

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JANUARY 12, 1993 7:00 P.M. COUNCIL CHAMBERS

This regular meeting was called to order by Chairman Berry at 7:00 p.m.

Members Present: H. Berry, J. Merrell, B. Howlett, M. White, G. Grantner,
T. Hammon, S. Perez, L. Bertram and Mayor C. Smiley.

Others Present: T. Strasser, Deputy Planning Official and J. Brown, Clerk's
Office.

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

Moved by Howlett, supported by Grantner to approve and authorize the minutes of
the Regular Meeting of December 8, 1992 at 7:00 P.M., as printed. Motion
carried 9-0.

B. RESCHEDULE FIRST PUBLIC HEARING UNTIL FEBRUARY 9, 1993:

1. LS #92-74

By: Mike Wing
400 Third St.
Flint, MI 48503

Re: Q-164-A
Section 15
R-O Zoned

For: New Development

Moved by Howlett, supported by Perez to reschedule First Public Hearing for
Lot Split #92-74 for February 9, 1993 at 7:00 P.M. Motion carried 9-0.

C. AUDIENCE PARTICIPATION:

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

D. SITE PLAN REVIEW POSTPONED FROM 12-8-92:

1. SPR #92-71

By: New Tech Development
3220 Robert T. Longway
Flint, MI 48506

Re: UST Tech
4366 E. Bristol Road
Q-391-2
Section 34,
C-3 Zoned

For: Proposed Construction/Environmental
Testing Office/Yard.

Jim Sabo explained his plans. He presented his "Health & Safety Plan" which outlines the type of work and procedures his company performs. He further explained his company is not a testing office, there will not be a lab on the premises. The company is in the environmental remedial business. They will not be bringing any contaminants back to this location. His equipment must be kept very clean and in good repair.

T. Strasser said he has spoken with the DNR and they have no problem with this use of the property. The company will not be storing contaminants here.

Board discussion followed. L. Bertram asked about who polices this business,

B. Howlett asked if the DNR made periodic checks. Mr. Sabo said the DNR is generally at the site of contamination cleanup, but they do not check on the property where the equipment is stored. He said he is liable if his property becomes contaminated.

In the audience, J. Richvalsky, 4387 S. Saginaw, Burton; asked if there was an environmental study done on Mr. Sabo's property which he recently sold. Mr. Sabo said yes there was.

H. Berry said the residents on Howe Road were concerned about the drainage of their property. N. Martz, explained that Mr. Sabo would be re-structuring the drainage of this property and it would be very improved over what is there now.

Mayor Smiley said that he has met with Mr. Sabo and the attorney's and he is satisfied with the answers he received to his concerns. He now supports this project.

Moved by B. Howlett, supported by J. Merrell to approve SPR #92-71 contingent upon meeting all DPW requirements and that the building be brought into compliance with city codes.

L. Bertram asked Mr. Sabo who inspects the property for contaminants. Mr. Sabo said no one, sometimes specific customers inspect his equipment. T. Hammon asked about the environmental study, Mr. Sabo said this is routine and usually done at the time if the property is sold. T. Hammon said he could see an advantage for the City if this business is brought in. He supports the motion.

Motion carried 9-0.

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E. SITE PLAN REVIEW:

1. SPR #92-79

By: J.K. Corporation
4219 Davison Road
Burton, MI 48509

Re: Over The Top
4219 Davison Road
Q-63-C
Section 3
C-2 Zoned

For: Change of Use For a Show Bar.

T. Strasser explained that C-3 Zoning is required. He advised postponement until the liquor license application is settled.

Moved by Howlett, supported by Bertram to postpone SPR #92-79 until the next regular meeting of February 9, 1993. Motion carried 9-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #92-78

By: Norma Rynek
5370 Dorchester
Flint, MI

Re: Metro Market
3009 E. Atherton Road
Lots 1,2, 280 thru 283 Chambers Sub.
Section 28
C-2 Zoned

For: Under new ownership, Same use.

Mr. Rynek explained that they have reopened this store. H. Berry asked if he had reviewed DPW requirements. Mr. Rynek said he has and has complied with all of them except the parking lot requirements which he would take care of as soon as the weather permitted.

T. Hammon complimented Mr. Rynek on the renovation of the store.

Moved by Howlett, supported by Perez to approve SPR #92-78 contingent upon DPW recommendations. Motion carried 9-0.

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2. SPR #92-80

By: Country Time Expressions
4271 S. Dort Hwy.
Burton, MI 48529

Re: Country Time Expressions
4271 S. Dort Hwy.
Lots 1 & 2 Lacina Sub.
Section 33
M-1 Zoned

For: Change of Use Within a Tennant Space

Mr. Edwards explained that his wife and her cousin were opening a craft sales shop. They would be taking crafts on consignment and selling them. T. Strasser said this was in a mall and the building has passed all inspections and the parking meets all requirements also.

Moved by Howlett, supported by White to approve SPR #92-80 contingent on DPW recommendations. Motion carried 9-0.

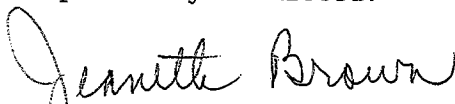
G. BOARD DISCUSSION

T. Hammon asked why a performance bond is not required on buildings that are not up to city code. Mayor Smiley said that the city would not issue an occupancy permit until a building is brought up to code. T. Strasser said they don't have many problems with people not meeting code requirements.

Discussion on the special meeting of January 14, 1993 followed.

Meeting adjourned at 7:45 P.M.

Respectfully Submitted:


Jeanette Brown,
Clerk's Office