

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JUNE 11, 1996, 7:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Smiley, Walls and 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 Bertram seconded the following motion:

Approve and authorize the minutes of the Regular Meeting of May 14, 1996 at 7:00 P.M., as printed. Motion carried 6-0.

B. RECONSIDER APPROVAL OF ZONING CASE:

1. ZC #212

BY: John Stewart
1765 Eastern Ave.
Traverse City, MI

RE: Southwest Corner I-475 & Bristol Rd.
59-31-100-026 & 59-31-300-002
Section 31, Zoned C-4 & RM

FOR: Mobile Home Community
Rezone to RMH

Mr. Strasser explained that this zoning case was once again before the Board as a technicality. When the case was previously approved, the entire parcel was rezoned up to Bristol Road. A portion of this property was to be left zoned C-4 for a mall development.

Audience Participation:

Pauline Dargel, 6119 Hugh St., inquired about the legal notice for this case.

Moved by Howlett, seconded by Perez to recommend approval of Zoning Case #212 to the Burton City Council. Motion carried 6-0.

C. SCHEDULE FIRST PUBLIC HEARING FOR JULY 9, 1996 AT 7:00 P.M.:

1. ZC #218

BY: Ronald L. Bell
3497 Dolan Dr.
Flint, MI

RE: 6449 E. Maple - Vacant Land
59-36-400-029
Section 36, SE to R-1A

FOR: Residential Use - Site Condo

Moved by Howlett, seconded by Bertram to schedule Zoning Case #218 for public hearing on July 9, 1996 at 7:00 P.M. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

Donna Glann, 1475 Ives, inquired about the status of Precision Ceramic Tile at 5094 Davison Rd., Burton, MI.

Mr. DeBonk, Ives Ave., spoke regarding two or three dumpster trucks stopping in the roadway and talking, while holding up traffic. He also asked about a sign stating "No Heavy Equipment" being posted on his street. Mr. Berry said these issues should be addressed through the Mayor's Office or City Council.

E. SITE PLAN REVIEW RECONSIDERATION FOR MANUFACTURING HOME COMMUNITY:

1. SPR #96-42

BY: York Contracting
29895 Greenfield Rd.
Southfield, MI 48076

RE: Creekwood Meadows MFG Home Community
Bristol Rd.
59-27-300-001

FOR: Manufactured Home Community

Randy Fickes represented York Contracting. He said the construction on the manufactured home park is slated to begin by August 1st and they wanted to come before the Planning Commission again, since there has been a time lapse since they were last here.

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

Mr. Strasser said he gave the Board, in their packets, information from 1990 when this request was first approved. There have been no changes in the lot sizes, they were just coming back for your reconsideration on their request.

Mr. Bertram asked if these were modular homes and what the price range would be for them.

Mr. Fickes said they are manufactured homes and the prices range from \$32,000 to \$87,000.

Mrs. Howlett asked if they would be placed on foundations. Mr. Fickes said no, they would be on pier footings. The Mobile Home Commission will not allow storage under the homes.

Mr. Bertram asked if the Community would have its own restrictions and police the community. He was advised yes.

Mrs. Howlett asked if there will be restrictions regarding single-wides. Mr. Fickes said they can't keep the singlewides out of the park, but there will be very few of them. About the oldest home in the park will be 2 years.

Mr. Bertram asked if there will be a place for children to play. He was advised no, because of the liability insurance.

Mrs. Howlett asked if there would be certain areas for families and just adults. She was advised no.

Moved by Howlett, seconded by White to approve Site Plan Review #96-42, contingent upon DPW recommendations. Motion carried 6-0.

F. SITE PLAN REVIEWS:

1. SPR #96-43

BY: Future Development
430 S. State
Davison, MI 48423

RE: Hidden Trails #2
Vassar Rd.-between Atherton & Lapeer
59-24-200-007

FOR: Final approval of Phase 2.

Mr. Berry asked Mr. Sabo about the two lots being smaller than what is allowed in the development.

Gary Sabo, 430 S. State, Davison, MI, said CHMP is trying to work something out, but at this time they are uncertain if this is possible. If not, he said he would go before the ZBA for a variance on the two small lots..

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

Mr. Strasser said if Mr. Sabo is unable to obtain a variance, should it be necessary to do so, he will have to drop one of the lots and get the required width. If the Board approves this site plan for Phase 2, there should be a stipulation in the motion that it is subject to approval of a variance from the Zoning Board of Appeals.

Mr. Perez asked what percentage of Phase I is completed. He was advised that all the lots are sold with the exception of one.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #96-43, contingent upon DPW recommendations and subject to approval for a variance on the two lots, from the Zoning Board of Appeals or making the lots larger in size. Motion carried 6-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS POSTPONED FROM 5-14-96:

1. SPR #96-12

BY: LaGarda Security
2123 S. Center Rd.
Burton, MI 48519

RE: LaGarda Security
2123 S. Center Rd.
59-22-100-006

FOR: Change of Use.

Mr. Strasser said the applicant was notified of the meeting, but he hasn't heard anything from the applicant. Also, the property owners knew of this meeting. If this is denied, they could either move or reapply for a site plan.

Moved by Bertram, supported by Perez to deny Site Plan Review #96-12, for failure of the applicant to attend the meeting and bring an updated site plan. Motion carried 6-0.

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G. ADMINISTRATIVE SITE PLAN REVIEWS POSTPONED FROM 5-14-96 (CONTINUED):

2. SPR #96-13

BY: Larry Noyce/Precision Ceramic Tile
5094 Davison Rd.
Burton, MI 48509

RE: Precision Ceramic Tile, Inc.
5094 Davison Rd.
59-11-100-093

FOR: Additional Storage Space.

Mr. Strasser said he hasn't heard anything from the applicant and they were aware of the meeting.

Audience Participation:

Donna Glann, 1475 Ives, said Mr. Noyce is still conducting business as in the past. There are trucks in the roadway and the "No Trucks" sign is about 75 feet down the street. She asked about getting the sign moved closer to the street. Mrs. Glann presented pictures and a letter to the Board opposing the approval of the site plan.

Mr. Berry asked if the road could be used for the business. Mr. Strasser said only for local delivery and his is not being used for that.

Mrs. Howlett inquired about the white van on the property. Mrs. Glann said this has never been moved.

Moved by Bertram, seconded by Howlett to deny Site Plan Review #96-13 for failure of the applicant to attend the meeting. Motion carried 6-0.

3. SPR #96-28

BY: Tom Bowles
1174 W. Cook Rd.
Grand Blanc, MI 48439

RE: Tiger Auto
3191 E. Bristol Rd.
59-28-576-060 & 061 & Lot 6 Follo
Acres, Section 28
Zoned M-2

FOR: Warehouse Addition

Tom Bowles, 1174 W. Cook Rd., Grand Blanc, MI, said he is the proud owner of Tiger Auto Salvage and he is asking for Board approval for a warehouse for additional storage units and more fencing.

Mr. Berry asked if Tiger Auto is responsible for the all of the temporary signs placed at the road. Mr. Bowles replied that the signs belong to the Burton Towing and the Battery business, but he owns the building.

Mr. Strasser said this is a request for a storage building to be added to his site. There are no violations on the property and the prints have been approved.

G. ADMINISTRATIVE SITE PLAN REVIEWS POSTPONED FROM 5-14-96 (CONTINUED):

Mr. Berry asked Mr. Bowles if he had any problems with any of the DPW recommendations. He replied, no.

Mr. Bertram inquired about the size of the addition. Mr. Bowles said the sizes are 40x44, 46x100 for the pole barn storage and 18x20 cement block building in the back for storage of batteries so there are no problems with the acid from the batteries.

Moved by Howlett, seconded by Perez to approve Site Plan Review #96-28 contingent upon DPW recommendations. Motion carried 6-0.

4. SPR #96-36

BY: Gilbert McCord
1234 N. Center Rd.
Burton, MI 48509

RE: B G B Pet Supply
1234 N. Center Rd.
59-10-300-004
Zoned M-2

FOR: Warehouse Addition

William Berry, Architect for BGB Pet Supply, explained they are asking for approval for an addition to the rear of the building and it will be broken into three (3) separate areas with a fire wall. The warehouse will be used as cold storage for pet foods and meet other storage needs.

Mr. Berry asked if this would eliminate the outside storage presently there as well as the pallets. He was advised yes.

Mr. Strasser asked about the infringement of the GM property to the north.

Mr. Wm. Berry said there may be a letter from GM for use of their parking area.

Mr. Bertram inquired about the square footage limit and Mr. Strasser said there is a minimum of 2.8 acres, 59,000 gross floor area and 125,000 sq. feet of land area.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #96-36 contingent upon DPW recommendations. Motion carried 6-0.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #96-33

BY: Dale Ellery, CPA
1806 Timberlane Dr.
Flint, MI 48507

RE: Dale Ellery, CPA
1488 N. Belsay Rd.
Lots 35 & 36 & Part of Lots 32 & 34
of Supervisor's Plat Eastmoreland
Acres, Section 12, Zoned C-1

FOR: Change of Ownership.

Mr. Strasser said the applicant called and is requesting a postponement until the July meeting.

Moved by Howlett, seconded by Bertram to postpone Site Plan Review #96-33 until the July meeting, at the request of the applicant. Motion carried 6-0.

I. BOARD DISCUSSION:

Mr. Bertram spoke on SPR #96-42. He asked if the sanitary sewers and utilities were address. He was advised by Mr. Strasser that they were addressed.

Mr. Berry said if anyone was interested in attending the MML Planning Commission Seminar, they should contact the Clerk's Office.

The next regularly scheduled meeting will be held July 9, 1996 at 7:00 P.M.

Meeting Adjourned at 7:55 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

JML