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 April 11, 1995 at 7:00 P.M., as printed. Motion carried 9-0.

B. SCHEDULE PUBLIC HEARING FOR JUNE 13, 1995 AT 7:00 P.M.:

1. LS #95-26

BY: Michael D. Pumfrey
3066 S. Vassar Rd.
Burton, MI 48519

RE: Lot 9 of Burton Homesites
Section 25
R-1B Zoned

FOR: Residential Use.

2. LS #95-29

BY: Timothy E. Young
6459 E. Maple Ave.
Burton, MI 48519

RE: Q-470-B
Section 36
SE Zoned

FOR: Residential Use.

3. LS #95-32

BY: Rizzo Development, Inc.
31511 Gratiot Ave.
Roseville, MI 48066

RE: Q-431
Section 35
R-1A Zoned

FOR: Residential Use.

4. LS #95-33

BY: Rizzo Development, Inc.
31511 Gratiot Ave.
Roseville, MI 48066

RE: Q-432
Section 35
R-1A Zoned

FOR: Residential Use.

Moved by Howlett, supported by Perez to schedule the following Lot Splits for public hearing for June 13, 1995 at 7:00 P.M.: LS #95-26; LS #95-29; LS #95-32 and LS #95-33. Motion carried 9-0.

C. PUBLIC HEARING POSTPONED FROM APRIL 11, 1995 AT 7:00 P.M.:

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.

Neil Martz, 8469 S. Saginaw, Grand Blanc, MI said they have purchased about 80 acres north of the existing subdivision and they are proposing to develop 160 lots. There has been an expansion of the utilities in this area. A pond in the wetland area is being planned, with approval from the DNR. The housing will have an expansion in value. The cost could exceed $200,000.00 in this development.

Audience Participation:

Pauline Dargel, 6119 Hugh St., inquired about the zoning change and the ownership of the pond.

Larry Stephens, 3049 Vineland Ave., asked about the lot sizes and the utilities.

Mrs. Howlett said this would be a credit to the community.

Moved by Howlett, supported by White to recommend approval of Zoning Case #206 to the City Council. Motion carried 9-0.

D. PUBLIC HEARING:

1. LS #95-22

BY: New Testament General Baptist Church
3484 S. Belsay Rd.
Burton, MI 45819

RE: Q-288
Section 26
SE Zoned

FOR: Residential Use.

Pastor Michael Warren, 4453 Sunnymead, said there are two lots and would like to split them as they have generated some interest for potential buyers.

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

Moved by Howlett, supported by Grantner to approve Lot Split #95-22 contingent upon DPW recommendations. Motion carried 9-0.

E. AUDIENCE PARTICIPATION:

There was no one who wished to speak.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #95-27

BY: Thomas W. Robinson
486 S. Opdyke Rd.
Pontiac, MI 48341

RE: Paramed Lifeline Ambulance
3075 Joyce St.
Burton, MI 48529
Lots 47 & 48 Hemphill-Dort
Commercial Sites No. 2 (94)
Section 28, M-2 Zoned

For: Change of Ownership & Use.

Mr. Strasser said the applicant was aware of the meeting tonight.

Mrs. Howlett asked if there were any problems with the information which was submitted and if there were any problems with the site.

Mr. Strasser said there are no problems and there is nothing to be done on the exterior of the building.

Mrs. Walls asked that since the applicant is not present, Mr. Strasser is to make certain that all requirements are adhered to prior to occupancy permit being issued.

Moved by Howlett, supported by Walls to approve and authorize Site Plan Review #95-27 contingent upon DPW recommendations. Motion carried 8-1 with Mr. Bertram voting no.

A short discussion was held concerning the attendance of the applicants when asking for an administrative site plan review.

2. SPR #95-28

BY: Steven G. Reid
549 Burroughs Ave.
Flint, MI 48507

RE: Harmony Baptist Church of
Flint, MI, Inc.
5106 E. Bristol Rd.
Burton, Mi 48519
Q-425-6, Q-425-5
Section 35, SE Zoned

FOR: Addition for an education wing.

Mr. Strasser said he advised Mr. Reid of the meeting. The site plan has been completed and they are asking for the addition for an educational wing.

Mr. Berry asked if they were in agreement with the DPW recommendations. He was advised yes.

Moved by Howlett, supported by Walls to approve Site Plan Review #95-28 contingent upon DPW recommendations. Motion carried 8-1 with Bertram voting no.

3. SPR #95-30

BY: Lon Neuville
1301 Woodslea Dr.
Flint, MI 48507

RE: Best Cab Co.
4199 Davison Rd.
Q-63-A
Section 3, C-2 Zoned

FOR: Change of Ownership & Use. Used car dealer in principal building, beauty salon in secondary building.

Mr. Neuville said he is originally from Green Bay, WI and has been in the car business for 20 years. He has been in the wholesale business for the last year working out of Bishop Airport. He has seven (7) people working for him. He explained that they handle about 50 cars per week and there may be 20 to 25 sitting before taking them to the Flint Auto Auction. The Davison Road site would allow us to sell the vehicles retail. We plan to pave the site, redo the sign. We may, in the future, develop more or RTS Trucking may be interested in purchasing the property. He said there is a small building in back that will be used as a prep shop or the people they currently send their business to now, may rent it.

Mr. Berry asked what the existing size of the sign is now. He was advised 5x8. Mr. Berry asked asked if all other items had been adhered to. He was advised yes, that Mr. Neuville had no problems with the DPW requirements.

Mr. Strasser said this would have to go before the Zoning Board of Appeals per the city ordinance.

Moved by Howlett, supported by Perez to approve Site Plan Review #95-30 contingent upon DPW recommendations. Motion carried 9-0.

4. SPR #95-31

BY: Perrin Construction
8888 E. Lansing Rd.
Durand, MI

RE: Fast Eddies Oil Change (Letavis)
G-4072 S. Saginaw St.
Burton, MI 48529
Lots 23, 24, 25 and 26 and the North 20.5 feet of Lot 27, Wilson Homestead
Section 31
C-2 Zoned

FOR: Addition for Quick Oil Change.

Scott Perrin, 3615 Garrison Rd., Corunna, MI said he is representing Letavis Car Wash. They are proposing to add a quick oil change and this would 28x44 feet on the north side of the existing car wash.

Mr. Berry asked if they had any problems with the DPW requirements. Mr. Scott said he had none.

Mr. Strasser said DPW has no problems with this. They would be entering and exiting off Saginaw Street.

Mr. Berry asked if the tanks had been removed from the property. He was advised they had been removed last fall.

Moved by Howlett, supported by Grantner to approve Site Plan Review #95-31 contingent upon DPW recommendations. Motion carried 9-0.

G. BOARD DISCUSSION:

Mrs. Howlett said prior to the last 2 or 3 years, there was no requirement for the applicant to attend the meeting when the site plans were handled under Administrative Site Plan Review. If the Board wishes the applicants to be at the meetings, the wording should be changed that it is mandatory for the applicant or his designee to attend the meeting.

Mr. Perez said when a person invests the amount of money today, it seems that it should be important enough for the applicant to attend.

Mr. Bertram said if the applicant isn't going to attend the meetings, then possibly Mr. Strasser could take care of the administrative site plans in his office.

Mrs. Walls said she thinks the wording needs to be changed to reflect that it is mandatory for the applicant or his designee to attend.

Mr. Merrell said the language was changed so the applicants would attend and if there were any questions, they could be answered at that time.

Mr. Grantner said he would like to see the applicants attend the meeting to give the Board the opportunity to speak with them and find out what they are planning to do. If this means changing the language, then so be it.

Mayor Smiley said he has no objections either way but would also like to the Board to keep in mind that if they have any questions concerning the cases, they are encouraged to contact Mr. Strasser. He is available to help in any way possible.

Moved by Walls, supported by Howlett to change the wording in the first sentence on the site plan review application so the applicant knows that it is mandatory for them or their designee to attend the meeting. Mr. Strasser can work out the proper wording an bring back before the Board at the Special Meeting of May 18, 1995 at 6:00 P.M. Motion carried 9-0.

The next regularly scheduled meeting will be held June 13, 1995 at 7:00 P.M.

Meeting Adjourned at 8:03 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML

IT IS NECESSARY FOR YOU OR YOUR DESIGNATED REPRESENTATIVE TO ATTEND THE ABOVE SCHEDULELD MEETING. THE PLANNING COMMISSION MAY HAVE QUESTIONS THAT DIRECTLY AFFECT APPROVAL, DENIAL OR POSTPONING UNTIL THESE QUESTIONS CAN BE ANSWERED.