CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
FEBRUARY 13, 1990, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Berry, White, Howlett, Beggs, Smiley and Bertram.

MEMBERS ABSENT: Mayor Jane Nimcheski and Grantner.

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 Smiley supported the following motion:

Approve and authorize the minutes of the Regular Meeting of January 9, 1990 at 7:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULED FIRST PUBLIC HEARING FOR MARCH 13, 1990:

1. Z.C. #90-181

BY: Carbonara Limited Partnership
1629 N. Washington
Royal Oak, MI 48067

RE: 2183, 2193 South Center Road
Q-212-C
Section 22
C-2 Zoned

FOR: Multiple Family Development.

Moved by Howlett, supported by Beggs to schedule Zoning Case #90-181 for first public hearing on March 13, 1990, at 7:00 p.m. Motion carried 6-0.

C. 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-O & R-M Zoned

FOR: Commercial Development.

Mr. Visser was present and stated he want to have an indoor recreational business and wants the zoning changed to C-3.

Audience Participation:

No one in the audience wished to speak.

Mr. Strasser said the application reflects a request for C-2 zoning. I suggested he try for C-2 zoning for this type of business. The County Planning Commission recommended approval of the rezoning with the neighboring residential land be screened and adding access to Genesee Road. These items would be taken care of through the site plan review process.

Mr. Visser said if the C-2 zoning will permit the use he has intended, he has no need for the C-3 zoning.

Mr. Strasser said the intended use for the business would fit in either C-2 or C-3 Zoning, but it would be better to have the C-2 zoning.

Mr. Berry said he would rather the C-2 zoning be approved than the C-3, as there are so many different types of businesses that could go in under C-3 Zoning.

Mrs. Beggs and Mrs. Howlett said they too would prefer the C-2 zoning.

Moved by Howlett, supported by Bertram to recommend approval of C-2 Zoning to the Burton City Council. Motion carried 6-0.

D. FIRST PUBLIC HEARING (Postponed):

1. 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

Mr. Barnett and his grandson explained their proposal and said they would like to split the lot so there would be three lots. Two of the lots would be 111x 795 and one lot would be 112x795. After reviewing the costs of making a roadway, it was decided it would be too expensive to do and this would be the better way to go, providing they get approval.

Mr. Strasser said this property can be split into two parcels and this would comply with the Ordinance. If anything other than this is approved by the Planning Commission, they will have to go before the Zoning Board of Appeals for their approval of a substandard lot size.

Mr. Smiley asked if they had any potential buyers for the property. Mr. Barnett said he would be building houses on the lots and plans to live in one of them. He has a gentleman that was interested in them.

Moved by Howlett, supported by White to approve Lot Split #89-077, and go before the Zoning Board of Appeals for their approval of substandard lots. The lot sizes are to be two (2) at 111x795 and one (1) at 112x795. Motion carried 5-0 with one abstention by Mr. Bertram, due to a conflict of interest.

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

Mr. Strasser said Mrs. Jackson is in the hospital and has asked that this case be postponed until the next meeting.

Moved by Howlett, supported by Bertram to postpone Lot Split #89-080, until the next regular meeting of March 13, 1990. Motion carried 6-0.

E. AUDIENCE PARTICIPATION:

No one in the audience who wished to speak.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #90-003

BY: Emory Book Sales Inc.
5210 Schubert Road
Knoxville, TN 37912

RE: 4204 Davison Road
"Emory Book Sales Inc."
Q-70-B
C-2 Zoned

FOR: Temporary use for a book sale

Mr. Strasser said the use of the book sales fits the zoning. What I was told about the signs, however, did not come about. This use will be terminated as of March 1st, because their specific use permit expires.

Moved by Howlett, supported by Smiley to approve Site Plan Review #90-003, contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #90-004

BY: Greg Kujacznski
5003 Sandalwood
Grand Blanc, MI 48439

RE: A & M Transmission
3420 South Dort Highway
Q-319-G
C-2 Zoned

FOR: Change of use in a tenant space. "Transmission Shop"

Mr. Strasser said this business is in Gene Kovac's building. The site is paved and there is adequate parking. The zoning is proper for this type of business.

Mr. Smiley asked about the gap between the buildings. Mr. Strasser explained why this came about.

Mr. Berry asked if they were licensed for retail sale for used cars. Mr. Strasser said not to his knowledge. Mr. Berry stated there have been cars on the property with for sale signs on them.

Moved by Howlett, supported by White to approve Site Plan Review #90-004, contingent upon DPW recommendations. Motion carried 6-0.

3. SPR #90-005

BY: Tim Rutherford
4601 Danbi
Flint, MI

RE: 4118 S. Saginaw Street
"House of Furniture"
Lots 1 - 4 Wilson Homestead
Section 32
C-2 Zoned

FOR: Retail sales of Furnitures

Mr. Berry asked if this business had proper signage.

Mr. Strasser said he hasn't measured this, but it looks like it could be just over the limits.

Mr. Rutherford was present and said sign is the same as the one the previous business had.

Mr. Berry also expressed his concerns over the parking area. There were complaints received when the Dr. was in the building. The parking is substandard and there should be more parking made available.

Mr. Rutherford said there are six (6) parking spaces and he rarely has that many people in the store at any one time. Whatever it takes to maintain a nice looking building, we will be willing to do.

Mrs. Beggs asked how many employees there are. Mr. Rutherford said he has one part-time employee who makes deliveries with his own personal truck.

Discussion followed on the dumpster. Mr. Rutherford said he needs a dumpster for the plastic from the furniture and the cardboard boxes of the furniture.

Moved by Howlett, supported by Smiley to approve Site Plan Review #90-005, contingent upon DPW recommendations. Motion carried 6-0.

The next regularly scheduled Burton City Planning Commission meeting will be held on Tuesday, March 13, 1990 7:00 P.M.

Meeting adjourned at 7:44 P.M.

Respectfully Submitted,

Cheryl M. Ladd
Deputy City Clerk

CML