

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
NOVEMBER 14, 2006, 6:00 P.M., COUNCIL CHAMBERS
www.burtonmi.us

Chairman Jerry Grantner led the Pledge of Allegiance.

Chairman Jerry Grantner called the Meeting or order at 6:00 P.M.

MEMBERS PRESENT: Grantner, Sclater, White, Abbey, Walls, Bertram and Tinnin.

MEMBERS ABSENT: Mayor C. Smiley and Cummings.

OTHERS PRESENT: A. Frost, DPW Representative, and J. Adams, Deputy City Clerk.

Moved by Bertram and seconded by Tinnin to approve the minutes of the Regular Planning Meeting held on October 10, 2006 at 6:00 p.m. Motion carried 7-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., addressed the site plan review for a carpet business on Belsay Rd., lack of an occupancy permit application, and a sign advertising office space for rent. Mrs. Dargel spoke briefly concerning other businesses and administrative and site plan reviews.

SITE PLAN REVIEWS:

Post-poned from the October 10, 2006 Planning Commission Meeting at 6:00 p.m.:

1. SPR #06-26

BY: Ron Moore / Jamas Community Center
PO Box 930
Fenton, MI 48430

RE: Parcel #59-33-400-002

FOR: Change of Use.

Ron Moore, 2011 Howser, Holly, MI, passed out to the Planning Commission a drawing and said he is re-submitting the site plan. He addressed the lack of funding for a land survey, paved parking lot and sidewalks that are required. Mr. Moore also spoke on other surrounding businesses, the lack of sidewalks and being grandfathered in.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., stated she heard Mr. Moore's request at the last Council Meeting and there was no action. She questioned an egress to the building and being barrier free. Mrs. Dargel said the ordinance is in place and there has been a submittal to the Department of Justice pertaining to sidewalks and those that are perspective for developments that are anticipated. She does not feel it can be deviated.

REGULAR PLANNING COMMISSION MINUTES

NOVEMBER 14, 2006 / 6:00 P.M.

PAGE 2

Ms. Frost said the site plan that was submitted last month to Planning is still the same. It does not follow our ordinance. The DPW has no recommendation.

BOARD DISCUSSION:

Mr. Grantner read Mr. Strasser's statements in the minutes from the previous Planning Meeting. Mr. Abbey addressed requirements and what has to be submitted to the Genesee County Drain Office. Discussion ensued concerning possible additional sewer units, tap-in fees, on-site detention and other issues.

Mr. Moore re-iterated that the site plan was the best they could do and mentioned a common sense amendment for Council to consider.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Tinnin, seconded by White to approve SPR #06-26.

Motion failed 7-0. Grantner - no, Sclater - no, White - no, Abbey - no, Walls - no, Bertram - no, and Tinnin - no.

2. SPR #06-30

BY: David Hitchcock
608 Chasseur Dr.
Grand Blanc, MI 48439

FOR: 1284 N. Belsay Rd.

RE: New construction for plumbing business and
lease spaces.

David Hitchcock, 608 Chasseur Dr., Grand Blanc, MI, acknowledged the building plan before the Commission.

Mr. Grantner asked if he received a DPW checklist to comply with.

Mr. Hitchcock stated he did and his architect drew the plans.

Ms. Frost said they have spoke with Mr. Hitchcock regarding the north side of the property for the curb. That was the only item on the plan that needed to be taken care of. They recommend approval.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Abbey stated Mr. Hitchcock tore down some depilated buildings and the site is a major improvement.

BOARD RECOMMENDATIONS AND/OR ACTION:

REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 14, 2006 / 6:00 P.M.
PAGE 3

Moved by Abbey, seconded by Tinnin to approve SPR #06-30.
Motion carried 7-0.

ADMINISTRATIVE SITE PLAN REVIEWS:

- | | |
|---------------|---|
| 3. SPR #06-27 | BY: Dennis Spears
5226 N. Vassar Rd.
Flint, MI 48506 |
| | FOR: Lot 48 Supervisors Plat of Eastmoreland Acres. |
| | RE: Change of Use. Zoned R-O. |
| | |
| 4. SPR #06-28 | BY: Eric McBride
1459 Brady Ave.
Burton, MI |
| | FOR: Lot 4 Durant Hts. |
| | RE: Used Appliance Sales / Change of Use.
C-2 Zoned. |
| | |
| 5. SPR #06-29 | BY: Daystar Development
601 S. Saginaw St., STE 207
Flint, MI 48502 |
| | RE: 5490 Davison Rd., Parcel #59-11-200-005. |
| | FOR: Change of Use / Church & Daycare. |

BOARD DISCUSSION:

Mrs. Tinnin inquired regarding the Day Star Development. Mr. Abbey indicated there are 2 parts to the development. He spoke concerning the site, ADA compliance and sidewalk issues with egress.

Mrs. Walls thanked Mrs. Tinnin for voting to keep her on the Commission. She also said Mrs. Tinnin made an excellent presentation of our last meeting to the Council.

Mr. Bertram addressed concerns of a local business selling alcohol to underage persons. Mr. Abbey said he will talk promptly to the Police Department.

REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 14, 2006 / 6:00 P.M.
PAGE 4

The next regularly scheduled meeting will be held on **Tuesday, December 12, 2006, at 6:00 P.M.**

Meeting adjourned at 6:52 p.m.

jra