

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JUNE 9, 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: Howlett, Perez, Grantner, Berry, Mayor Charles H. Smiley, Merrell and Hammon.

MEMBERS ABSENT: Bertram and White.

OTHERS PRESENT: R. LaDuke, Building Supervisor; T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

A. REORGANIZATION OF PLANNING COMMISSION MEMBERS:

Mr. Berry turned the gavel over to Tom Strasser for the election of officers.

Mr. Strasser called for nominations of Chairperson.

Moved by Howlett, supported by Grantner to nominate Homer Berry as Chairman. Hearing no other nominations, motion approved 7-0 with a roll call vote.

Mr. Strasser called for nominations of Vice-Chairman..

Moved by Grantner, supported by Hammon to nominate Betty Howlett as Vice-Chairperson. Hearing no other nominations, motion approved 7-0 with a roll call vote.

B. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETINGS:

Howlett moved and Grantner supported the following motion:

Approve and authorize the minutes of the following meetings:

1. Regular Meeting of May 12, 1992 at 7:00 P.M.
2. Special Meeting of June 2, 1992 at 6:00 P.M.

Motion carried 7-0.

C. SCHEDULE FIRST PUBLIC HEARING FOR JULY 14, 1992 AT 7:00 P.M.

1. LS #92-35

BY: Aida & Raja Khal
2509 Meadowcroft Dr.
Burton, MI 48519

RE: Lot 10 of Meadowcroft Estates
Section 22
Zoned R-1B

FOR: Residential Development

2. LS #92-36

BY: Dave Barkman
6204 E. Maple Rd.
Grand Blanc, MI 48439

RE: 4336 S. Belsay Rd.
Q-436-C, Section 35
Zoned S.E.

FOR: Residential Development

Moved by Howlett, supported by Grantner to schedule Lot Splits #92-35 and #92-36 for first public hearing on July 14, 1992 at 7:00 P.M. Motion carried 7-0.

D. FIRST PUBLIC HEARING POSTPONED FROM MAY 12, 1992:

1. LS #92-18

BY: Harold Coffee
10018 Hegel Road
Goodrich, MI 48438

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

FOR: Residential Development

Mr. Coffee said he and his wife had purchased a two acre site from an estate and has since sold it to the people living in the house, but they don't want all of the property.

Mrs. Howlett asked if the lot was split, would Mr. Coffee keep the other parcel of property. Mr. Coffee said another couple has purchased this parcel.

Mr. Strasser said the vacant property doesn't have a sewer lead and this would have to be put in prior to building on the property.

Moved by Howlett, supported by Grantner to approve Lot Split #92-18, contingent upon DPW recommendations. Motion carried 7-0.

E. AUDIENCE PARTICIPATION:

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

F. SITE PLAN REVIEW:

1. SPR #92-34

BY: Thoyd Hunter
3193 S. Genesee Rd.
Burton, MI 48519

RE: Bristolridge Estates
Between Ellis Park Dr. & Genesee Rd.
Part of the SE 1/4 Section 27
Zoned R-1A

FOR: Preliminary Plat Review.

Mr. Bud Meyers, Cornerstone Engineering, was representing Mr. Hunter. He presented the plat to the board and said the sanitary sewers need to be constructed.

Mr. Berry asked if this site plan included the land where the farm house is. The homeowner has a tree cutting business and wants to continue to operate it out of his home. Mr. Meyers said yes, this will become part of the plat.

Mr. Berry said the gentleman in the farm house was before the ZBA and was not aware of what was going on with the plat. He has asked for another hearing regarding his business.

Mr. Meyers said the land is presently zoned residential and that is the way we would like to keep it.

Mr. Strasser said the gentleman that has the tree cutting business has agreed to participate in the plat and his lot would be #10 and is the largest in the plat. All lots in the plat exceed the ordinance and all would have to connect to the sanitary sewer. Between lots 2 and 3 and 9 and 10, there is a small ditch or swale, but it is a very limited flood plain and would not affect the homes.

Mr. Meyers said this area has to be kept up and maintained.

Mr. Strasser said at the present time, four (4) lots have been platted and there are no negatives to the construction of the plat.

Mrs. Howlett asked what type of homes would be on the property and would Mr. Hunter be building them or would it be a builder doing the construction.

Mr. Hunter said he would be doing some building but there also may be a builder involved in the construction of the homes.

Mr. Perez asked, even though there is a swale, are these lots totally buildable? Mr. Strasser replied, yes.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-34 contingent upon DPW recommendations. Motion carried 7-0.

G. C-4 ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #92-33

BY: Ron Bell
3497 Dolan Dr.
Flint, MI 48504

RE: Dollar Palace
Courtyard Mall
Zoned C-4

FOR: New Use Within A Tenant Space

Mr. Strasser said the newest mall in Burton is filling up. This store will have nothing in it over the price of \$1.00. This is like the one in Courtland Center.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-33 contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #92-37

BY: Phillip Schneider
5066 N. Gale Rd.
Davison, MI 48423

RE: Video Wave
1184 S. Belsay Rd.
Lots 31 & 32 Cardinal Gardens
Section 14
Zoned C-2

FOR: New Use Within A Tenant Space.

Mr. Strasser said this is a nice looking store and all the site requirements are completed.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-37 contingent upon DPW recommendations. Motion carried 7-0.

H. BOARD DISCUSSION:

1. Discussion with possible action concerning the adoption of a site condominium ordinance.

Mr. Strasser said the City has had two site condominiums proposed and we have no site condominium ordinance. He said in the boards packets, he included materials from the State regulating site condos and their purpose. Mr. Strasser said he would like to get more information and meet with the City Attorney and draft a site condo ordinance separate from the subdivision control ordinance and zoning ordinance and bring it back for the Planning Commission to review and then send to Council for their approval.

Mr. Hammon asked if the DPW was told to bring this before this body instead of taking it before the Legislative Body of the City Council.

Mr. LaDuke said after the drafting of the ordinance, it would be brought back to the Planning Commission for their review and then be referred to the Legislative Council.

Mr. Hammon asked who decided this was the process to take. Mr. LaDuke replied it was Mr. Major and himself. Mr. Hammon said he does not think this is the correct procedure and he would be voting negatively on this issue for that reason.

Mr. Perez asked if there are any site condos on the docket or any pending. Mr. Strasser said not to his knowledge.

Further discussion continued on the procedure for the drafting of the Ordinance.

Moved by Howlett, supported by Grantner to direct Mr. Strasser to meet with the City Attorney and draft a site condominium ordinance and bring back to the Planning Commission for their review, prior to sending to the Legislative Council for their approval. Motion carried 6-1 with Mr. Hammon voting no.

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Mrs. Howlett asked if anything had been done regarding the property on Howe and Bristol Roads. Mr. Strasser said his time expired on May 30th and he would be going back to court within a week or so.

Mr. Berry announced that the next regularly scheduled meeting will be held July 14, 1992 at 7:00 P.M.

Mr. Berry adjourned the meeting at 7:42 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

CML