

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JUNE 14, 1994, 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, 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 May 10, 1994 at 7:00 P.M., as printed. Motion carried 9-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR JULY 12, 1994 AT 7:00 P.M.

1. ZC #203

BY: John Sobota
5028 Winston Dr.
Swartz Creek, MI 48473

RE: 2444 N. Center Rd.
Q-48-B
Section 3
R-1B Zoned

FOR: Commercial Operation

2. LS #94-29

BY: Floyd H. Ecker
2161 Chevy Chase
Davison, MI 48423

RE: 2206 N. Genesee Rd.
Q-16-E
Section 2
R-1A Zoned

FOR: Residential

3. LS #94-35

BY: George L. Daniel
6230 E. Bristol Rd.
Burton, MI 48519

RE: 6230 E. Bristol Rd.
Q-449-C
Section 36
R-1A Zoned

FOR: Residential

Moved by Howlett, supported by Grantner to schedule Zoning Case #203, Lot Split #94-29 and Lot Split #94-35 for first public hearing on July 12, 1994 at 7:00 P.M. Motion carried 9-0.

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C. FIRST PUBLIC HEARING:

1. LS #94-26

BY: Maple Pointe, Inc.
8469 S. Saginaw St.
Grand Blanc, MI 48439

RE: Part of Q-462, Section 36
T7N, R7E City of Burton, Genesee
County, MI

FOR: Single Family Residential.

Neil Martz, 6384 S. Belsay Rd., Grand Blanc, MI said he is requesting the lot split to create residential building sites in Maple Pointe Sub. Phase 4 of the sub will be started in about two (2) weeks.

Audience Participation:

Pauline Dargel, 6119 Hugh St., asked about the zoning.

Mr. Strasser said these two lots will be platted back into Phase V when that portion of the subdivision is started.

Moved by Howlett, supported by Perez to approve Lot Split #94-26 contingent upon DPW recommendation. Motion carried 9-0.

D. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, asked about the zoning on Zoning Case #203.

E. SITE PLAN REVIEWS:

1. SPR #94-36

BY: S. E. Spohn Construction
5084 Exchange Drive
Flint, MI 48507

RE: Michigan Video/Ruggeros
2414 S. Center Road
E 214 Feet of Lot 69 Supervisor's
Plat #12, Section 21
C-4 Zoned

FOR: New Construction for a Video Store
and Lease Spaces.

John Thornton, Project Engineer, 5084 Exchange Dr., Flint, and Robert McKenzie, 13104 Charter Oaks, Davison, MI represented S. E. Spohn Construction Company. Mr. McKenzie said Michigan Video proposes a new store with extra building spaces for lease.

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

Mr. Strasser said there is a house, which will be demolished. The new business will be between the Dairy Queen and the road to the school. Everything is above regulations of the Zoning Ordinance. The only question is that we don't have a landscaping plan included in the packet and we ask that one be submitted for the DPW to review. Mr. Thornton said this would be taken care of.

Mr. Bertram asked if Ruggero's Restaurant would be going in at the same time.

Mr. McKenzie said yes, but it would be carryout only.

Mr. Perez asked if the other spaces have tenants. Mr. McKenzie said this is in the works now.

Moved by Howlett, supported by Bertram to approve Site Plan Review #94-36 contingent upon DPW recommendations and submitting the landscaping plan to the Department of Public Works. Motion carried 9-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #94-27

BY: Wayne Yungfer
4415 Cheyenne St.
Flint, MI 48507

RE: 4071 S. Saginaw St.
Burton, MI 48529
5-1/2 of Lot 17 & Lot 18 Bendlecrest
Subdivision

FOR: Change of Use - Dog Grooming Parlor

Mr. Strasser said there are no problems with this request. There is no change in the building and there is adequate parking.

Moved by Howlett, supported by White to approve Site Plan Review #94-27 contingent upon DPW recommendations. Motion carried 9-0.

2. SPR #94-28

BY: James E. Kirby
10398 Jennings Rd.
Fenton, MI 48430

RE: Quality Manufacturing Inc.
4205 Quinlan Drive
Lot 15 Industrial Sub #1
Section 32
M-2 Zoned

FOR: Change of Use.

Mr. Strasser said Mr. Kirby's packet was returned with no such address. He will try to contact Mr. Kirby for a correct address.

Moved by Howlett, supported by Perez to postpone Site Plan Review #94-28 until the next regular meeting or until contact has been made with Mr. Kirby. Motion carried 9-0.

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F. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

3. SPR #94-31

BY: David A. Koester
315 Cantner Lane
Holly, MI 48442

RE: South Flint Auto Sales
4510 S. Dort Hwy.
Q-357, Section 32
C-3 Zoned

FOR: Used Car Sales Lot

Mr. Koester said he has no problems with the DPW requirements and he has an inspection scheduled for the next day.

Mr. Strasser said this corner is paved and striped and is adequate for this purpose. Mr. Koester is scheduled to go before the Zoning Board of Appeals on June 16th for a variance. He will be selling only used cars. The DPW asks that stipulations be required for no banners, signs or balloons.

Moved by Howlett, supported by Grantner to approve SPTE #94-31 contingent upon DPW recommendations and approval from the ZBA. Also, eliminate all signs, balloons and banners. Motion carried 9-0.

4. SPR #94-32

BY: Cary Novak Prieur
7296 Green Valley Dr.
Grand Blanc, MI 48439

RE: Cary's Used Cars
G-3447 S. Saginaw St.
Q-324-6, Section 29
C-2 Zoned

FOR: Additional Use.

Cary Novak, 7296 Green Valley Dr., Grand Blanc, MI said she had reviewed the DPW requirements and has no problem with any of them.

Mr. Strasser said there is a limited number of parking spaces as Novak's Collision exists on this property. He asked Ms. Novak how many cars she plans on having at the location.

Ms. Novak said she would have no more than three (3) cars at any one time and there would be no banners or balloons. She said she plans to put "For Sale" signs in the vehicles.

Mayor Smiley asked if she is licensed through the State of Michigan. Ms. Novak replied that she is in the process of getting her State license, but wanted the approval from the Planning Commission before proceeding any further.

Moved by Howlett, supported by Grantner to approve Site Plan Review #94-32 contingent upon DPW recommendations and approval of the ZBA. Motion carried 9-0.

SPR #94-34

BY: Tammy Ancira
3625 Hogarth
Flint, MI 48504

RE: Super Scoop Ice Cream
3336 S. Saginaw St.
Lots 20-23 Baker Park
Section 30, C-2 Zoned

FOR: Change of Use.

Mr. Strasser said this is the old shoe repair and key shop on South Saginaw. Ms. Ancira indicated she has no problems with any of the DPW requirements. This will be a take-out type business only.

Moved by Howlett, supported by Grantner to approve Site Plan Review #94-34 contingent upon DPW recommendations. Motion carried 9-0.

G. BOARD DISCUSSION:

Mr. Bertram said he is still bothered by the Waste Terminal Station without having more information about the business. He said he thinks the case was passed too fast without enough information.

The Board set a Special Planning Commission Meeting for Monday, June 20, 1994 at 5:00 P.M. for a site plan review for a condo between Genesee and Center Roads on the South side, east of the church. Only two units will be seen from Atherton Road and the rest would be back in about 1,000 feet.

The next regularly scheduled meeting will be held July 12, 1994 at 7:00 P.M.

Meeting Adjourned at 7:42 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML