CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
APRIL 13, 1993, 7:00 P.M., COUNCIL CHAMBERS

The Regular Meeting was called to order by Betty, Howlett, Vice-Chairperson at 7:00 P.M.

MEMBERS PRESENT: Mayor Charles H. Smiley, Howlett, White, Bertram, Merrell, and Hammon.

MEMBERS ABSENT: Perez, Berry and Grantner.

OTHERS PRESENT: R. Stewart, Building Inspector and C. Ladd, Deputy Clerk.

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

Bertram moved and Mayor Smiley supported the following motion:

Approve and authorize the Minutes of the Regular Meeting of March 9, 1993 at 7:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR MAY 11, 1993 AT 7:00 P.M.

1. LS #93-17

BY: Keely Realty Inc. Agent for
Evans Equipment
715 W. 12th St.
Flint, MI 48503

RE: Q-6175-8 & Lot 11 of Hemphill-Dort
Commercial Sites
Section 28
M-2 Zoned

FOR: Commercial Development

Moved by Mayor Smiley, supported by Bertram to schedule Lot Split #93-17 for First Public Hearing on May 11, 1993 at 7:00 P.M. Motion carried 6-0.

C. FIRST PUBLIC HEARING:

1. LS #93-5

BY: Gary Sabo
430 S. State Rd.
Davison, MI 48423

RE: "Future Homes"
Lot 28 of Supervisor's Plat of
Copenhaven Subdivision
Section 3
R-1B Zoned

FOR: Residential Development

Mr. Stewart said the request has been reviewed and DPW recommends approval of the lot split.

Moved by Mayor Smiley, supported by Bertram to approve Lot Split #93-5, contingent upon DPW recommendations. Motion carried 6-0.

2. LS #93-8

BY: Loren K. Dunkel
4295 S. Belsay Rd.
Burton, MI 48519

RE: N 1/2 SW 1/4 SEC 36
Q-460

FOR: Residential Development

Mr. Dunkel said he had nothing to present to the Board.

Mr. Stewart said DPW has reviewed the request and recommends approval.

Orene Bryant, GM-UAW Legal Services, said she was representing Gerald Florkowski of 4377 S. Belsay Rd. She gave the Board a copy of a letter requesting that the variance be denied. She explained that the variance would violate both the minimum lot width and the minimum lot area. The property has already been downsized from 150 feet to 117 feet and now Mr. Dunkel wants to decrease the property from again to 91 feet and 92 feet and create three lots. Ms. Bryant said previously, Mr. Florkowski requested a building permit and was denied because of the lot size.

Mr. Stewart said the variance will go before the Zoning Board of Appeals on April 15, 1992 to create two buildable lots with substandard lot frontages of 91 feet and 92 feet.

Mr. Dunkel said when the first lot split occurred, he was told he had to have 0' lots because of the septic tanks in that area and the lots had to be large ough to handle them.

Mr. Stewart said now that the sanitary sewers are there, the need no longer exists for this large of a lot.

Moved by Hammon, supported by Mayor Smiley to approve Lot Split #93-8, contingent upon DPW recommendations. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

None.

E. CONDOMINIUM REVIEW PRELIMINARY APPROVAL:

1. SPR #93-14

BY: Future Development
M. Gary Sabo
10134 E. Atherton Rd.
Davison, MI 48423

RE: Hidden Trails No. 1-Site Condominium
Q-250
Section 24
R-1B Zoned

FOR: Condominium Review Preliminary Approval.

Mr. Dave Whordin, CHMP, said the site will consist of 80 acre parcel and 48 acres will be contained. There will be open space and walking trails.

No vehicles will be allowed. There are two (2) regulated wetland zones. The property is presently zoned R-1B and has open ditch. There will be sanitary sewers, water and when starting construction, an application will be submitted to the DNR for permits for the walkways.

Mr. Stewart said the DPW reviewed the request and recommends approval.

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

Moved by Mayor Smiley, supported by White to approve SPR #93-14 for Condominium Preliminary approval, contingent upon DPW recommendations. Motion carried 6-0.

F. PRELIMINARY PLAT TENTATIVE APPROVAL:

1. SPR #93-15

BY: Brookwood Development
Mr. Chuck Sekrenes
2405 N. Vassar Rd.
Burton, MI 48509

RE: Brookwood Pointe No. 1
Q-2-A
Section 1
R-1A Zoned

FOR: Preliminary Plat Tentative Approval

Mr. Dave Whordine, CHMP, represented Mr. Sekrenes. He explained the property is zoned R-1A with the smallest lot being 160 ft. x 100 ft.. There will be one access out to Potter Road with access to Willowdale and through Golfview Drive. There will be sanitary sewers, water, etc. There is 2-1/4 acres of wetlands with no anticipation of disturbing the wetland property.

Mr. Stewart said DPW recommends approval and DPW will finalize the utilities with Mr. Sekrenes.

Mr. Bertram asked what the timetable would be for the development. Mr. Sekrenes said Phase I should be done this summer and the final phases would be completed over a 3 to 4 year timetable. At least this is what he is projecting at this time.

Moved by Bertram, supported by Mayor Smiley to approve SPR #93-15, contingent upon DPW recommendations and DPW finalizing the utilities with Mr. Sekrenes. Motion carried 6-0.

G. SITE PLAN REVIEW:

1. SPR #93-16

BY: Humane Society of Genesee County
3075 Joyce St.
Burton, MI 48529

RE: Lots 47-51 & the East 80' of Lot 52
Section 28
M-2 Zoned

FOR: New Construction for the Humane Society Facilities.

Mr. Robert Giesey, Architect, represented the Humane Society. He explained they are presently in a building on Joyce Street and have been working toward

building a new facility. They have acquired four lots next the their present facility and a site plan has been prepared for those four lots.

Another site plan was submitted because they have also acquired Lots 11 and 12 just this week. The access drive will be off Dort Hwy. The ground breaking is scheduled for April 20, 1993 and bids are due this week. When completed, this will be a premiere Human Society.

Mr. Stewart said the two site plans are unorthodox, but because of the time element, it was handled this way. DPW recommends approval.

Mrs. Howlett asked if the present building would be torn down once the new facility was built. She was advised no.

Moved by Bertram, supported by Merrell to approve Site Plan Review #93-16, contingent upon DPW recommendations. Motion carried 6-0.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #93-11

BY: Superior Quality Services
1371 E. Bristol Rd.
Burton, MI 48529

RE: Lots 1320 & 1321 of Baker Park #1
C-1 Zoned

FOR: New Use Within a Tenant Space.

There was no one present representing this case. Mr. Stewart said this is a small business next to Dotty's Pet Center and all the site work has been completed. DPW recommends approval.

Mr. Bertram asked what type of business was in the building. He was advised it is a paint and wallpaper business.

Moved by Bertram, supported by White to approve Site Plan Review #93-11, contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #93-12

BY: James Korn
5097 Lapeer Rd.
Burton, MI 48509

RE: High Tech Motors
5097 Lapeer Rd.
Lot 49 Vodden Little Farms #1
Section 14
R-1A Zoned

FOR: Storage Building Addition

Mr. Stewart said Mr. Korn came into the office and is asking for an indefinite postponement. He will contact us when he is ready to proceed.

Moved by Bertram, supported by Merrell to postpone Site Plan Review #93-12 until applicant requests a meeting. Motion carried 6-0.

ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

3. SPR #93-13

BY: Dennis Conklin
10330 Carmer Road
Fenton, MI 48430

RE: Tyrone Tool Company
3336 Associates Drive
Lot 16 of Fourteen Associates
Commercial Sites
Section 29
M-1 Zoned

FOR: Change of Ownership

Mr. Dennis Conklin, 10330 Carmer Rd., Fenton, MI, said he is purchasing the building at 3336 Associates Drive, along with the equipment. The equipment is used in the boating industry and we will sell to wholesalers. We will also make small parts for car washes. All materials will be contained inside the building.

Mr. Stewart said DPW reviewed the site plan and recommends approval.

Moved by Mayor Smiley, supported by Bertram to approve Site Plan Review #93-13 contingent upon DPW recommendations. Motion carried 6-0.

BOARD DISCUSSION:

None.

The next regularly scheduled meeting will be held May 11, 1993 at 7:00 P.M.

Meeting Adjourned at 7:43 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML