

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
FEBRUARY 12, 1991, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: H. Berry, B. Howlett, L. Bertram, C. Smiley and M. White.

MEMBERS ABSENT: Mayor, Jane L. Nimcheski, B. Beggs, G. Grantner and J. Merrell.

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

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

Howlett moved and White supported the following motion:

Approve and authorize the minutes of the Regular Meeting of January 8, 1991 at 7:00 P.M., as printed.

B. SCHEDULE FIRST PUBLIC HEARINGS FOR MARCH 12, 1991:

1. Z.C. #188

BY: Cemelle C. Beaudoin
825 Markham St.
Flint, MI 48507

RE: 2150 E. Hemphill Road
Lot 2-14 Associates Commercial Sites
Section 29
M-1 Zoned

FOR: Rezoning to M-2 for Installation of
a Paint Booth for Bump & Paint.

Moved by Howlett, supported by Bertram to schedule Zoning Case #188 for First Public Hearing for March 12, 1991. Motion carried 5-0.

C. FIRST PUBLIC HEARINGS POSTPONED FROM JANUARY 8, 1991:

1. Z.C. #187

BY: City of Burton
4303 S. Center Rd.
Burton, MI 48519

RE: Lots 85, 86, 115-117, 141-146,
170-177, 125-127, 156-158
Section 28
R-1C Zoned

For: Rezoning to M-2 for Industrial
Expansion.

Mr. Strasser said this zoning case was postponed so more information could be given to the Board for a decision. The information has been given along with pictures and explanations for the reason for rezoning.

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The Industrial businesses are presently zoned residential. In 1989 that area went back to the residential zoning from industrial, because the businesses were not expanding and the residences were making changes on their property and they would have to go before the Zoning Board of Appeals for variances. Because of this, the decision was made to change this area back to residential zoning. Since that time, the businesses are now beginning to make improvements and they have to go before the Zoning Board of Appeals. To avoid this, we asked for a recommendation from the Planning Consultant and he advised to make the residences residential zoning and the industrial businesses, industrial zoning.

Mr. Berry then read the recommendation from Brandon Rogers, Planning Consultant.

Audience Participation:

William Cheney, 3201 Berent St., said the semi's have been traveling down his street and they have blocked the street so the school buses cannot get down to let the children load and unload. He has had to drive around the block to get to his home before, as the semi's have had the road blocked while making deliveries.

Kenneth Plamondon, 3246 Berent St., said he supports what Mr. Cheney said. He is handicapped and when the streets are blocked, this is an added inconvenience for him. The company that hauls steel, come down the streets two or three times each day. We also get rain from their buildings onto our property, as they have not put up eavestroughs.

Thomas Cheney, 3193 Berent St., also agreed with the blocking of the streets.

John Ray, 3256 Berent St., said if the businesses were to expand, some of the residential yards will be blocked off. Global semi's are brought down our road and go into ditches, plugging up the drainage tiles. He said he keeps the drain cleaned out so his property doesn't flood and with the semi's going into the ditches, they continually plug up the drainage area.

Mr. Strasser said the Planning Commission only makes recommendation to the City Council for approval or denial. This zoning case will be heard on February 18, 1991 at 7:00 P.M. before the City Council.

Mr. Smiley said he is uncertain as to why the City wants to rezone these lots. If the property owners want to have the lots rezoned, they should be the ones making the request for rezoning, not the City.

Moved by Howlett, supported by Smiley to recommend denial of Zoning Case #187 to the Burton City Council. Roll Call Vote: Berry, no; White, yes; Smiley, yes; Howlett, yes and Bertram, yes. Motion carried to deny rezoning 4-1.

D. AUDIENCE PARTICIPATION:

Thomas Cheney, 3193 Berent St., asked if bringing petitions to the City Council Meeting would be helpful in getting the request for Zoning Case #187, denied.

Pauline Dargel, 6119 Hugh St., spoke concerning petitions for Zoning Case #187.

E. SITE PLAN REVIEWS:

1. SPR #91-5

BY: Ben Vedrody
6386 E. Atherton Road
Burton, MI 48519

RE: Vedrody Trucking
3140 Kleinpell St.
Lots 74, 75, 76 & 77 Supervisor's
Plat of Atherton Gardens

FOR: Contractor's Storage Yard
"Permitted Use after Special
Approval"

Mr. Vedrody explained he has a construction company and needs a place to store his equipment and stockpile his materials. He agrees with all of the DPW recommendations.

Audience Participation:

Don Nelson, 3131 Kleinpell St., said he lives across the streets and would like to know if the property would be fenced and what the hours of operation would be.

Mr. Vedrody said the property would be fenced with a 6 foot fence and the parking lot would have limestone in it. The hours of operation will be approximately 7:00 a.m. until 6:00 p.m. There are only six (6) trucks and the home will be gone and there will be a garage with a small office.

Mr. Strasser said the driveway will have to be built to City specifications and paved back to the property line.

Moved by Howlett, supported by Bertram to approve Site Plan Review #91-5 contingent upon DPW recommendations. Motion carried 5-0.

2. SPR #91-7

BY: George Preston
1306 Merkle
Ortonville, MI 48462

RE: 3491 Bristol Road
The west 15 acres of the Northeast
1/4 of the NW 1/4 of Section 34
M-1 Zoned

FOR: Development of a Golf Driving Range
"Permitted use after Special
Approval".

Mr. Preston said he plans to develop a golf driving range. He agrees with the DPW recommendations.

Mrs. Howlett asked what the hours of operation would be. Mr. Preston replied they would be open from about 8:00 a.m. until 8:00 p.m.

Moved by Howlett, supported by White to approve Site Plan Review #91-7, contingent upon DPW recommendations. Motion carried 5-0.

3. SPR #91-9

BY: C. J. Schultenover
1024 N. Genesee Road
Burton, MI 48509

RE: The Dental Center
4304 E. Court St.
Q-2761 Lot 9 Burdondale Park
Section 15, R-0 Zoned

Mr. Schultenover said he agreed with the DPW recommendations.

Mr. Strasser said when taking out the right-of-way permit, the sidewalk, where the driveway is, has to be built to Michigan Department of Transportation standards.

Mr. Schultenover agreed with to do the sidewalk properly.

Moved by Bertram, supported by Howlett to approve Site Plan Review #91-9, contingent upon DPW recommendations. Motion carried 5-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #91-3

BY: Heritage Investment Co.
4299 Tommy Armour Dr.
Flint, MI

RE: 1190 E. Hemphill Road
Lots 578, 579 & 580 Baker Park
Section 30,
C-2 Zoned

FOR: Sit Down Restaurant

Mr. Strasser explained this building, at one time was a sit down restaurant, and that is what it's going back to.

Moved by Howlett, supported by Smiley to approve Site Plan Review #91-3, contingent upon DPW recommendations. Motion carried 5-0.

2. SPR #91-8

BY: Michael Dugle
300 Bay Street
Petoskey, MI 49770

RE: Great Lakes Gas
Part of the N 1/2 of S 1/2 of
Section 11, T7N, R7E, more
particularly described as the Grand
Trunk Western Railroad Right-of-Way.
Q-92, M-1 Zoned

FOR: Gas Pipe storage yard.

Mr. Strasser said this same company was before the Board a couple months ago for the same use, only on the east side. The railroad backed out of their agreement, but they have a tentative agreement on the west side. The City's concerns are, at this time there isn't good access to the property. On the south side of 84 Lumber, there is a wetland area. We would like them to submit plans to us so we can see how they plan to get into the site.

Moved by Howlett, supported by White to postpone Site Plan Review #91-8 until the next meeting or until the gas company submits to the DPW, their accessibility to the property. Motion carried 5-0.

G. C-4 ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #91-4

BY: Kinney Shoe Stores
233 Broadway
New York, NY

RE: 4190 E. Court Street
Ladies Footlocker - Courtland Center
Section 15
C-4 Zoned

FOR: New use within a Tennant Space.

Moved by Howlett, supported by Bertram to approve Site Plan Review #91-4 contingent upon DPW recommendations. Motion carried 5-0.

2. SPR #91-6

BY: Higgin Construction
1210 W. Court Street
Flint, MI 48506

RE: 4190 E. Court Street
Jarman Shoe Store
Courtland Center
Section 15
C-4 Zoned

FOR: Change of use within a tenant space.

Moved by Howlett, supported by White to approve Site Plan Review #91-6, contingent upon DPW recommendations. Motion carried 5-0.

H. BOARD DISCUSSION:

Mr. Berry said he had a pamphlet on planning officials workshops if any of the members are interested in attending.

Mr. Smiley reported that the City Council recently adopted a Reimbursement Policy for the City Council and all Appointed Board Members who attend workshops. He gave a brief explanation of how the policy works.

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The next regularly scheduled meeting will be held on Tuesday, March 12, 1991
at 7:00 P.M.

Meeting Adjourned at 8:02 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

CML