

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
FEBRUARY 9, 1993 7:00 P.M., COUNCIL CHAMBERS

THIS REGULAR MEETING IS CALLED TO ORDER BY CHAIRMAN BERRY AT 7:00 P.M.

MEMBERS PRESENT: L. Bertram, S. Perez, G. Grantner, H. Berry, M. White,
and T. Hammon.

MEMBERS ABSENT: J. Merrell, B. Howlett, and Mayor C. Smiley.

OTHERS PRESENT: T. Strasser, Dep. Planning Official, J. Brown, Clerk's Office.

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

1. Regular meeting of January 12, 1993 at 7:00 P.M.

Moved by Hammon, supported by Grantner to approve the above minutes as printed. Motion carried 6-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR MARCH 9, 1993:

1. LS #93-5

By: Gary Sabo "Future Homes"
430 S. State Road
Davison, MI

Re: Lot 28 of Supervisor's Plat of
Copenhaver Sub., Sect. 3 R-1B Zoned

For: Residential Use.

Moved by Bertram, supported by Grantner to schedule First Public Hearing for LS #93-5 for March 9, 1993. Motion carried 6-0.

C. FIRST PUBLIC HEARING POSTPONED FROM JANUARY 12, 1993.

1. LS #92-74

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

Re: Q-164-A
Section 15
R-0 Zoned

For: New Development

There was no one present to represent this case.

In the audience, a neighbor, Mrs. Farner asked what Mr. Wing intended to do. T. Strasser explained that he wished to split off the west 100 feet of his lot which is zoned for office use. She had no problem with that.

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LS #92-74 (contd.)

Discussion followed on tabling this until the end of the meeting so that the applicant may have extra time to get to this meeting.

Moved by Hammon, supported by Bertram to table LS #92-74 until the end of the meeting. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

P. Dargel, 6119 Hugh; spoke on SPR #92-79. She said if this case is in reference to Ord. 83C and if it has approval is it based on an occupancy permit. T. Strasser explained the approval would be contingent upon the building meeting all the building codes. Mrs. Dargel asked if there was a time between approval of this case and the effective date of Ord. 83C would there be a "grandfather clause". T. Hammon said this board would like to find out what type of show-bar this would be before making a decision on this case.

E. SITE PLAN REVIEW POSTPONED FROM JANUARY 12, 1993.

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.

There was no one to represent this case. Chairman Berry asked T. Strasser had any contact with the applicant. T. Strasser said not since last November, 1992. The zoning is improper for a Show Bar. He recommends denial.

Moved by Hammon, supported by White to deny SPR #92-79 as the applicant has not been in attendance to explain his request.

S. Perez questioned taking action to deny. T. Strasser said that since no one has appeared before the Board it shows a definite lack of interest. T. Hammon concurred. G. Grantner asked if there were any guidelines as to how many times an application can be postponed. H. Berry said that at present the Zoning Board of Appeals was researching this topic and should have an answer by next week. It was agreed that the applicant has showed a distinct lack of interest in their application.

A vote showed motion carried 6-0.

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SITE PLAN REVIEW:

1. SPR #93-4

By: Tom Sheroski
9505 E. Atherton Rd.
Davison, MI 48423

Re: Lots 9 & 10 of Chambers Sub.
Sect. 28
C-2 Zoned

For: A new take out pizzeria.

Daniel Sheroski represented the applicant. Chairman Berry asked if he had reviewed the DPW memorandum. Mr. Sheroski said he had not but he felt that the architect most certainly has and will comply. T. Strasser said he can see no problems with this application, he explained the parking, and the privacy fencing. Mr. Sheroski said they would do all that is necessary to be good to their neighboring residents.

T. Hammon asked if the building on Belsay and Bristol would be the same as the others. Mr. Sherowski said the same, but a little smaller.

Moved by Bertram, supported by White to approve SPR #93-4. Motion carried 6-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

SPR #93-1

By: William Packer, III
1717 S. Dort Hwy.
Flint, MI 48503

RE: Lots 252, 253 & 254 of Chambers
Sub. and Lots 337 thru 342 of
Chambers Sub., more commonly
known as G-3149 S. Dort Hwy.,
Burton, MI 48529

For: Change of Use within a tennant space.

There was no one to represent this case. T. Strasser said there were no problems with this application. They wanted to open a cabinet shop. The building is up to specifications. Chairman Berry asked if they were aware of this hearing. T. Strasser said they had been notified.

Moved by Hammon, supported by Grantner to approve SPR #93-1.

Discussion on approval of this variance and denial on a previous application due to the applicant not being present followed. L. Bertram questioned whether this was fair. T. Hammon said the previous application had been postponed twice, he feels that an applicant is taking a chance on being denied if they do not make an appearance.

The motion carried 5 yes to 1 no. L. Bertram voting no.

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SPR #93-3

By: Select Homes of Flint, Inc.
G-3458 W. Bristol Rd.
Flint, MI 48507

Re: Lots 9,10,11,12 & 13 of Way Acres #1
measured from the centerline of the
roadway adjacent to lot 33 on the
South.

For: Under New Ownership, Same use.

Chairman Berry said this had been the same use for the past few years, under different owners.

T. Tungle, Mt. Morris, represented Select Homes.

T. Strasser said there is very little to do other than for the new owners to move in. Everything is in good shape.

Moved by Grantner, supported by Perez to approve SPR #93-3 as written. Motion carried 6-0.

LS#92-74 Postponed from the beginning of the meeting.

One applicant still was not present.

Chairman Berry asked for the Board's decision on this case.

Moved by Hammon, supported by Bertram to deny LS #92-74 as the applicant was not present.

S. Perez asked T. Strasser if he had any conversation with the applicants. He said he had, and they were aware of this hearing this evening.

The motion carried 6-0.

H. BOARD DISCUSSION:

There was none.

The next regularly scheduled meeting will be held March 9, 1993 at 7:00 P.M.

Meeting adjourned at 7:30 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office