills, MI 48326

RE: Great Lakes Powersports, Inc.
G-4211 Fenton Rd.
Burton, MI 48529

FOR: Change of Ownership

5. SPR #01-82

BY: Ronald P. Peek
5105 Duffield Rd.
Swartz Creek, MI 48473

RE: Midwest Mobile Home Supply
4354 E. Bristol Rd.
Burton, MI 48519
Parcel #59-34-200-013, C-3 Zoned

FOR: Change of Use.

Mr. Brawner asked if the Fire Department is planning to lease to the ambulance company?

Mr. Major replied no, that as far as they (DPW staff) is concerned, the building is being remodeled for an office. City Council will have to approve a lease for whatever goes in there. The use factor will have to be addressed at a later date by both the City Council and the Planning Commission. The use of the building is something that has to be acceptable to the Planning Commission and the City Council will have to be aware of this. If it is an ambulance use, it is acceptable with the non-conforming rights.

F. BOARD DISCUSSION:

1. Discuss date for workshop session. Previously scheduled session was for November 27, 2001, and the new proposed date is December 4, 2001, due to a conflict in the schedule of the planning consultant.

Mr. Grantner noted that the next regularly scheduled meeting will be December 11th, not December 8th as stated on the agenda.

Mr. Grantner said the Planning Commission has to set a date for the workshop on the master plan. The consultant has a conflict with the previously scheduled date and he should be in attendance at the meeting.

Moved by Young, seconded by Bertram to schedule a workshop for Tuesday, December 4, 2001 at 6:00 P.M.
Motion carried 8-0.

Mr. Young commented that we are getting down towards the end of the master plan process. It seems we have left out of the loop those people who will be administering the master plan and that is the City Council and the Zoning Board of Appeals. He would like to hold a work session strictly with them, but if that is unacceptable, then we should make an attempt to invite them to the work session on December 4th. They should be involved in the final process.

Mr. Bertram said he disagreed. Both Boards have been invited to the workshops and have failed to attend.

REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 13, 2001/6:00 P.M.
PAGE -5-

Mr. Major said the City Council has always been notified of the work sessions. They have received the same information that this Board has. The Zoning Board's function is to set up an appeal process of the zoning ordinance. They are more involved with the text of the zoning ordinance.

Mrs. Ladd commented that all minutes of the Planning Commission are mailed to the Zoning Board of Appeals members and likewise, the Planning Commission receives the Zoning Board of Appeals minutes. This has been a long-standing practice of the Clerk's Office.

Mr. Brawner said he would announce the December 4th meeting to the Council at the next regular meeting.

Mr. Grantner said he would not be able to inform the ZBA members because there is no meeting for that board until December 6th. However, they will get the minutes of this Planning Commission meeting.

The Planning Commission Workshop will be held on Tuesday, December 4, 2001 at 6:00 P.M.
The next regularly scheduled meeting will be held on Tuesday, December 11, 2001, at 6:00 P.M.

Meeting Adjourned at 6:25 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML