

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
APRIL 10, 1990, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Mayor, Jane L. Nimcheski; H. Berry; C. Smiley; M. White; B. Howlett; J. Merrill and G. Grantner.

MEMBERS ABSENT: B. Beggs and L. Bertram.

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 Grantner supported the following motion:

Approve and authorize the Regular Meeting of March 13, 1990 at 7:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULED FIRST PUBLIC HEARING FOR MAY 8, 1990:

1. L.S. #90-017

BY: Jerry Thomas
4057 S. Belsay Road
Burton, MI 48519

RE: Q-454-9
Southeast Corner of Belsay &
Bristol Roads
Section 36
SE Zoned

FOR: Residential Development

Moved by Howlett, supported by Grantner to schedule Lot Split #90-017 for First Public Hearing on May 8, 1990 at 7:00 P.M. Motion carried 7-0.

C. FIRST PUBLIC HEARING:

1. L.S. #90-012

BY: Sunrise Development Co.
10800 Brookpark Road
Cleveland, OH 44130

RE: The Courtyard
4195 E. Court Street
Q-83, Section 10
C-4 Zoned

FOR: Commercial Development

Phil Rosebeck, representative of Sunrise Development, said the company is requesting approval of a lot split of the commercial lands around the Courtyard Development. There would be a division of 3 parcels.

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Parcel 1 contains 17.65 acres and is everything under development of the current shopping center; parcel 2 contains 2.21 acres and is located in the front on East Court Street and parcel 3 contains 4.6 acres; and parcel 3 is located in the south eastern portion of the property and is set aside for future development of the expansion of the Courtyard. We want to complete leasing the area currently under construction and we are now negotiating with three other tenants for the Courtyard.

Audience Participation:

Kathleen Forshee, 1159 Arapaho Dr., spoke concerning the water problems this area has had and asked if there would be multiple dwelling development along the eastern property lines which would abutt the residential property and ditch.

Mr. Rosebeck replied the property behind the shopping center was zoned multi-family. We requested and received approval for this zoning on the rear of the property. At the present time, we have no one interested in developing this property. The proceedings tonight only involve the front parcels of the property. By law, the wetlands cannot be developed. The back of the stores to the creek and rear line of those lots are designated wetlands, which cannot be developed.

Robert Lumsden, 1031 Arapaho Dr., asked if grass could be planted this spring to keep down the dust. Mr. Rosebeck said they will be planting grass.

David Morris, 1071 Arapaho, said there is a lot of debris coming from this area and inquired about a fence.

Mr. Strasser asked if in the future when the properties are developed, is Sunrise Development going to maintain the deed and require the facade and landscaping to coordinate with what is presently there?

Mr. Rosebeck said the company will maintain the architectural review. The parcel on the east side for future expansion, will be done in concert with the present architectural designs.

Moved by Howlett, supported by White to approve Lot Split #90-012, contingent upon DPW recommendations. Motion carried 7-0.

D. PRELIMINARY PLAT - TENTATIVE APPROVAL:

1. SPR #90-016

BY: Gould Engineering
2040 E. Maple Avenue
Flint, MI 48507

RE: "Center South" Plat
East Side of Center, South
of Bristol Road
Q-397-F, Section 34
Zoned C-2 & R0

FOR: Subdivision for Commercial
Development

Mr. Berry said no action would be taken on this site plan until the next regular meeting.

E. AUDIENCE PARTICIPATION:

Kathleen Forshee, 1159 Arapaho Dr., asked if the rumor was true that there is a group home on Arrowhead Drive and what some of the restrictions are for this type of home. She also inquired about barking dogs.

Mr. Strasser replied if there are six (6) people or less in the home, the City doesn't get involved with this, it would be handled by the County. They can be located anywhere, as long as there are no more than six (6) people.

Mayor Nimcheski replied the barking dogs would have to be handled by the police department and a complaint would have to be signed for them to handle the situation.

F. SITE PLAN REVIEW:

1. SPR #90-015

BY: Charles Brannam
5517 Davison Road
Burton, MI 48509

RE: 1360 N. Belsay Road
Lot 48 Supervisors Plat
Eastmoreland Acres
Section 12
R-1A Zoned

FOR: The conversion of a single
family home for use as an
Office.

Mr. Brannam was present and explained he has met with the City representatives and is trying to do what is needed for this site plan.

Mr. Berry asked if he had read the DPW recommendations and agreed with them.

Mr. Brannam replied he had several concerns. One being the use of the well which is presently there in place of the water tap-in. Mr. Strasser said he would be allowed to use the well.

The other items were the water run-off. He asked if they could see if there is going to be a water problem prior to putting in a storm sewer. Discussion followed concerning this request. Also, the trash container was a concern. Mr. Brannam said they didn't generate enough business to have a trash container and they would be taking the trash to their residence for disposal. The fencing was another concern. Mr. Strasser said anytime a commercial business abutts a residential home, the Ordinance requires some type of screening so the residences can maintain their privacy.

Mr. Strasser explained that if the storm drains are added at a later date, it would be more costly than if it were installed at the time of construction and DPW recommendations are to construct storm drainage at this time. Further discussion was held regarding storm drainage.

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Moved by Howlett, supported by Mayor Nimcheski to approve Site Plan Review #90-015, contingent upon DPW recommendations with Planning Commission to review the fencing and storm sewer requirements. Motion carried 7-0.

F. . ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #90-013

BY: City of Burton
Senior Citizens Activity Center
3410 S. Grand Traverse
Burton, MI 48529

RE: Q-329-B
Section 30
R-1C Zoned

FOR: A 24'x24' garage
for vehicle storage.

Mr. Strasser said this is a simple storage structure for a van. All the codes will be met and it will be an all wood structure. There was a grant given to the Senior Citizen's Center for this structure. DPW recommends approval.

Moved by Howlett, supported by Grantner to approve Site Plan Review #90-013 contingent upon DPW recommendation recommendations. Motion carried 7-0.

2. SPR #90-014

BY: Judith Hinman
2120 E. Second Street
Flint, MI 48503

RE: "My Country Home"
4067 E. Court Street
Village Plaza - Suite 6
Section 10, C-2 Zoned

FOR: Change of use within a tenant
space.

Mr. Strasser said this business is located in an older strip mall style development and this is just a formality of an Administrative Review. We are working to get this mall into compliance.

Moved by Howlett, supported by Grantner to approve Site Plan Review #90-014 contingent upon DPW recommendations. Motion carried 7-0.

Mr. Berry announced the next regularly scheduled Burton City Planning Commission meeting will be held on Tuesday, May 8, 1990 7:00 P.M.

Meeting adjourned at 7:57 P.M.

Respectfully Submitted,

Cheryl M. Ladd
Deputy City Clerk

CML