

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
DECEMBER 8, 1998, 6:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Howlett, Bertram, Brawner, Grantner, Berry, White, Perez and Walls.

MEMBERS ABSENT: Mayor Charles Smiley

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

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

Moved by Perez, seconded by Grantner to approve the minutes of the following meetings.

1. Regular Meeting of November 10, 1998 at 6:00 P.M.
2. Special Meeting of November 12, 1998 at 6:00 P.M.

Motion carried 7-0.

B. SCHEDULE PUBLIC HEARING FOR JANUARY 12, 1999 AT 6:00 P.M.

1. LS #98-71 BY: Integra Enterprises, L.L.C.
565 Hwy. 5 South
Pinehurst, NC 28374

RE: Integra
Parcel #59-10-100-022
Section 10

FOR: Auto Parts Store

Moved by Howlett, seconded by Perez to schedule Lot Split #98-71 for public hearing on January 12, 1998, at 6:00 P.M. Motion carried 7-0.

C. PUBLIC HEARINGS:

1. LS #98-68 BY: Marilyn M. Handa
4497 Howe Rd.
Grand Blanc, MI 48439

RE: Parcel #59-34-300-046
Section 34
Zoned R-1A

FOR: Residential Use.

Jeff Wright, 2174 Sycamore, Burton, MI, said he is representing Mrs. Handa. He explained there are three lot splits with average size lots spread over an acre of land. They would like to sell one parcel and build a house. There is water, sewer and storm sewer available on the parcel on Maple Road. The parcel on Howe Road has water and sewer available.

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

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Mr. Strasser advised that all property splits exceed what the ordinance requires. There are utilities available and DPW has no problem with the request.

Mrs. Walls stated, for the record, that Mrs. Handa is her niece.

Mr. Perez asked if this lot is in compliance with State Plat Act which allows for a certain number of splits in the property.

Mr. Wright replied yes, the lot is in compliance. This will be the third and fourth split and we are allowed five. We plan on making all lots larger than what R1A allows. If everything works out properly, we may turn over 2 acres to the City for a park. We want to make sure there is some land left in this area.

Moved by Howlett, seconded by Perez to approve Lot Split #98-68, contingent upon DPW recommendations. Motion carried 8-0.

2. ZC #242

BY: Danyelle Williams
13318 S. Dixie Hwy., Lt. 98
Holly, MI 48442

RE: Part of Lot 44 Supervisor's Plat #12
The West 195.00 ft. thereof.
Section 28
Zoned C-2

FOR: Residential Use.

There was no one present representing this zoning case.

Moved by Bertram, seconded by Grantner to postpone Zoning Case #424 until the next regular meeting of January 12, 1999. Motion carried 8-0.

C. AUDIENCE PARTICIPATION:

Shannon Williams, Rowe Engineering, Inc., stated she asked at the November meeting for the Board to decide which type of map you would like to work from, either blob or site specific. She explained the difference between the two types of maps and showed a sample of the blob map. She explained that the blob map gives more flexibility where the sites would be placed than the site specific map allows.

Mr. Strasser stated when looking at the blob map, many questions could arise at the borderline, then there are discrepancies which could be a concern to the developer and the City.

Mrs. Williams noted in that case, you would refer to the standards set with the blob map.

Mr. Strasser said the more specific we are now, the less problems we will have at a later date when working with the developers.

Mr. Grantner said his preference is to go with a site specific map.

Mr. Berry asked each board member for their input on which map they would prefer to use. It was a consensus of the Board to use the site specific map.

Mrs. Williams said Doug Piggott is requesting the Board to set a workshop for January to work on the zoning map.

After a brief discussion, the Board set the date of January 5, 1998 at 6:00 P.M., at City Hall for the workshop.

D. BOARD DISCUSSION:

None.

The next regularly scheduled meeting will be held on January 12, 1999, at 6:00 P.M.

Meeting Adjourned at 6:23 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML