CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
APRIL 14, 1992, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: B. Howlett, L. Bertram, S. Millard, H. Berry, M. White, J. Merrell, Mayor Smiley and T. Hammon.

MEMBERS ABSENT: G. Grantner.

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 Bertram supported the following motion:

Approve and authorize the Minutes of the Regular Meeting of March 10, 1992, 7:00 P.M., as printed. Motion carried 8-0.

B. SCHEDULE FIRST PUBLIC HEARINGS FOR MAY 12, 1992 AT 7:00 P.M.

1. LS #92-17

BY: Stanley Rykulski
2107 Casaloma Ct.
Flint, MI 48532

RE: Lot 11 Nelson Replat of
Lots 1, 2, 3, 4 of Eastgate
Section 25
Zoned R-1B

FOR: Residential Development

2. LS #92-18

BY: Harold Coffee
10018 Hegel Rd.
Goodrich, MI 48438

RE: Lot 8 of Burton Homesites
Section 25
Zoned R-1B

FOR: Residential Development

3. LS #92-19

BY: Marsha Hunt
5451 Brookwood Dr.
Burton, MI 48509

RE: Lot 29 Madarasz Acres
Section 2
Zoned R-1A

FOR: Residential Development

B. SCHEDULE FIRST PUBLIC HEARINGS FOR MAY 12, 1992 AT 7:00 P.M.

4. ZC #196

BY: Beverly Bowman
1324 Alberta Ave.
Burton, MI 48509

Robert & Audrey Rackel
1323 Alberta Avenue
Burton, MI 48509

RE: Lot 331 of Lapeer Heights
Section 14
Zoning change from R1-B to C-1

FOR: Office Building

Moved by Howlett, supported by White to scheduled for First Public Hearings on May 12, 1992 at 7:00 P.M., Lot Split #92-17; Lot Split #92-18; Lot Split #92-19 and Zoning Case #196. Motion carried 8-0.

C. AUDIENCE PARTICIPATION: None.

D. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #92-22

BY: Consumers Power Company
1945 W. Parnall Rd.
Saginaw, MI

RE: Flint Gas Regulator Station
1024 S. Center Rd.
Lot 9 & part of Lot 8 of
Supervisor's Plat No. 39,
Section 10

FOR: Building Replacement

Richard Davis, a representative of the Gas and Engineering Department at Consumer Power, explained that they want to replace the existing building on Center Road with a pre-engineered galvanized steel building. Mr. Davis presented sketches of what the building would look like and said the color scheme would be dark bronze with ivory or cream sidewalls. The job will be out for bids in mid-July and they hope to start construction in early September. It will take about one week to demolish the existing building, approximately two weeks to construct the new building and about one week for restoration of the property.

Mr. Berry asked if there had been any plans made for shrubbry or landscaping around the building.

Mr. Davis replied no, because this is added maintenance work and upkeep. There will be a chainlinked fence around the property for security reasons and there will be crushed limestone along the side of the building.

Mr. Hammon asked why the building is being replaced. Mr. Davis replied because it is in need of many repairs and the building is approximately 40 years old. The masonry work is cracking and the building is deteriorating.

Moved by Howlett, supported by Bertram to approve Site Plan Review #92-22 contingent upon DPW recommendations. Motion carried 8-0.

2. SPR #92-24

BY: Tim E. Nyberg
3705 Aldon Ln.
Flint, MI

RE: T & J Boat Repair
G-4462 S. Dort Highway
Q-356-3
Section 32, M-1 Zoning Pending

FOR: Change of Use Within a Tenant Space

Mr. Strasser explained that Mr. Nyberg is requesting to put a boat repair shop during the summer months. The property belongs to Mr. Delduca and is located just north of the veterinary building. The Building Inspector has inspected the building and it does meet the codes. He will have to put in one bathroom.

Mr. Berry asked if there would be any outside storage of the boats.

Mr. Strasser said the Mr. Delduca owns the property next door and it is a storage yard so if there outside storage it would be a good location for it.

Moved by Howlett, supported by Bertram to approve Site Plan Review #92-24, contingent upon DPW recommendations. Motion carried 8-0.

E. BOARD DISCUSSION:

Mr. Strasser said he has tentatively set a Special Planning Commission Meeting for Monday, May 4, 1992 at 6:00 P.M. in Council Chambers in regards to Future Homes, Gary Sabo project.

Mr. Berry asked if everyone could make this special meeting and the board agreed to meet at the above stated date and time. The Clerk will call Mr. Grantner as he is not present tonight.

Mayor Smiley said he had prepared a packet of information, which he has given the City Council in regards to the Future Homes project and has formed an Administrative Team consisting of himself, Ken McArdle, Jeff Major, Brad Becker and Denny Lowthian. The Mayor then explained what was included in the packet and asked the Planning Commission to review this prior to the May 4th meeting.

Mayor Smiley said there is a great need for this type of development and there hasn't been a development of this kind in many years.

The next regularly scheduled meeting will be held May 12, 1992 at 7:00 P.M.

Mr. Berry adjourned the meeting at 7:35 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk
CML