

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
MAY 14, 1991, 7:00 P.M., COUNCIL CHAMBERS

This Regular Meeting was called to order by Homer Berry, Chairman, at 7:03 P.M.

MEMBERS PRESENT: B. Howlett; G. Grantner; H. Berry; M. White; J. Merrill and C. Smiley.

MEMBERS ABSENT: Mayor Jane Nimcheski; B. Beggs and L. Bertram.

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 Grantner supported the following motion:

Approve and authorize the Regular Meeting of April 9, 1991 at 7:00 P.M., as printed. Motion carried 6-0.

Mr. Berry said there is an addition to the agenda to schedule a public hearing for June.

Moved by Howlett, supported by Grantner to add Lot Split #91-16 to tonight's agenda. Motion carried 6-0.

SCHEDULE LOT SPLIT FOR FIRST PUBLIC HEARING FOR JUNE 11, 1991:

1. LS #91-16

BY: Jerry Thomas
4057 S. Belsay Rd.
Burton, MI 48509

RE: Q-454-9
SE Corner of Belsay & Bristol Rd.
Section 36
R-1B Zoned

FOR: Creation of Additional Building Site

B. FIRST PUBLIC HEARING:

1. L.S. #91-11

BY: John Davis
1514 Alcona
Burton, MI 48509

RE: Lots 19 & 20 - Lapeer Manor
N. W. corner of Lippincott & Alcona
Section 14, R-1B Zoned

For: Creation of Two Additional Building Sites.

Mr. Davis said he wants to split the property and plans to sell it to Marsha Hall.

Audience Participation:

Catherine Kaad, 1504 Alcona, said she was under the impression Mr. Davis was splitting the lot and selling one of them, but if he is selling two lots, that would make the lots much smaller than the rest of the properties in the area. There is a water problem in this area as we are located in a flood plain and an extra house will make the water problems worse. The drainage problem needs to be taken care of.

Mrs. Howlett asked if the lot is split into two lots, would it fit the criteria required.

Mr. Strasser said Parcel B has 100 feet in excess of the square footage required. Parcel A is short somewhat on the footage. The lots could be deepened by one (1) foot and then Parcel A would conform to the Ordinance. Both lots, if split, would have a sewer lead. The lots would be smaller than what is in the surrounding area but they would conform to the Ordinance. This is in a flood plain, but the DNR won't deny a permit to build in the flood plain if the home is built to their specifications. Mr. Strasser then explained the procedures required by the DNR.

Mrs. Howlett asked if Mr. Davis and Mrs. Hall had discussed adding the one foot to the property to make it conform to the Ordinance. Mr. Davis indicated they have agreed to conform with the ordinance.

Mr. Davis said possibly he and Mrs. Hall could just move the stakes over one foot.

A lengthy discussion was held regarding the drainage problems the development of another house or two would create in the area. Mrs. Kaad continued to express her concerns about the flooding problems in the area.

Zola Speaks, 1492 Alcona, spoke against the lot split and agreed with Mrs. Kaad about the flooding problems.

Mrs. Hall said she would be building two homes, 26x38 frame houses, and she would be living in one and her son in the other.

Mr. Smiley expressed concern about the lot sizes being smaller than the rest of the properties in the area.

Mr. Grantner said the property has to have a legal description and the changes in the footage would have to be done by Kraft Engineering.

Moved by Howlett, supported by Grantner to approve Lot Split #91-11 and give the purchaser one (1) additional foot of property, to be done by an Engineer, and get the property permits from the DNR prior to building in the flood plain. Motion carried 6-0.

C. AUDIENCE PARTICIPATION:

None.

D. SITE PLAN REVIEWS:

1. SPR #91-13

BY: Alexander Nowyorkas, Jr.
3515 E. Atherton Rd.
Burton, MI 48529

RE: Classic Auto Repair Service
3483 E. Atherton Rd.
Lots #5 - #10 including Miller
Heights (Q-7336)

FOR: Permitted Use After Special Approval
for an Automotive Repair Facility.
(Classic Auto Repair Service)

Mr. Berry said the petitioner withdrew his application as he found another location.

E. ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #91-1

BY: John Vecellio
4086 Yeager Dr.
Burton, MI 48519

RE: 4252 S. Saginaw St.
The Flower Connection
Lot 207 of Webber Place
Section 31, C-2 Zoned

FOR: Change of Use.

Mr. Strasser and Mr. Vecellio has a small rental unit. The parking lot is paved, bumper blocks are in and all requirements have been met with the exception of a portable sign in the front.

F. BOARD DISCUSSION:

Mr. Grantner expressed his concern about Mr. Davis changing the property lines himself rather than an Engineering firm.

There will be a special meeting held on May 28, 1991 at 7:00 P.M., as requested by applicant.

The next regularly scheduled meeting will be held on June 11, 1991 at 7:00 P.M.

Meeting Adjourned at 8:55 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk
CML