

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES

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

MEMBERS PRESENT: Howlett, Bertram, Perez, Grantner, Berry, Mayor Smiley, White, Merrell and Walls.

MEMBERS ABSENT: None.

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 March 14, 1995 at 7:00 P.M., as printed. Motion carried 9-0.

B. SCHEDULE PUBLIC HEARING FOR MAY 9, 1995 AT 7:00 P.M.:

1. LS #95-22

BY: New Testament General Baptist Church
3484 S. Belsay Rd.
Burton, MI 48519

RE: 3484 S. Belsay Rd.
Q-288,
Section 26
SE Zoned

FOR: Residential Use.

Moved by Howlett, supported by Bertram to schedule Lot Split #95-22 for a Public Hearing on May 9, 1995 at 7:00 P.M. Motion carried 9-0.

C. FIRST PUBLIC HEARING:

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 Perez to postpone ZC #206 to the end of the meeting as Mr. Martz was not present and also the zoning case was published that the public hearing would be heard at 7:30 P.M. instead of 7:00 P.M. Motion carried 9-0.

2. LS #95-16

BY: Mickey F. Wilcox
3092 S. Eugene St.
Burton, MI 48519

RE: Part of Lot 8 Thomas Replat of
Lots 5 & 6 - Burton Homesites
Section 25

FOR: Residential Use.

Pamela K. Alexander, Goodrich, MI, said she is representing her brother and has nothing to add to the lot split request.

Audience Participation:

Resident, 3092 S. Eugene, said he just signed a purchase agreement for the home at this address.

Mr. Berry asked Mr. Strasser if he was aware that there had been a purchase agreement signed on this property.

Mr. Strasser said yes. Also, the wood framed garage will be converted into a home.

Moved by Howlett, supported by Walls to approve Lot Split #95-16 contingent upon DPW recommendations and upgrade the garage on site. Motion carried 9-0.

D. AUDIENCE PARTICIPATION:

There was no one who wished to speak.

E. SITE PLAN REVIEW POSTPONED FROM FEBRUARY 14, 1995:

1. 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. Berry said Mr. Daraiseh has again asked for postponement because of the legal problems he is experiencing.

Moved by Howlett, supported by Grantner to postpone Site Plan Review #95-9 until the next meeting of May 9, 1995. Motion carried 9-0.

F. SITE PLAN REVIEWS:

1. SPR #95-17

BY: Sorensen Gross Construction Co.
PO Box 7718
3407 Torrey Rd.
Flint, MI 48507

RE: Flint Bumper Mart, Inc.

3114 Joyce St.
Lots 59 & 60 Hemphill Dort
Commercial Sites #2
Section 28
M-2 Zoned

FOR: New Construction for Light
Industrial Use.

Robert Avenedt, 11465 Bay of Firth, Fenton, MI, said he is representing Sorensen Gross Construction Co. They are requesting site plan approval for a new facility as the old one was destroyed by fire and they want to replace what was there. He said all DPW requirements would be adhered to.

Mr. Strasser said all site work was taken care of previously. They are now connected to the sanitary sewers and all zoning requirements have been fulfilled.

Moved by Howlett, supported by White to approve Site Plan Review #95-17, contingent upon DPW recommendations. Motion carried 9-0.

2. SPR #95-21

BY: Genuine Parts Company
2999 Circle 75 Parkway
Atlanta, GA 30339

RE: NAPA Auto Parts
Northwest corner of Center Road
and Byers Street
Lot 62 of Supervisor's Plat as
described on Plat Liber 11, Page 23
of Genesee County Records

FOR: Construction of Retail Building.

Doug Cortellini, 9280 Colony Farm Dr., Plymouth, MI, said he is questioning the requirement of paving on Byers Street as paving this road may create an expense problem. He asked if the medical center would also have to share in the expense of the paving.

Mr. Strasser said anytime a business has a driveway on a residential street, the City requires paving at least to the back side of the driveway. This doesn't include curbs, it is open ditch.

Mr. Bertram asked if the drive is for loading and unloading parts or will this drive also service the customers? Mr. Cortellini said they are uncertain yet, but the delivery trucks are flat beds, not tractor trailers.

Moved by Howlett, supported by Walls to approve Site Plan Review #95-21 contingent upon DPW recommendations and paving of street back of the driveway. Motion carried 9-0.

3. SPR #95-23

BY: Robert W. Giesey & Associates, Inc.
1111 S. Creekwood Trail
Burton, MI 48509

RE: Flint Area School Employee's
Credit Union
5399 E. Court Street North
Q-100-D
Section 11
C-2 Zoned

FOR: Commercial Use.

Rick Swihart, 420 Carrie, Flushing, MI, said they would like to add an 800 square foot addition to the existing building for extra office and lobby space and give the building a new face lift.

Audience Participation:

Larry Petrella, 1081 Howe Rd., said he was in favor of the addition, as he is a member of the credit union.

Mike Warren, 4453 Sunnymeade, said he also is a member and agrees with what they want to do.

Mr. Strasser asked Mr. Swihart if any additional signage was needed. He was advised no.

Moved by Howlett, supported by Grantner to approve Site Plan Review #95-23 contingent upon DPW recommendations. Motion carried 9-0.

4. SPR #95-24

BY: Belsay Road Associates
702 Church Street
Flint, MI 48502

RE: Home Plate Lounge
1076 S. Belsay Rd.
Lots 43, 44 & Part of Lot 45 of
Cardinal Gardens
Section 14
C-2 Zoned

FOR: Restaurant

Richard Hamilton, 2250 Ridgemoore, said he and his partner, Andrew Brown, Jr., are planning to put in a restaurant at the old Regency Restaurant. He said if anyone had any questions, that Mr. Swihart was here to answer them.

Audience Participation:

Larry Petrella, 1081 Howe Rd., asked what type of sign would be used. He was advised they would use the existing signs and just reface them.

Moved by Howlett, supported by Perez to approve Site Plan Review #95-24, contingent upon DPW recommendations. Motion carried 9-0.

5. SPR #95-25

BY: Home Depot U.S.A., Inc.
Attn: Tim Platt
12100 Inkster Road

Redford, MI 48239

RE: The Home Depot
E. Court Street in "The Courtyard"
Shopping Center

FOR: Construction of New "The Home
Depot" Store

Jim Richardson, representing Forest City who owns Courtland Mall and The Courtyard, introduced the following people: Kevin Werkman, Architect; Dick Kraft, Engineer; Tim Platt, Real Estate Manager; Karen Dunn, Marketing Director; and Jeff Yearwood from Home Depot U.S.A.

Mr. Platt, 12100 Inkster Rd., Redford, MI, said Home Depot is the largest home improvement retailer. There are 300 plus stores and home improvement is their only business. The current plans are to build one store in Flint Township on Linden and Corunna Roads and the one on East Court Street in The Courtyard. They will employ approximately 200 people and 75% of the jobs will be full time with an average hourly wage of \$10.44. Mr. Platt said the property is currently zoned for this type of use and they are asking for site plan approval.

Mr. Werkman said the building has been changed and upgraded for the Court Street area. There will be glass enclosures for the greenhouse area and there will be greens planted along the street. In the back of the building, the storage area for the garden center will be enclosed. The trucking service will be around the shopping center and into the truck well. The trash container will also be underground. There will be berming along Court Street with a heavy green area. Along the back of the property, there is a fence in place and we plan to berm and put more plantings in and replace the fence with an 8 foot to 10 foot wood fence.

Audience Participation:

Bill Young, 1061 Arapaho Dr., said he lives behind this area and asked about the runoff of the fertilizers in the garden center. Mr. Werkman said there will be no run off of the site. Mr. Young said he is also concerned about the noise from the delivery trucks. Mr. Platt said the delivery trucks usually come in between 6:30 a.m. and 2:00 p.m. Mr. Young asked who is responsible for the trash coming from the shopping center.

Mr. Richardson said he would get the trash problem taken care of and if Mr. Young had any further complaints, he would appreciate hearing from him.

Lois Goodman, 1254 Arrowhead, asked if a traffic pattern study had been done. She was advised one had been done prior to The Courtyard being constructed. Mr. Strasser said the retailer may generate more traffic but he doesn't think it will overburden the road.

Mr. Bertram asked if it would be possible to post signs where the delivery trucks dock to turn off engines when making the deliveries so as not to disturb the neighbors. Mr. Platt said he would see that signs would be posted.

Mr. Perez asked what kind of dollar investment would they be making. Mr. Richardson said they are investing about \$12,000,000.00.

Larry Petrella, 1081 Howe Rd., asked if notification was sent to the residents in the area. He was advised that notification was not required for site plan.

Mayor Smiley said he had met with the representatives from Home Depot and Courtland Center and a lot of give and take was negotiated from both side. Also, Channel 25 did a news story earlier today regarding this construction.

Moved by Howlett, supported by Bertram to approve Site Plan Review #95-25 contingent upon DPW recommendations. Motion carried 9-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #95-18

BY: Jim Cokley
All Safe Storage Center
1320 N. Belsay Rd.
Burton, Mi 48509

RE: All Safe Storage Center
1320 N. Belsay Road
Q-107
Section 12
M-1 Zoned

FOR: Request that All Safe Storage Center
be allowed to engage in U-Haul Truck
and Trailer Rental Business.

Mr. Cokley said he is requesting permission from the Board to add a U-Haul truck and trailer auxiliary business to his existing business. This will be a convenience for the customers and people in the nearby communities.

Mr. Berry asked if any repair work would be done on the vehicles. Mr. Cokley said no.

Mr. Strasser asked where the trucks would be parked. Mr. Cokley said they would be behind the fence and some of the space behind the office area on the north side of the facility, but no more than two (2) units would be parked there.

Mr. Strasser asked if the advertising would be connected to the existing signs. Mr. Cokley said this would be done within the constraints of the requirements.

Mrs. Howlett asked how many pieces of U-Haul equipment would he have. Mr. Cokley said there would be two trucks and two trailers.

Moved by Howlett, supported by White to approve Site Plan Review #95-18 contingent upon DPW recommendations. Motion carried 9-0.

2. SPR #95-19

BY: Doris C. Cunningham
3729 Risedorph St.
Flint, MI 48506

2. SPR #95-19

RE: Doodle Bug Day Care Center
5300 Davison Rd.
Lot 3 Schafer Manor
Section 11

R-0 Zoned

FOR: Day Care Center

Mr. Berry asked if there was anything to be added to the site plan request. Mrs. Cunningham said no. She agrees with all of the DPW requirements.

Mrs. Howlett asked if she had obtained approval from the Department of Social Services. Mrs. Cunningham said she is in the process of that now. They will be going to her building on Monday.

Mr. Strasser said the site is paved and landscaped. The zoning is R0. The inside requirements of the building is being taken care by the building inspector and will be taken care of prior to an occupancy permit being issued.

Mr. Berry asked if there were adequate restroom facilities available. He was advised there would be.

Mr. Bertram asked if there would be playground area. He was advised yes, it will be on the vacant lot. He then asked if food would be prepared on the premises. Mrs. Cunningham said yes.

Moved by Howlett, supported by Perez to approve Site Plan Review #95-19 contingent upon DPW recommendations and approval from the Department of Social Services. Motion carried 9-0.

H. C-4 ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #95-20

BY: Kenneth Meyer
1420 Perry Rd.
Bldg./Apt. 1
Grand Blanc, MI 48439

RE: Wooden Trucks
Courtland Center Mall
4190 E. Court St.
Burton, MI 48509

FOR: New Use in a Kiosk

Mr. Strasser said Mr. Meyer manufactures and sells wooden trucks and he is requesting to sell from one of the cubicles in the mall.

Moved by Howlett, supported by Walls to approve Site Plan Review #95-20 contingent upon DPW recommendations. Motion carried 9-0.

Moved by Howlett, supported by Bertram to bring Zoning Case #206 back to the table. Motion carried 9-0.

C. FIRST PUBLIC HEARING:

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.

Mr. Strasser said this is very unusual for Mr. Martz to not attend when he is scheduled for a meeting. He requested that the case be postponed until the next regular meeting.

Moved by Howlett, supported by Perez to postpone Zoning Case #206 until the meeting of May 9, 1995 at 7:00 P.M. Motion carried 9-0.

I. BOARD DISCUSSION:

Mrs. Walls asked why the C-4 Administrative Site Plan Reviews have to come before the Planning Commission. Mr. Strasser said because of the way the Zoning Ordinance is written, it requires that they are all brought before the Planning Commission for any site plan review.

Mr. Bertram said even though the City doesn't have a great deal of say as to the responsibility with day care centers, he thinks it's important to have as much information as possible about those coming into the City.

Mrs. Howlett said day cares are not governed by the City, but the State Department of Social Services.

Mr. Grantner said he agreed with Mr. Bertram. It is good to know some particulars for the safety of the area around them and he thanked Mr. Strasser for getting the information about day cares from the Department of Social Services.

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

Meeting Adjourned at 8:13 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML