

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JUNE 8, 1993, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Howlett, Perez, Berry, Mayor Smiley, White, Merrell, Bertram and Hammon.

MEMBERS ABSENT: 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 Perez supported the following motion:

Approve and authorize the Minutes of the Regular Meeting of May 11, 1993 at 7:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR JULY 13, 1993 AT 7:00 P.M.

1. LS #93-26

BY: Mike Serra
1033 Howe Rd.
Burton, MI 48509

RE: Lot 14 of Madarasz Acres
Section 2
R-1A Zoned

FOR: Residential Development

2. ZB #198

BY: Carl M. Schultz, Inc.
6010 E. Bristol Rd.
Burton, MI 48519

RE: Q-454-8
Section 36
S.E. Corner of Bristol & Belsay Rd.
Zoned C-1

FOR: Gas Station/Convenience Store

3. LS #93-28

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

RE: Q-250
Section 24
R-1B Zoned

FOR: Residential Development

4. LS #93-29

BY: Eino Rajala
614 S. Grand Traverse
Flint, MI 48503

RE: Q-468
Section 36
SE Zoned

FOR: Residential Development

Moved by Howlett, supported by White to schedule Lot Split #93-26, Zoning Case #198, Lot Split #93-28 and Lot Split #93-29 for first public hearing for July 13, 1993 at 7:00 P.M. Motion carried 7-0.

C. FIRST PUBLIC HEARINGS:

1. LS #93-18

BY: Harold Resteiner
4500 E. Court St.
Burton, MI 48509

RE: 4466 E. Court St.
Q-164-A, Section 15
R-0 Zoned

FOR: Residential Development

Mr. Resteiner said the split will conform with the existing zoning.

Mr. Strasser said the property is 100 feet wide and has plenty of depth. The split will fit in with the other properties in the area.

Moved by Howlett, supported by Bertram to approve Lot Split #93-18, contingent upon DPW recommendations. Motion carried 7-0.

2. LS #93-21

BY: Jerry Thomas
4057 S. Belsay Rd.
Burton, MI 48519

RE: Q-454-9-A
Section 36
R-1B Zoned

FOR: Residential Development

Mr. Thomas said his property also conforms to the existing zoning and he is requesting a lot split.

Mr. Strasser said the lot size exceeds the ordinance requirements and it is in compliance with the State Plat Act. Mr. Thomas could be allowed two more splits this year and after that, it will be another 8 or 9 years before a split can be made to the property.

Mr. Perez asked how large the entire parcel is. Mr. Thomas replied about 12-1/2 acres total.

Moved by Howlett, supported by Bertram to approve Lot Split #93-21 contingent upon DPW recommendations. Motion carried 8-0.

D. AUDIENCE PARTICIPATION:

None.

E. REVIEW OF PREVIOUSLY APPROVED SITE PLAN:

1. SPR #808

BY: Green's Construction Company
4278 S. Saginaw Street
Flint, MI 48529

RE: Lots 315, 316, 317 and 318 of
Stratmoor Subdivision
Section 32 and E 1/2 of vacated
Barnes Ave. abutting Lot 315
Stratmoor Sub.

FOR: Review of previously approved
site plan.

Mr. Green said the previous site plan was approved for three (3) duplexes and now he only wants to build two.

Mr. Strasser explained there has been a lot of controversy from the surrounding neighbors. Any documents or plans approved by the Planning Commission are legal documents and to make any changes, the case must come before the Board again for their approval. Since Mr. Green is making such a drastic change, it was the Attorney's opinion that the Planning Commission should make a determination as to whether a change should or could be made. This change will be more harmonious with the neighborhood because of all the controversy.

Mr. Perez asked if there is a time frame for completion once the approval is given. He was advised no, unless the Planning Commission puts a time limit on the project.

Mayor Smiley asked if the two duplexes are approved, can Mr. Green go back to the original site plan and build three. He was advised no, not if this request is approved tonight.

Mr. Berry asked if this would be one building. He was told the lots would be split into two lots with four (4) buildings.

Mayor Smiley asked what kind of homes would be constructed? Mr. Green showed the members of the board pictures of the types of homes he builds. Mayor Smiley asked if he planned to sell or rent the duplexes. Mr. Green replied he would prefer to sell them, but if he couldn't he would be willing to rent them out.

Mr. Perez asked why the first site plan was never completed. Mr. Green replied after applying for the site plan, his family had some illnesses and he has never tried to finish the site plan until now.

Moved by Howlett, supported by Perez to approve Site Plan Review #808 contingent upon DPW recommendations. Motion carried 8-0.

ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #93-22

BY: 50 Construction & Land Company
6045 W. Pierson Rd.
PO Box 696
Flushing, MI 48433

RE: Ponderosa
4045 E. Court Street
Lots 6 & 7 of Supervisor's Plat No.
39, Liber 21, Plats Page, City of
Burton, Genesee County.

FOR: Commercial Use.

Mr. Strasser said this is an addition to Ponderosa by Doug Nickel. They plan to move the front of the building out the same as the tire store next door. This will give them more seating area and the parking is adequate for this addition. They have agreed to all of the DPW requirements.

Moved by Howlett, supported by White to approve Site Plan Review #93-22 contingent upon DPW recommendations. Motion carried 8-0.

2. SPR #93-24

BY: Tom Miller
43 Chateaux Du Lac Dr.
Linden, MI 48451

RE: T.M., Inc.
4225 Quinlan Dr. including portions
of Lot 15, 16 and all of Lot 17

FOR: Industrial Subdivision #1
"Light Manufacturing Use"

Mr. Lloyd Arvoy of Grant Hamady Real Estate represented Mr. Miller. He said they would like to occupy the building for light manufacturing and storage. The property meets the requirements needed for this type of use. The owner of the building has to do some code updating. There will be a one year lease of this building. There will be approximately six (6) employees and possibly up to 12 working at this site.

Mr. Strasser said there are no additional requirements.

Moved by Howlett, supported by Bertram to approve Site Plan Review #93-24 contingent upon DPW recommendations. Motion carried 8-0.

3. SPR #93-27

BY: Steve Ridley
1439 S. Packard
Burton, MI 48509

RE: His N Hers Antiques & Collectibles
5314 Lapeer Rd.
Lots 13-23 Lapeer Hgts.
Section 14
C-1 Zoned

FOR: Antique Shop

Mr. Ridley said he plans to run a quality antique store at this location.

Mr. Berry asked if the site plan for that building is up to date. He was advised yes.

Moved by Howlett, supported by Perez to approve Site Plan Review #93-27, contingent upon DPW recommendations. Motion carried 8-0.

G. C-4 ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #93-23

BY: Dry Lane Construction, Inc.
121 N. High St.

RE: Fashion Bug
4205 E. Court St.
Q-83-D, Courtyard
Section 10
C-4 Zoned

FOR: Change of Use.

Mr. Strasser said Fashion Bug is moving from one unit in the Courtyard to a larger unit.

Moved by Howlett, supported by White to approve SPR #93-23 contingent upon DPW recommendations. Motion carried 8-0.

H. BOARD DISCUSSION:

Mrs. Howlett inquired about the business on Bristol and Howe Road. She asked if anything was solved. Mr. Strasser replied the owner cleaned up the place just prior to going into Court and then it starts looking bad again. The business is presently in bankruptcy so it is hard to get anything done.

Mayor Smiley asked when Sam's Club would be breaking ground. Mr. Strasser said he thought construction would be started by July. The permits are ready to be picked up.

The next regularly scheduled meeting will be held July 13, 1993 at 7:00 P.M.

Meeting Adjourned at 7:35 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML