

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JANUARY 9, 1990, 7:00 P.M., COUNCIL CHAMBERS

This Meeting was called to order by Homer Berry, Chairman, at 7:00 P.M.

Members Present: H. Berry; Mayor, Jane L. Nimcheski; M. White; C. Smiley;
B. Howlett and G. Grantner.

Members Absent: B. Beggs and L. Bertram

Others Present: T. Strasser, Dep. Planning Official and C. Ladd, Deputy Clerk.

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETINGS:

Howlett moved and Grantner supported the following motion:

Approve and authorize the Minutes of the Regular Meeting of December 12, 1989
at 7:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE FOR FIRST PUBLIC HEARING:

1. Z.C. #89-180

BY: Dave Visser
4091 Richfield Road
Flint, MI 48506

RE: 5053 E. Court Street North
Q-94-E
Section 11
R-0 & R-M Zoned

FOR: Commercial Development.

Moved by Howlett, supported by Grantner to schedule Zoning Case #89-180,
for First Public Hearing on February 13, 1990 at 7:00 P.M. Motion carried 6-0.

C. FIRST PUBLIC HEARINGS:

1. Z.C. #89-179

BY: Drs. Jose & Cecilia Lopez M.D.
6433 Kings Pointe
Grand Blanc, MI 48439

RE: Lots 10, 11, & 12
Merrill Acres
"SW Corner of Atherton &
Genesee Roads
Section 27, R-1A Zoned

FOR: Change zoning from R-1A to R-0
for office development.

Dr. Jose Lopez M.D., explained that he and his wife want to open a medical office in the City.

Audience Participation:

Earl Wolfenden, 5022 E. Atherton Rd., said he objects to having a commercial building in a residential area. The traffic is heavy enough and this would only add to it.

Mr. Lopez said his wife is a pediatrician and he is a general practitioner. Most of their patients are from the Burton-Davison area.

Mr. Wolfenden said the people in this area feel threatened that they may get something worse than a doctor's office in the area.

Jacqueline David, 4484 E. Atherton Rd., asked how far the building would be built from the property line as she lives next door to the property and is concerned about the welfare and safety of her children.

Brenda Messenger, representative of Dowsett Realty, said she is the realtor for the property and the property is owned by the Church across the street. It's hard to sell the property with the apartments and church across the street from this property. One office building such as this, will not create that much more traffic.

Mr. Strasser said the Genesee County Planning Commission has recommended approval. However, they used the old zoning map and under the new master plan feel the zoning of the property should not be changed from master plan.

Mayor Nimcheski questioned whether or not a residential home would be built on this property.

Mrs. Howlett and Mr. Grantner concurred with the Mayor that this is not a likely piece of property for a residential home. Mr. Granter said the doctor's office is a positive idea for the City.

Moved by Howlett, supported by Mayor Nimcheski to recommend approval of Zoning Case #89-179 to the Burton City Council. Motion carried 5-1 with Mr. Berry casting the no vote, due to the newly adopted Comprehensive Master Plan.

2. L.S. #89-077

BY: Marshall Barnett
2371 Bradford Street
Flint, MI 48507

RE: 4119 E. Maple Road
Q-401-N, Section 34
SE Zoned

FOR: Residential Development.

Michael Barnett, grandson of Marshall Barnett presented three different plans for splitting off property and building new homes on the lots. They would like to split into four different parcels or leave the house on the one lot and split the front part of the property into two lots. This would then create three parcels.

Mrs. Howlett asked if water and sewer were available for the property. Mr. Strasser said they were not.

Mr. Strasser said exhibit "C" would be the only plan presented which would be acceptable to stay within the Ordinance. You must have 150 feet of road frontage and the property must contain one (1) acre, anything else violates the Ordinance. If any of the other plans are approved, you would need to get a variance from the Zoning Board of Appeals for substandard lots. The only option other than exhibit "C", is to make a plat. You would have six, one (1) acres building lots. You could put the road down the center and divide into lots.

Discussion continued as to the options available.

Moved by Howlett, supported by Grantner to postpone Lot Split #89-077, until the next regular meeting of February 13, 1990 to give the applicant an opportunity to meet with an Engineer and check into the possibility of platting the property. Motion carried 6-0.

3. L.S. #89-080

BY: Carol Jackson
5206 Lippincott Blvd.
Burton, MI 48509

RE: Q-241-D
Section 23
R-1A Zoned

FOR: Residential Development

Mrs. Jackson said she would like to split the property into two 10-acre parcels and sell one of the ten acres to her partner.

Mr. Strasser said the property, if split, would landlock one of the 10 acres as Dortch Drive is a private drive.

Discussion continued as to the possibilities for a lot split. Mr. Strasser said if the residents on Dortch Drive were willing to dedicate the street to the City, then possibly something could be worked out so the property is not landlocked.

Moved by Howlett, supported by Smiley to postpone Lot Split #89-080, until the next regular meeting of February 13, 1990, to give Mrs. Jackson an opportunity to inquire about the possibility of changing Dortch Drive from a private drive to a local street. If this is not enough time, the Board would be willing to postpone to a later date. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

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

E. C-2 ADMINISTRATIVE REVIEW:

1. SPR #90-001

BY: Tracy Pemberton
1709 Arlington
Flint, MI 48506

RE: 4067 E. Court Street
"Simply Cross Stitch"
Lot 4 Supervisors Plat #39
Section 10, C-2 Zoned

FOR: Change of use within a tenant
space.

Mr. Strasser said this site plan is located in a strip mall and there are no requirements needed.

Moved by Howlett, supported by White to approve Site Plan Review #90-001, contingent upon DPW recommendations. Motion carried 6-0.

The next regularly scheduled Burton City Planning Commission meeting will be held on Tuesday, February 13, 1990 7:00 P.M., at which time there will be a reorganizational meeting held.

Meeting Adjourned at 8:16 P.M.

Respectfully Submitted,

Cheryl M. Ladd
Deputy City Clerk

CML