

THIS REGULAR MEETING IS CALLED TO ORDER BY CHAIRMAN BERRY AT 7:00 P.M.

MEMBERS ABSENT; MAYOR SMILEY.

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING:

B. SCHEDULE PUBLIC HEARING FOR AUGUST 13, 1996 AT 7:00 P.M.

For: Residenital Use.

For: Residential Use.

Moved by Howlett, seconded by Grantner to recommend approval of ZC#218 to the Burton City Council contingent upon DPW recommendations. Motion carried 8-0.

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D. AUDIENCE PARTICIPATION:

P. Dargel, 6119 Hugh spoke on 5350 Davison Road building. She asked who is occupying the building and the status of the Site Plan Review. R. LaDuke said there are two business's in the building and due to being under-staffed, follow-up isn't always carried out unless there is a complaint. Board discussion followed on the outside appearance. Mrs. Walls concurred with Mrs. Dargel on the outside appearance.

E. SPECIAL USE:

1. BCPC #96-48

By: William H. Eaton (Pastor)
5109 McLain St.
Swartz Creek, MI 48473

Re: 2086 E. Bergin St.
Burton, MI 48529
Lots 234, 235, 236, 265 & 266
Bendlecrest Sub.
Section 32

For: Church Facility

Wm. Eaton, Pastor explained they have purchased this building and wish to turn it back into a church.

R. LaDuke said the DPW have no problems with this request.

Moved by Howlett, seconded by Walls to approve BCPC #96-48 "Special Use" contingent upon DPW requirements. Motion carried 8-0.

F. SITE PLAN REVIEWS:

1. SPR #96-46

By: Keely Realty, Inc.
2242 S. Center Road
Burton, MI 48519

Re: Phase II, New Center Plaza
2242 S. Center Road
Lot 60 Supervisor's Plat
Section 21
C-4 Zoned

For: New construction, Retail/Office
Complex at 8,750 Sq. Ft.

Mr. Keeley presented a rendering of his complex. He said he has worked closely with T. Strasser. He outlined where the buildings would be, the parking and the green belt areas. Plans call for three (3) exits and he

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F. SITE PLAN REVIEWS:

1. SPR #96-46 (contd.)

said the County Road Dept. tells him he can only have one exit. He feels if he cannot get the three exits, he will not finish his development. Mr. Keely would like the City to write a letter telling the County that Burton has approved the three exits or he would like this tabled so that he may go through the judicial system to get the three exits. Mr. Keely said other business's along Center Road have extra exits on their property.

R. LaDuke explained the City may not be able to write such a letter, he would like an opinion from the City Attorney. He said he would be willing to accompany Mr. Keely to the County Road Commission to discuss this problem.

Lengthy Board discussion followed.

Moved by Howlett, seconded by Bertram to table SPR #96-46 until the next regular meeting of August 13, 1996 so that Mr. Keely and R. LaDuke can meet with the County and work out a solution. Motion carried 8-0.

2. SPR #96-50

By: Patterson construction
360 E. Maple, Suite A
Troy, MI 48083

Re: Speedway
1001 Center Road
59-15-100-001
Section 15, C-4 Zoned

For: Rebuild of existing Speedway Station

Ron Katzman represented Patterson Construction & Speedway. He explained they would be completely rebuilding this gas station. There will be six pump islands and a new convenience store. He said he has no problems with DPW requirements. They are in the process of getting two variances at this time. No one in the audience wished to speak on this request. R. LaDuke said the DPW has no problems with this site plan.

Moved by Howlett, seconded by White to approve SPR #96-50 contingent on DPW recommendations. Motion carried 8-0.

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3. SPR #96-51

By: Ebenezer Missionary Baptist Church
2130 S. Center Road
Burton, MI 48519

Re: Ebenezer Missionary Baptist Church
2130 S. Center Road
Lots 16, 17, 18, 19, 21 & part of 20
Frost Manor
Section 21, C-2 Zoned

Mr. L. Lasenby spoke on behalf of Ebenezer Church. He said the church has grown and they would like to build a new sanctuary. It would match the present church. He explained their plans. He said he has no problem with DPW requirements. No one in the audience wished to speak. R. LaDuke said the DPW has no problem with this Site Plan Review. Their driveway exits must have County approval.

Moved by Howlett, supported by Grantner to approve SPR #96-51 contingent on DPW recommendations and County Road approval on the driveways. Motion carried 8-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #96-44

By: Betty L. Griffith
1206 Brabbs
Burton, MI 48509

RE: Creative Touch Styling Salon
6007 Lapeer Road,
Lot 54 Supervisor's Plat #8
Section 13, C-2 Zoned

For: Change of Ownership

Betty Griffith said the shop is the same, just a change of ownership. No one in the audience spoke, R. LaDuke said the DPW have no problems with this request.

Moved by Howlett, seconded by Perez to approve Site Plan Review #96-44 contingent upon DPW requirements. Motion carried 8-0.

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G. ADMINISTRATIVE SITE PLAN REVIEWS: (contd.)

2. SPR #96-47

By: Bridget M. Morrison
1426 Kettering St.
Burton, MI 48509

Re: Shenanigan's Child Care Center
6212 Lapeer Road
Lot 6 & 7 of Seeley's Sub #1
Section 13, R-O Zoned

For: Change of Use, Day Care Center

Ms. Morrison explained her plans and said she had no problems with DPW requirements. In the audience, P. Dargel, 6119 Hugh asked the number of children there would be. Ms. Morrison said about twenty (20). R. LaDuke said the DPW had no problems with this request. L. Bertram said he has visited the site and they have put alot of work into improving this building. He feels it is an asset.

Moved by Howlett, seconded by Merrell to approve SPR #96-47 contingent upon DPW requirements. Motion carried 8-0.

3. SPR #96-49

By: William H. Eaton (Pastor)
5109 McLain St.
Swartz Creek, MI 48473

Re: Reorganized Church of Jesus Christ
of Latter Day Saints
2086 Bergin St.
Lots 234, 235, 236, 265 & 266
Bendlecrest Sub
Section 32, R-1 C Zoned

Mr. Eaton said their plans include removing three walls in the sanctuary to restore it to its original state. They will clean it up and clear the parking lot of weeds. No one in the audience wished to speak. R. LaDuke said the DPW will work with the Church and will make a re-inspection of the building. Mr. Eaton said he had no problems with DPW requirements.

Moved by Howlett, seconded by Grantner to approve SPR #96-49 contingent upon DPW requirements. Motion carried 8-0.

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G. ADMINISTRATIVE SITE PLAN REVIEWS (contd.)

4. SPR #96-52

By: Marcia Y. Campbell
1102 Pinehurst
Flint, MI

RE: Marci's
3406 S. Saginaw St.
Lot 825 Baker Park #1
Section 30. C-2 Zoned

For: Change of Ownership & Use.

Fred Campbell represented his mother. He said they wanted to update the building and sell antiques and miscellaneous items in the building. He purchased the building and did not know it was scheduled for demolition until after he purchased it. He would like to fix it up. He is willing to repair the facade. No one in the audience wished to speak. R. LaDuke said the DPW wants this building repaired and taken care of, he suggested if this is approved that the Commission include in the motion that the building be sided. Lengthy board discussion followed. Mr. Campbell said they already have merchandise there, he did not know he couldn't have out-door sales there.

Moved by Howlett, supported by Bertram to approve SPR #96-52 contingent on DPW recommendations and with the stipulation that the building be resided and there be no outdoor sales. Motion carried 8-0.

5. SPR #96-53

By: Donald Vandenberg
Tailored Building Systems
550 Kirtland St. SW
Grand Rapids, MI 49507

Re: RTS Transportation, Inc.
4169 Davison Road
The E 1/2 of the W 1/2 of the
SE 1/4 of the SW 1/4 of Sec. 3,
T7N, R7E. Permanent Parcel No.
Q-73-J.

For: Construction of new 80' x 110' truck
service building.

Mr. Vandenberg explained he plans to build a new service building and when it is completed he will tear down the old building. He has water and sewer tie ins. He will not ask for more drive way cuts. He has no problem with the DPW requirements. No one in the audience wished to speak. R. LaDuke asked if there would be a third shift? Mr. Vandenberg said no. R. LaDuke said the DPW has no problems with this request.

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5. SPR #96-53 (contd.)

Moved by Howlett, seconded by Perez to approve SPR #96-53 contingent upon DPW requirements. Motion carried 8-0.

H. BOARD DISCUSSION:

J. Grantner asked if it would be appropriate to have a motion on the floor before having discussion on the various requests. It was agreed this should be researched further.

A. Walls spoke on Dutchman's Deli building and said she thinks someone is living at the Dentists Office. R. LaDuke said this had been checked out and was not so. The problems with the Home Depot seem to be rectified. They are still working on improving any annoyance to the neighbors from their business.

B. Howlett asked if Maple is a Road or an Avenue. R. LaDuke said she would have to call the Genesee County Road Commission.

The next regular scheduled meeting will be held August 13, 1996 at 7:00 p.m.

Meeting adjourned at 8:50 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office