

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JANUARY 11, 1994, 7:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Charles Smiley and S. Perez.

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

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

Moved by Grantner, supported by White to approve the minutes of the Regular Meeting of December 14, 1993 at 7:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR FEBRUARY 8, 1994 AT 7:00 P.M.:

1. ZC #202

BY: Robert Keely
715 W. 12th Street
Flint, MI 48502

RE: 2260 S. Center Rd.
Section 21
Rezone the West most 30.8' of Lot 61 of Supervisor's Plat to be rezoned from C-2 to R-0 and the Northernmost 34.8' of the Easternmost 249.7' of Lot 62 of Supervisor's Plat to be rezoned from R-0 to C-2.

FOR: Straightening and simplifying zoning classifications on two platted lots.

2. LS #94-6

BY: Richard A. Hamilton
702 Church Street
Flint, MI 48502

RE: Lot 38 Supervisor's Plat of Davison Acres
Section 1
R-M Zoned

FOR: Residential Use.

Moved by Howlett, supported by Grantner to schedule Zoning Case #202 and Lot Split #94-6 for first public hearing on February 8, 1994 at 7:00 p.m. Motion carried 7-0.

C. FIRST PUBLIC HEARING:

1. LS #93-62

BY: Tom Bowles
1174 W. Cook Rd.
Grand Blanc, MI 48439

C. FIRST PUBLIC HEARING CONTINUED:

1. LS #93-62

RE: Q-318-C
Section 28
M-2 Zoned

FOR: Industrial Use.

Mr. Bowles said he would like to split the lot for future development and have new businesses on the property. The property is located behind Shue & Voeks and has been there since the early 1900's.

Audience Participation: None.

Mrs. Howlett said she thinks the use would be adequate with the surrounding properties and would be a tax base for the City.

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

Moved by Howlett, supported by Grantner to approve Lot Split #93-62 contingent upon DPW recommendations. Motion carried 7-0.

D. AUDIENCE PARTICIPATION:

Eva Hemphill said she was representing her 85 year old mother, Nita Dennison of Norton Street. She had some questions regarding the muffler shop, which is on tonight's agenda. She has since spoken with the owner, and has had most of her questions answered. The concerns were over noise and debris being left in the yard and the hours of operation.

E. SITE PLAN REVIEW:

1. SPR #93-63

BY: C.E.O.S., Inc.
7720 Paragon Road
Dayton, Ohio 45459

RE: Wal-Mart Store
Part of Q-97-01/Q-100-A
Section 11

FOR: Site Plan Approval

Mr. Strasser said Wal-Mart has asked for a postponement until the February meeting, as they are not ready to present their site plan.

Moved by Howlett, supported by Bertram to postpone SPR #93-63 until the February 8th meeting. Motion carried 7-0.

F. PUBLIC HEARING FOR SPECIAL USE:

1. BCPC #94-2

BY: Ronald L. Scott
1022 S. Garden
Flint, MI 48502

RE: G-3326 S. Saginaw
Burton, MI 48529
Lots 24 thru 28 Baker Park

FOR: Automotive Repair Facility
"Muffler & Brake Shop"

F. PUBLIC HEARING FOR SPECIAL USE CONTINUED:

1. BCPC #94-2

RE: G-3326 S. Saginaw
Burton, MI 48529
Lots 24 thru 28 Baker Park

FOR: Automotive Repair Facility
"Muffler & Brake Shop".

Mr. Berry said if any engine work would be one.

Mr. Scott replied no, there would be no large equipment and no motor work. The business will be basically as the previous owner. There will be nothing placed outdoors. The scrap metal will be taken off the premises daily and will not be placed in the dumpsters.

Mr. Strasser said the DPW has two concerns and Mr. Scott has taken care of one of them by not using the dumpster for scrap metal. The other is that C-2 zoned does take a Special Use Permit and must be approved by this Board prior to allowing the business in the zoning.

Moved by Howlett, supported by Grantner to approve BCPC #94-2 contingent upon DPW recommendations. Motion carried 7-0.

G. ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #94-3

BY: Grand Blanc Moose Lodge
4043 Howe Rd.
Burton, MI 48519

RE: Grand Blanc Moose Lodge
4043 Howe Rd.
Q-391-3
Section 34
C-3 Zoned

FOR: Change of Use.

Tom Robinson, 4493 Fenton Rd., Burton, MI said the lodge is presently on Dort Highway and is moving to Howe Road. There are four acres and there is a playground and horseshoe pit on the property.

Mr. Berry asked if the sewer is sufficient for the lodge. He was advised yes.

Moved by Howlett, supported by White to approve SPR #94-3 contingent upon DPW recommendations. Motion carried 7-0.

H. BOARD DISCUSSION: None.

The next regularly scheduled meeting will be held February 8, 1994 at 7:00 P.M.

Meeting Adjourned at 7:20 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk