

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
MAY 8, 1990, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Berry, Howlett, Beggs, Grantner, and White.

MEMBERS ABSENT: Mayor, Jane L. Nimcheski; J. Merrell; L. Bertram and C. Smiley.

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 and authorize the minutes of the Regular Meeting of April 10, 1990 at 7:00 P.M., as printed. Motion carried 5-0.

B. SCHEDULED FIRST PUBLIC HEARING FOR JUNE 12, 1990:

1. Z.C. #183

BY: Gerald Thick
2306 Clement
Flint, MI 48504

RE: 2058 Connell St.
Lot 127 Star Subdivision
Section 29
R-1C Zoned

FOR: R-1C to C-2 for the purpose
of a parking lot.

2. Z.C. #184

BY: George Daniel
6230 E. Bristol Rd.
Burton, MI 48519

Re: Q-449, 449-C, 449-D
Adjacent to 6230 E. Bristol
Section 36
SE Zoned

FOR: SE to R-1A for Residential
Development.

Moved by Howlett, supported by Beggs to schedule Zoning Cases #183 and #184 for First Public Hearing on June 12, 1990 at 7:00 P.M. Motion carried 5-0.

C. FIRST PUBLIC HEARING:

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.

Mr. Thomas was present and said this property was rezoned to R-1 in 1954 and all around this property it is zoned SE. He is requesting a lot split for 12 acres.

Audience Participation:

Maxine Treadway, 4040 Dallas St., asked if the split would come back to her property fence line area. Mr. Thomas replied the property has been sold to the section line of Dallas Subdivision, which abutts Mrs. Treadway's property. Mr. Thomas also explained there will not be any construction in that area because there is no exit out of the property.

Mr. Strasser said the split request meets all DPW requirements and the State Plat Act. DPW recommends approval.

Moved by Howlett, supported by White to approve Lot Split #90-017, contingent upon DPW recommendations. Motion carried 5-0.

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 & RO

FOR: Subdivision for Commercial
Development.

There was no one from Gould Engineering present at the meeting.

Mr. Strasser said the request is for tentative approval, as there are several procedures to be done prior to final approval. The Planning Commission has to recommend approval or denial and send the recommendation, in writing, to the City Council for their approval. The entire process is quite lengthy. As of this date, the tentative plat meets all the criteria.

Moved by Howlett, supported by Grantner to recommend approval of the preliminary plat for Site Plan Review #90-016. Motion carried 5-0.

E. AUDIENCE PARTICIPATION:

No one wished to speak.

F. SITE PLAN REVIEWS:

1. SPR #90-022

BY: Todd Somsy & Ralph Wojtowicz
2425 S. Linden Road
Flint, MI 48507

RE: Boulder Creek Station
4497 Fenton Rd.
Section 31, C-4 Zoned

FOR: New Construction for a
Mini Mall, Office.

Mr. Wojtowicz said approval has been given by the Genesee County Road Commission and the County Drain Department. He has also met with Mr. Riess from the City Water Department. We are trying to make maximum usage of the land. We are looking at service industry and have three preliminary leases for the site. There are 39 parking spaces with 2 handicapped parking spaces. The structure is a brick front and there will be fencing because the property abutts residential property. We need to get a variance from the Zoning Board of Appeals for a setback. There will be landscaping around the sign and everything else will be green.

Mr. Strasser said the south side of the property requires a variance. This particular lot has unusual configuration and the back portion of the lot is not usable.

Moved by Howlett, supported by Grantner to approve Site Plan Review #90-022, contingent upon DPW recommendations and the applicant adheres to the memo recommendations and contingent upon approval of variance from the Zoning Board of Appeals for a setback. Motion carried 5-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #90-020

BY: Doug Bacon
4437 Rainbow Lane
Flint, MI 48507

RE: Ultimate Paint & Body Works
4017 Jefferson St.
Lot 35 Supervisor's Plat #39
Section 10
M-1 Zoned

FOR: Construction of a garage for
storage purposes.

Mr. Bacon was not present. Mr. Strasser said the site plan meets all of the requirements and will have to comply with setbacks in that zoning district, such as fire walls with concrete foundation and floors. Building permits need to be issued.

Mr. Berry asked if he was in agreement with the DPW requirements. Mr. Strasser said Mr. Bacon agreed to the requirements.

Moved by Howlett, supported by Beggs to approve Site Plan Review #90-020, contingent upon DPW recommendations being completed. Motion carried 5-0.

2. SPR #90-021

BY: Randy Atkins
3093 Sloan Hts.
Flint, MI 48507

RE: Four Seasons Window
Blind Cleaning
4170 S. Saginaw Street
Section 32
C-2 Zoned

FOR: Change of use within a tenant
space.

Mr. Atkins said the main concern was the disposal of the cleaning solutions into the sewage system.

Mr. Berry asked if there was adequate parking behind the structure.

Mr. Atkins said most of his business is pickup and delivery type service.

Mr. Strasser said DPW recommends approval and the business fits the zoning.

Mrs. Beggs said she is concerned about how hazardous the cleaning solutions will be going into the sewers.

Moved by Howlett, supported by White to approve Site Plan Review #90-021, contingent upon DPW recommendations and that Mr. Atkins adheres to proper procedures for disposal of waste materials. Motion carried 5-0.

3. SPR #90-023

BY: Steve Sigourney
1021 Haven
Mt. Morris, MI 48458

RE: Siggy's Pizza
4278 S. Saginaw Street
Lots 262-265 Webber Place
Section 32
C-2 Zoned

FOR: Change of use within a
tenant space.

Mr. Keith Sigourney was present, representing his brother, Steve. He explained that the building used to be a restaurant at one time and his brother would like to turn this into a take-out.

Mrs. Howlett asked if he was redoing the building with a professional sign and new lighting. The inside of the building has been remodeled.

Mr. Strasser said there is adequate parking and DPW recommends approval of the site plan.

Moved by Howlett, supported by Grantner to approve Site Plan Review #90-023, contingent upon DPW recommendations. Motion carried 5-0.

H. BOARD DISCUSSION:

None.

Meeting Adjourned at 7:53 P.M.

Respectfully Submitted,

Cheryl M. Ladd
Deputy City Clerk

The next regularly scheduled Burton City Planning Commission meeting will be held on Tuesday, June 12, 1990 7:00 P.M.