

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
MARCH 12, 1996, 7:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Charles Smiley, Howlett and 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 Bertram to approve the minutes of the Regular Meeting of February 13, 1996 at 7:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE PUBLIC HEARING FOR APRIL 9, 1996 AT 7:00 P.M.:

1. ZC #216

BY: Andre DeJournett
4410 S. Dort Hwy.
Burton, MI 48529

RE: 3179 S. Dort Hwy.
Lots 248, 249 & 397 thru 350 and
the South 30' of Vacated Dell St.
Section 28, Zoned C-2

FOR: Change zoning to C-4 for the purpose
of 5 unit retail center.

2. LS #96-23

BY: Russ Ballmer
4145 E. Maple
Burton, MI 48519

RE: 59-34-300-028
Section 34, Zoned SE

FOR: Residential Use.

Moved by Bertram, seconded by Grantner to schedule Zoning Case #216 and Lot Split #96-23 for a public hearing for April 9, 1996 at 7:00 P.M. Motion carried 6-0.

C. PUBLIC HEARING POSTPONED FROM FEBRUARY 13, 1996 AT 7:00 P.M.:

1. ZC #215

BY: James Carnwath & James Hewines
1112 Ottawa
Royal Oak, MI 48073

RE: Parcel #59-35-100-021
Genesee Road
Section 35, Zoned SE

FOR: Rezone property to R-1A for the
purpose of developing a subdivision.

Carl Carlson, Flint Surveying Company, said he was representing Mr. Carnwath and Mr. Hewines. He said they are requesting a rezoning to develop a subdivision. He said they are requesting the zoning be changed from SE to R-1A.

REGULAR PLANNING COMMISSION MINUTES

MARCH 12, 1996/7:00 P.M.

PAGE -2-

Audience Participation:

The following residents gave their concerns about the rezoning:

Roger Eggert, 4107 S. Genesee Rd., asked about a playground area for children and doesn't want the houses close together. He asked about drainage problems. Pauline Dargel, 6119 Hugh St., asked about public sewer service. Larry Petrella, 1081 Howe Rd., asked who would pay for sewer and water. Al Debus, 4155 S. Genesee Rd., is opposed to 13 homes bordering his property. David Lenhart, 4271 S. Genesee Rd., inquired about the wetlands and master plan.

Mr. Strasser said the request they have made is reasonable. The property is serviced with sanitary sewers and each lot exceeds the ordinance requirement. A verbal report from the Road Commission is that Genesee Road is under-trafficked. As far as a playground is concerned, maintenance would come into play and the City doesn't have the funds for this project. Mr. Strasser said the meeting between the Administration and the developer dealt with engineering aspects of the project.

Discussion continued regarding this rezoning request.

Moved by Bertram, seconded by Merrell to recommend approval of Zoning Case #215 to the Burton City Council. Motion carried 6-0.

D. PUBLIC HEARING:

LS #96-6

BY: Daniel J. Elizondo
7447 E. Bristol Rd.
Davison, MI 48423

RE: 59-25-400-011
Section 25

FOR: Residential Use.

Mr. Elizondo said he is proposing a lot split on 18 acres for residential use. Each parcel would be over an acre.

Audience Participation:

Sharon Craney, 3340 S. Vassar Rd., said she is here to listen to the request.

Mr. Strasser said the request meets all requirements and the sewer is in place. DPW has no objections.

Moved by Walls, seconded by Grantner to approve Lot Split #96-6 for residential use. Motion carried 6-0.

E. AUDIENCE PARTICIPATION:

Larry Petrella, 1081 Howe Rd., spoke concerning the SE zoning changed to R-1A.

Roger Eggert, 4107 S. Genesee Rd., spoke concerning ZC #215 and the City building up with subdivisions. He said the zoning is there to protect the citizens and the wildlife.

Al Debus, 4155 S. Genesee Rd., spoke concerning the road condition and drainage.

Mr. Miller, 4296 S. Genesee Rd., said he is concerned about neighbors using their those who have acreage for snowmobiles, etc.

Mike Butler, 3207 Park Dr., said he is against using all of the open land for development of subdivisions and then have the people live there for 10 years or so and leave the area. This area is attractive because of the spacious land.

Pauline Dargel, 6119 Hugh, spoke concerning publication for zoning and master plan regarding SE vs. R-1A.

F. SITE PLAN REVIEWS:

1. SPR #96-17

BY: Daystar Development
615 W. Broad St.
Linden, MI

RE: Pine Creek Estates #2
59-22-400-005
Section 22, R-1B Zoned

FOR: Preliminary Plat

Attorney Ray Curtain, 1321 N. Belsay Rd., Burton, said the development company is ready to begin Phase 2 of the development for Pine Creek Estates #2. The proposed start date is in May of this year. They plan to open the end of Shadycroft to the North.

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

Mr. Strasser said this phase will extend Shadycroft. There will be water and sewer available and the wetlands are on Q-225.

Mr. Berry inquired about Robinson Drain. Mr. Strasser said it goes south of Lippincott across Howe Rd.

Mrs. Walls expressed concern about Shadycroft being opened up at this point because of the heavy equipment going in and out of the subdivision. Mr. Strasser said the contractors will be using the Genesee Road access during construction.

Mr. Bertram asked if Phase I was completed and Attorney Curtain said there are already 8 to 10 homes where people are interested.

Moved by Grantner, seconded by White to approve Site Plan Review #96-17 with the provision the contractors use Pine Creek Access drive off Genesee Road for the construction equipment. Motion carried 6-0.

2. SPR #96-19

BY: Vassar Road Associates
702 Church St.
Flint, MI 48502

RE: Ridgemoor Condominium II
Ridgemoor Ct.
29-01-200-005
Section 1, R-M Zoned

FOR: Preliminary Review of a Site Condo.

Richard Kraft, Engineer, explained they are planning a site condo on the remaining 11 parcels. They will be single family detached condos with 90 feet front lot size.

Mr. Strasser said on Lots 25 and 26, one is 83 feet and the other is 84 feet. The ordinance calls for 85 feet, so they will go before the Zoning Board of appeals for variance. The lots are large in the cul-de-sac. DPW recommends approval.

Moved by Grantner, seconded by Bertram to approve Site Plan Review #96-19, contingent upon DPW recommendations. Motion carried 6-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS POSTPONED FROM FEBRUARY 13, 1996 AT 7 P.M.:

1. SPR #96-9

BY: Bedrock Tattoo's
4271 S. Dort Hwy.
Burton, MI 48529

RE: 4271 S. Dort Hwy.
Lots 1 & 2 of Lacina Sub.
Section 33, M-1 Zoned

FOR: Change of use within a tenant space.

Mr. Strasser said this business will be located on the east side of Dort Hwy. The parking lot is paved and this is a new use and must come before the Board.

Mr. Bertram asked if the tattoo business is the only thing they would be doing. He was advised yes. The owner said they may be bringing in items for body piercing in the near future.

Moved by Walls, seconded by Merrell to approve Site Plan Review #96-9, contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #96-12

BY: LaGarda Security
2123 S. Center Rd.
Burton, MI 48519

RE: LaGarda Security
2123 S. Center Rd.
59-22-100-006

FOR: Change of Use.

Mr. Strasser said the owner of LaGarda Security is out of state and we are asking that this postponed for an additional month and if we can't get compliance with the tenants, we will have to tag the building.

Moved by Bertram, seconded by White to postpone Site Plan Review #96-12 until the next regular meeting of April 9, 1996. Motion carried 6-0.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #96-15

BY: David D. MacDonald
8431 Vassar Rd.
Burton, MI 45809

RE: Premier Die Cutting
5350 Davison Rd.
59-11-200-003

FOR: New use within a tenant space.

There was no one present to represent this site plan review.

REGULAR PLANNING COMMISSION MINUTES

MARCH 12, 1996/7:00 P.M.

PAGE -5-

Moved by Bertram, seconded by Grantner to postpone Site Plan Review #96-15 until the next regular meeting of April 9, 1996. Motion carried 6-0.

2. SPR #96-18

BY: Smith & Co. Construction, Inc.
2338 Lavelle Rd.
Flint, MI 48504

RE: Flint Power Squadron (Existing)
6044 Lapeer Rd.
Part of Lots 8 & 9 of Supervisor's
Plat #8
Section 13, C-4 Zoned

FOR: Addition to Building.

There was no one present to represent this site plan review. Mr. Strasser said the paving is not completed from the 1985 site plan.

Moved by Grantner, seconded by Bertram to postpone Site Plan Review #96-18 until the next regular meeting of April 9, 1996. Motion carried 6-0.

3. SPR #96-20

BY: Gary Sova
G-4130 Flint Asphalt Drive
Burton, MI 48529

RE: National Roofing & Sheet Metal Co.
G-4130 Flint Asphalt Drive
Lots 25 & 26 Bristol Road Industrial
Park
Section 33
M-2 Zoned

FOR: Proposed Pole Barn Addition.

Ron Isaacson, Architect, 5084 Exchange Drive, Flint, said they are proposing a 70x80 pole barn addition that will match the existing structure. They have to go before the ZBA for a variance and need the addition for the storage of materials.

Mr. Strasser said they are proposing additional paving on the site for employee parking. DPW recommends approval.

Moved by Bertram, seconded by Grantner to approve Site Plan Review #96-20, contingent upon DPW recommendations. Motion carried 6-0.

4. SPR #96-21

BY: Robert W. Giesey & Associates
1111 S. Creekwood Trail
Burton, MI 48433

RE: P.C. Electric Motor Repair, Inc.
4102 Davison Rd.
Burton, MI 48433
59-10-100-011
Section 10, C-2 Zoned

FOR: Warehouse addition.

Mark Lippincott, 4102 Davison Rd., owner of D.C. Electric Motor Repair, said the business is expanding and there is merchandise stored on the parking lot.

Mr. Lippincott said they need to have more room and are proposing a pole barn for cold storage. They will be eliminating a few parking spaces but will still be within the number they are required to have by ordinance.

Moved by Grantner, supported by White to approve Site Plan Review #96-21 contingent upon DPW recommendations. Motion carried 6-0.

I. BOARD DISCUSSION:

Mr. Bertram inquired about the paving requirements for Site Plan Review #96-18. Mr. Strasser said paving was not a requirements, but something the applicant proposed doing.

Mr. Grantner spoke concerning Zoning Case #215. He said he agrees there needs to be a place for children to play and there is no place such as this in Burton.

Mr. Bertram asked if the Planning Commission could determine the number of homes per acre. He was advised yes. Discussion was held concerning Zoning Case #215.

Mrs. Walls expressed concern over an extension of a portable sign for the Tobacco place at Seeley's Plaza.

The next regularly scheduled meeting will be held April 9, 1996 at 7:00 P.M.

Meeting Adjourned at 9:10 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML