

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
DECEMBER 9, 1997, 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, Millard, 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. APPROVE AND AUTHORIZE THE MINUTES OF THE NOVEMBER MEETING:

Howlett moved and Granter seconded the following motion:

Approve and authorize the Minutes of the Regular Meeting of November 11, 1997 at 6:00 P.M., as printed.
Motion carried 7-0.

B. SCHEDULE PUBLIC HEARING FOR JANUARY 13, 1998 AT 6:00 P.M.:

1. ZC #233

BY: Blake Rizzo
5273 Empress
Burton, MI 48519

RE: Outlots A & B of Brisdale Sub
Section 25 and Parcels #59-25-200-009,
#59-25-300-001 and #59-25-400-010
R-1B & SE

FOR: Mobile Home Park

Moved by Howlett, seconded by Grantner to schedule Public Hearing for January 13, 1998 at 6:00 P.M.
Motion carried 7-0.

C. FIRST PUBLIC HEARING(S):

1. LS #97-66

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

RE: Centennial Farms
59-12-400-001 & 59-12-400-004
Section 12

FOR: Modular Park

Ken Thompson, 60630 New Haven Rd., New Haven, MI said he was representing the developer. They are asking for an addition to the modular park after purchasing a piece of property from the railroad track. There is a flood plain in the area.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked how many units would there be once the park is completed. She also asked if there would be only one access.

Mr. Thompson said there are now 390 units and they are planning to have a total of 450 when completed. He said there is an emergency access on Fox Tail Court.

Mr. Strasser said this is a simple lot split and is required for the assessment purposes. There are no problems with the requirements surrounded by the wetlands.

Mr. Perez asked how many lots have presently be sold. He was advised there are 250 sites now occupied.

Moved by Howlett, seconded by Perez to approve Lot Split #97-66, contingent upon DPW recommendations. Motion carried 8-0.

2. ZC #232

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

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

FOR: Residential Development

Ian Hohloch, 4422 Hedgethorn, said he was representing the developers and they plan to develop approximately 56 sites on 30 acres in Section 35. They are asking for rezoning from SE to R-1B. The creek goes through and there will be a detention area. Water and sewer if available at the road, as well as the infrastructure for the northern part on Maple Road. We have taken into consideration all of the city's concerns.

Mr. Eister, 4327 Colley Lane, Grand Blanc, said he has been building in Burton for the past 5 or 6 years. He presented the Board with a handout of the types of homes he would be building.

Mrs. Walls asked what the frontage of the lots would be. She was advised they would be 70 foot wide lots.

Audience Participation:

Pauline Dargel, 6119 Hugh St., asked if this is a site condo or a plat, and will the development be done in phases and have City providing the infrastructure as the others.

Mr. Eister said this will be platted lots and will be done in one or two phases.

Jim Delano, 5349 E. Maple, said he owns the property next to the one being developed. He asked if anything to the East would be developed. He asked if the structures currently on the property would be taken down.

Mr. Eister said there is a smaller parcel that could be used for a smaller development. He said the other buildings would be taken down.

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Mr. Strasser said after reviewing the area, we find the surrounding properties are in SE Zoning. Therefore, the DPW recommendation is to have this zoning in R-1A rather than R-1B.

Mr. Eister said he would still like to get the R-1B zoning, if possible.

Mr. Strasser explained that this Board only makes a recommendation to the City Council.

Moved by Howlett, seconded by Grantner to recommend approval of Zoning Case #232, contingent upon DPW recommendations with R-1A Zoning. Motion carried 8-0.

3. LS #97-70

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

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

FOR: Ice Arena

Myron Clinton, 6204 Greenview Dr., Burton, MI, said he is representing Mr. Brayan. He explained that there are 43 acres behind Big K and Wal-Mart. They plan to split 23 acres of the property to the south of the railroad tracks between Genesee and Belsay Roads, behind 84 Lumber.

Audience Participation:

Gerald Jennings, 5290 Arnold Dr., said he would like to know the layout of the plans. He asked if the parking lot would be lit.

Mr. Clinton said the parking would be in front of the building. He presented a drawing of the plans to the residents in the audience.

Darlene Jennings, 5290 Arnold Dr., asked if there is anything planned for the property directly behind her home. She was informed that the 23 acres had been sold.

Pauline Dargel, 6119 Hugh, said she understands there are investors in this property.

Mr. Strasser said site plan has already been approved by this body and the request before the Board tonight is for a lot split.

Mr. Bertram asked if the property would be landlocked. He was advised no.

Moved by Howlett, seconded by White to approve Lot Split #97-70, contingent upon DPW recommendations. Motion carried 8-0.

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AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, inquired about which City Board would go to the Genesee County Metropolitan Planning Commission in regards to the number of mobile home parks in the County. Possibly the City could seek outside assistance when dealing with the mobile home parks.

E. REVIEW OF PREVIOUS SUBMITTAL FOR A SUBDIVISION:

1. SPR #97-40

BY: Tobin Group
31500 W. Ten Mile
Farmington, MI 48336

RE: The Orchards
N.W. Corner of Atherton & Belsay Rds.

FOR: Preliminary Plat Approval

Mike Tobin, 31500 W. Ten Mile, Farmington, MI 48336, said he was previously approved for R-1B zoning, but was turned down for the P.U.D. because of the lot size only being 65 feet. We went through the subdivision and it is much the same except we have now made the lots 70 feet wide. The retention pond was moved and was made larger. We have given up about 20 lots after making the changes. Some of the lots are deeper and some are exactly the same as previously approved.

Audience Participation:

Leona Stephens, 3049 Vineland, said she would like to see the lots larger than 70 feet wide.

Mr. Strasser said the plat meets or exceeds the requirements of the ordinance.

Mrs. Walls asked if there were any lots less than 70 feet. She was advised the only ones would be the ones in the cul-de-sac, where it might be slightly less at the road frontage.

Mr. Bertram asked if this would be curb and gutter or open ditch.

Mr. Tobin said they came up with a plan to use curb and gutter.

Moved by Howlett, seconded by Walls to approve Site Plan Review #97-40, contingent upon DPW recommendations. Motion carried 8-0.

F. SITE PLAN REVIEWS:

1. SPR #97-72

BY: Cranberry Builders
44899 Centre Court
Clinton, MI 48038

RE: Creekside Development
59-27-100-004 & 59-27-100-007
RM Zoned

FOR: Apartment Complex

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Jerry Schmeizer, 54590 Ridge Road, New Baltimore, MI, said he was representing Guy Rizzo and Jack Patel. The property has a gas easement and an outlet onto Center Road. The property is irregular in shape. We plan to have two outlets, one onto Center Road and one onto Atherton Road. Mr. Schmeizer gave the demographics of the area and explained the property is in Atherton School District. They are planning an apartment complex

with 1,328 units on an 110 acre parcel. This will be a gated community

2. SPR #97-74

BY: Babbit
3140 Kleinpell
Burton, MI 48529

RE: Burton Stoneyard
Lots 74, 75, 76, 77 of Supervisor's Plat of
Atherton Gardens, Section 28, M-2 Zoned

FOR: Proposed Office Building & Garage

Moved by _____, Seconded by _____, Carried _____.

G. SITE PLAN REVIEW POSTPONED FROM NOVEMBER 11, 1997 AT 6:00 P.M.:

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 48509

FOR: Change of use within a tenant space.

Moved by _____, Seconded by _____, Carried _____.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #97-73

BY: Kai Zhi Liang
3521 Holly Ave.
Flint, MI 48506

RE: Chinese Restaurant
4233 S. Saginaw St.
Burton, MI 48529

FOR: Change of Use.

Moved by _____, Seconded by _____, Carried _____.

2. SPR #97-75

BY: Jackson Hewitt
1350 E. Bristol Rd.
Burton, MI 48529

2. SPR #97-75

RE: Tax Service
1350 E. Bristol Rd.
59-1-200-003-004

FOR: Change of use.

Moved by _____, Seconded by _____, Carried _____.

3. SPR #97-7

BY: Craig Judson
429 E. Hemphill Rd., Apt. A
Flint, MI 48507

RE: Battery Shop
G-3425 S. Dort Hwy.
Lots 30-31 Hemphill Dort Commercial Sites
Section 28
M-2 Zoned

FOR: Retail Sales of Batteries

Moved by _____, Seconded by _____, Carried _____.

I. BOARD DISCUSSION:

The next regularly scheduled meeting will be held on January 13, 1998, at 6:00 P.M.

MEETING ADJOURNED AT _____ P.M.

CC: BCPC Members
BCC Members
Mayor
Clerk
City Attorney
Deputy Clerk
Fire Chief
Ass't. DPW Director
Flint Journal
Suburban News

cml