

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES

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

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

MEMBERS ABSENT: Mayor Smiley, Perez and White.

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

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

Moved by Howlett, supported by Grantner to approve the minutes of the Regular Meeting of February 14, 1995 at 7:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR APRIL 11, 1995 AT 7:00 P.M.:

1. ZC #206

BY: Maple Pointe Associates
8469 S. Saginaw
Grand Blanc, MI 48439

RE: Q-460-F1
Vacant 77 Acres North of Maple
Pointe Subdivision
Section 36
SE Zoning

FOR: Residential Use.

Moved by Howlett, supported by Bertram to schedule Zoning Case #206 for first public hearing for April 11, 1995 at 7:00 P.M. Motion carried 6-0.

C. FIRST PUBLIC HEARING:

1. LS #95-5

BY: Ralph DeGayner by
Robert L. Keely, Keely Realty, Inc.
715 W. 12th Street
Flint, MI 48503

RE: 4284 E. Bristol Rd.
Q-391 The N 295' of the W 531.15'
of the NW 1/4 of the NE 1/4 of
Section 34, T7N, R7E.

FOR: Residential Use.

Robert Keely, 715 W. 12th Street, said the property is zoned commercial and they would like to split the lot from one to three. This will fall within the zoning ordinance and meet the State Plat Act.

Audience Participation: None.

Mr. Strasser gave the Board an additional handout with a revision in the legal description. He said it does meet ordinance requirements and there is sewer available but water is not. The streets are all paved.

Mr. Bertram asked for a clarification of the new legal description.

Moved by Howlett, supported by Grantner to approve LS #95-5 contingent upon DPW recommendations. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., inquired about the zoning request for ZC #206 and the Special Use Permit for BCPC #95-11.

Larry Stephens, 3049 Vineland, asked about speaking during SPR #95-13.

E. SITE PLAN REVIEWS POSTPONED FROM 2-14-95:

1. SPR #95-1

BY: Century Manufactured Homes
3408 S. Dort Hwy.
Burton, MI 48529

RE: Century Manufactured Homes
3397 S. Dort Hwy.
Lots 24 thru 27 of Hemphill-Dort
Commercial Sites
Section 28
M-2 Zoned

FOR: Sales Lot For Manufactured Homes.

Randy Fickes, 6408 W. Cook Rd., Swartz Creek, said he is representing Flint Surveyors who is asking for a sales lot for manufactured homes on Dort Highway. The site plan has been designed to fit the City Ordinance and is in compliance with the zoning.

Mr. Berry asked if he had reviewed the DPW recommendations. Mr. Fickes said he had not.

Mr. Strasser reminded the Board that this case was postponed previously but the owners had no problems with the DPW requirements.

Moved by Howlett, supported by Grantner to approve SPR #95-1 contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #95-9

BY: Ahmad Daraiseh
5249 Lapeer Rd.
Burton, MI 48509

RE: Tiny Tots 'N Tikes
5249 Lapeer Rd.
Lot 2 of Pinecrest Subdivision
Section 14
R-1A Zoned

FOR: Child Day Care Center.

Mr. Daraiseh asked for a postponement of his site plan due to legal reasons.

Moved by Howlett, supported by Grantner to postpone SPR #95-9 until the meeting of April 11, 1995 at 7:00 P.M. at the applicants request. Motion carried 6-0.

Mr. Berry said as the Planning Commission representative on the Zoning Board of Appeals, he will request that the Zoning Board postpone Mr. Daraiseh's request until the next regular meeting.

F. SPECIAL USE PERMIT:

1. BCPC #95-11

BY: Rhoads & Johnson Construction Co.
101 N. Alloy St.
Fenton, MI 48430

RE: 2217 S. Center Rd.
Q-213-D
Section 22
C-2 Zoned

FOR: Automobile Repair Facility
"Precision Tune"

Mr. William Johnson, President, 2014 Pine Hollow, Brighton, MI, said they plan to construct a new facility for Precision Tune where tuneups and electrical work will be done on automobiles. This building will replace the one north of Court Street. The owner is David Woods and this is a franchise operation.

Mr. Strasser said this is a special use permit and the purpose of this is to determine whether the location is suitable for this type of business. This is a nationwide company that does good work and is environmentally safe.

Audience Participation:

Mike Shanna, 2201 S. Center Rd., asked what variances would be needed for this business to go in. He said he is concerned that this may detract from his property and about the increase in traffic. He is also concerned about the cars being left on the premises for a long period of time.

Mr. Strasser replied they are not requesting variances, but are asking for special use permit in that zoning. The C-2 zoning allows an automotive facility.

Mr. Woods, 1583 Highland Park Dr., Highland, MI, said he is the owner and has had very few times when cars have been there for a lengthy period of time.

Margaret Kempf, 2229 S. Center Rd., said she thinks any problems can be worked out but she has not had the opportunity to see any drawings or plans as to how the property would be laid out. She said she is concerned about any fumes that might come from the business as she is so close to the premises.

Mr. Berry asked if there would be other tenant spaces in the building.

Mr. Johnson said yes, in the future there could be, but the businesses would have to fit the C-2 zoning and come before this Board prior to occupying the building.

Mr. Bertram asked if there was any screening required. He was advised no.

Mr. Johnson said the building would be designed with residential character, which would be reviewed during the site plan. He said the business would not cause a large increase in traffic.

Mrs. Howlett asked if there would be any cars parked outside of the building. Mr. Johnson replied normally no, but there may be occasionally for a short period of time, as the owner stated.

Audience Participation:

Pauline Dargel, 6119 Hugh St., inquired about signs and drainage and whether the site plan addresses the protection regarding the material that are detrimental to the waterline.

Mr. Berry said these items would be discussed under the site plan review.

Moved by Howlett, supported by Merrell to approve BCPC #95-11 for a Special Use Permit as this adheres to the zoning. Motion carried 6-0.

G. SITE PLAN REVIEWS:

1. SPR #95-12

BY: Rhoads & Johnson Construction Co.
101 N. Alloy St.
Fenton, MI 48430

RE: Precision Tune
2217 S. Center Rd.
Q-2113-D
Section 22
C-2 Zoned

FOR: New Construction for an Auto
Repair Facility.

Mr. William Johnson, President, said the business is not a high fluid facility. The only thing they might have is a small container of brake fluid. The parking lot drains to the catch basin and there is no drainage onto the lawns. The building be have an appearance of semi-residential with all glass doors. This is a high-tech center where computers on cars are being serviced.

Mr. Berry asked what type of sign would used. He was advised it would be a pole type sign that will be within the City Ordinance.

Mr. Strasser said the driveway permit would have to be obtained from the County Road Department as Center Road is a County road. Mr. Strasser asked why there would be asphalt in front of the building. He was advised this would provide for a roomier space and more maneuverability and safety issues.

Mr. Berry asked if the front of the building would have any landscaping. Mr. Johnson said there is \$7,500.00 allowed for the landscaping and they would be having grassy areas between the business and the homes.

Audience Participation:

Mrs. Kempf said she would like to see the plans that the Board member have and be give an opportunity to learn more about this. She asked for a recess to review the plans.

Recessed: 8:50 P.M.
Reconvened: 8:56 P.M.

Moved by Howlett, supported by Bertram to approve Site Plan Review #95-12 contingent upon DPW recommendations and obtaining the proper permit from the Genesee County Road Commission, with a greenbelt on each side of the homeowners. Motion carried 6-0.

G. SITE PLAN REVIEWS CONTINUED:

1. SPR #95-13

BY: Robert L. Keely
Keely Realty, Inc. Agent for
GAK Investments
715 W. 12th St.
Flint, MI 48503

RE: SPEC Buildings
Southeast corner of E. Bristol and
Howe Roads
Part of Q-391
Section 34
C-3 Zoned

FOR: New Construction for Tenant Spaces.

Ted Hu, Architect, 5 Chateau Deluxe Dr., Linden, MI, said the site is on the SE corner of Bristol and Howe Roads. They plan to build two (2) separate warehouse structures with handicap parking for each building and a loading space for each building. There will be 7 parking spaces per lot and this is the minimum in the ordinance. The dumpster areas will be fenced in and the screening will consist of shrubberies.

Mr. Berry asked if there would be any signs. Mr. Hu said not at this time.

Robert Keely, Keely Realty, Inc., said these buildings are being built as an investment and will be leased out. They will be very particular as to who they are leased to because of the investment. The building to the north will be 4,950 sq. ft. and the one to the south will be 6,000 sq. ft.

Mrs. Howlett said Mr. Stephens had asked about water. Mr. Strasser said water is not available but the sewer is.

Mr. Berry asked how close the nearest city water is to the property. He was advised 1/2 mile.

Mr. Keely said there are individual wells for each of the buildings and each one will have one bathroom.

Larry Petrella, 1081 Howe Rd., asked if there were any notices sent to the residents in the area. Mr. Strasser replied there is no requirements for notices to be sent.

Moved by Bertram, supported by Howlett to approve Site Plan Review #95-13 contingent upon DPW recommendations. Motion carried 6-0.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #95-15

BY: Jill Williams
11165 Jennings Rd.
Fenton, MI 48430

1. SPR #95-15

RE: First Friends Discovery Center
1140 S. Belsay Rd.
Suite B
Lots 2 & 3 Raymond Sub
Section 14
C-2 Zoned

FOR: Day Care Center

Jill Williams, 11165 Jennings Rd., Fenton, MI, explained that this is an existing building and they want to have a child care facility for approximately 25 children. The DPW requirements are being handled by the owner of the building and the owner is paying for the remodeling of the interior of the building. She explained the requirements set by the Department of Social Services. She said the DSS requires a certain amount of floor space per child. The room will be divided into two classrooms and two bathrooms. The hours of operation are from 6:30 a.m. until 11:00 p.m. We presently have 13 children on the waiting list for the day care. There will be no kitchen on the site and the only food would be snacks. There will be one large and one small refrigerator to store formulas and milk in. The parents are responsible for bring the other meals. There will be a microwave.

Mrs. Howlett said the dentist that occupies the building has been trying to rent this out for some time. She knows the Dr. and is certain the requirements would be adhered to.

Mr. Strasser asked if the application had been made to the Department of Social Services. Ms. Williams replied yes, but approval is needed from the City prior to DSS approval.

Mr. Strasser asked if the DSS requires any outdoor space. He was advised yes, they require about 1,200 sq. ft. with a privacy fence and an enclosed play area. We will have about 1600 to 1800 sq. ft. of play area.

Mr. Berry inquired about the parking area. Mr. Strasser said there is adequate parking for this business.

Mr. Bertram said he has some concerns regarding the fact that 25 children would be in an area of 1,200 sq. feet. It just seems that this is too small an area for that many children.

Mrs. Walls asked who determines the number of children, the City or the DSS. Mr. Strasser said the DSS.

Moved by Howlett, supported by Walls to approve SPR #95-15 contingent upon DPW recommendations and installing a fence on the property for security. Motion carried 5-1 with Mr. Bertram voting no.

I. BOARD DISCUSSION:

Mrs. Howlett said the building had been torn down on the corner of Dort and Atherton and the property is being prepared for the construction of the Rite-Aid store.

Mr. Grantner said he would like to receive more information in regards to the rules and regulations of the day care centers. It would help if we could get someone from the DSS to talk to us about what they require of the people running the facilities. He asked that Mr. Strasser contact the DSS and try to get someone to attend a meeting and address the board concerning this matter.

Mr. Berry said the next regularly scheduled meeting will be held April 11, 1995 at 7:00 P.M.

Meeting Adjourned at 8:35 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML