

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JULY 10, 1990, 7:00 P.M., COUNCIL CHAMBERS

This Meeting was called to order By Betty Howlett, Vice Chairperson at 7:00 P.M.

Members Present: Mayor, Jane L. Nimcheski; B. Beggs; G. Grantner; B. Howlett;
M. White; J. Merrell and L. Bertram.

Members Absent: H. Berry and C. Smiley.

Others Present: T. Strasser, Dep. Planning Official and C. Ladd, Deputy Clerk.

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

Mayor Nimcheski moved and Bertram supported the following motion:

Approve and authorize the minutes of the following meetings: Regular meeting of June 12, 1990 at 7:00 P.M., as printed. Motion carried 6-0 with 1 abstention as Mr. Grantner was not present at that meeting.

B. SCHEDULE FIRST PUBLIC HEARING FOR AUGUST 14, 1990:

1. L.S. #90-038 BY: Genesee County Maintenance Dept.
1101 Beach Street
Flint, MI 48502

RE: Q-398-B-1 Across from DPW
Section 34, SE Zoned

FOR: Court house development.

Moved by Grantner, supported by White to schedule Lot Split #90-038 for first public hearing on August 14, 1990 at 7:00 p.m. Motion carried 7-0.

2. L.S. #90-046 BY: Larry Jablonski
6480 Potter Road
Burton, MI 48509

RE: 6480 Potter Road
Q-1-A, Section 1
R-1A Zoned

FOR: Future residential development.

Moved by Bertram, supported by White to schedule Lot Split #90-046 for first public hearing on August 14, 1990 at 7:00 p.m. Motion carried 7-0.

FIRST PUBLIC HEARING:

1. L.S. #90-037

BY: Keely Realty Inc.
715 W. 12th Street
Flint, MI 48503

RE: Q-182-3
Section 15
C-4 Zoned

FOR: Future Development.

Mr. Strasser said he had advised Mr. Keely of the meeting and then explained the was bought by Trialon Corporation and they are expanding. DPW has no problems with the lot split as long as they adjoin to their property.

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

Moved by Bertram, supported by Beggs to approve Lot Split #90-037, contingent upon DPW recommendations. Motion carried 7-0.

D. AUDIENCE PARTICIPATION:

No one in the audience wished to speak.

E. SITE PLAN REVIEWS:

1. SPR #90-042

BY: David Visser
4091 Richfied Road
Flint, MI

RE: 5053 E. Court Street
Section 11
C-2 Zoned

FOR: Golf Dome (Permit Use After
Special Approval).

Mr. Visser was present and said they need additional parking spaces for the overflow. At this time, they would like to gravel and if they have to black top, they would. If there are more people using the extra parking area than he anticipates, he would asphalt the lot.

Mrs. Howlett inquired about a deacceleration lane.

Mr. Visser said the project would not be financially reasonable if he had to widen Court Street on both sides, but he would agree to putting in a deacceleration lane.

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

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Mr. Strasser said it has been determined that 80 parking spaces would be required and there would be two (2) parking spaces per booth. Some area on the site would be reserved for future parking, should the need arise. This proposal is going before the Zoning Board of Appeals for two variance requests the exceed the height by 40 feet. There are large trees along the west side of the building which acts as a natural buffer.

Mr. Strasser asked if the would be lit at night and if there would be a glow. Mr. Visser replied it will be illuminated from the expressway.

Mrs. Beggs asked if the restroom facilities would be adequate. Mr. Visser replied they will be in the main entrance area.

Mr. Grantner expressed his concerns regarding the deacceleration lanes and felt a traffic specialist should look at this situation and make a recommendation.

Mr. Visser said he would be willing to talk about the possibility of a safety lane with the City Engineer.

Moved by Bertram, supported by Grantner to approve Site Plan Review #90-042, and Mr. Visser is to meet with the City Engineer to discuss the need for a deacceleration lane. Motion carried 7-0.

2. SPR #90-043

BY: Ted Hu & Associates, Inc.
508 Church Street
Flint, MI 48502

RE: 1140 S. Belsay Road
Lots 2 & 3 of Raymond Subdivision
Section 14, C-2 Zoned

FOR: New Construction for a Dental
Office.

Mr. Hu said this property is located on Belsay Road, south of the expressway and it has 2,680 sq. feet and a single storage structure. There are 20 parking spaces and the existing site has many trees and will retain as many trees as possible. Approval from the Road and Drain Commissions have been obtained.

Mr. Strasser said everything is in conformance with the City Ordinance.

Moved by Grantner, supported by Beggs to approve Site Plan Review #90-043, contingent upon DPW recommendations. Motion carried 7-0.

3. SPR #90-045

BY: Ted Hu & Associates, Inc.
508 Church Street
Flint, MI 48502

RE: 1489 S. Center Road
Lot 17 Walli's Commercial Park
Section 15, C-2 Zoned

3. SPR #90-045 (CONTINUED)

FOR: Construction of an arena for
dog shows.

Mr. Hu said this construction will be a showroom for dogs and occasionally cats and will be about 6,600 square feet in size and will be an addition to the existing building. There will be an additional 44 parking spaces and they now have 59 parking spaces behind Alpine Animal Hospital.

Mr. Strasser said DPW recommends approval.

Moved by Bertram, supported by Grantner to approve Site Plan Review #90-045, contingent upon DPW recommendation. Motion carried 7-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #90-040

BY: Premium Design
2096 S. Center Road
Burton, MI 48519

RE: 2096 S. Center Road
Lots 11, 12 & 13 of Frost Manor
Section 21, C-2 Zoned

FOR: Addition to existing Building.

Mr. Castle of Castle Brothers Construction was present and said the exterior of the addition will match the existing building.

Mr. Strasser said the addition to the building meets all DPW requirements.

Moved by Grantner, supported by Beggs to approve Site Plan #90-040, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #90-041

BY: John L. Asselin Jr. Architect
G-4488 W. Bristol Road
Flint, MI 48507

RE: 3365 Associates Drive
Section 27, M-1 Zoned

FOR: Building addition for Main
Manufacturing.

There was no one present representing Main Manufacturing.

Mr. Strasser said this property is in conformance with the Ordinance and the parking is adequate.

Moved by Grantner, supported by Bertram to approve Site Plan Review #90-041, contingent upon DPW recommendations. Motion carried 7-0.

3. SPR #90-043

BY: Merle E. Couch
1466 McEwen
Burton, MI 48509

RE: 4366 E. Bristol Road
Q-391-2
Section 34, C-3 Zoned

FOR: Change of use for donut shop.

Mr. Strasser said the building has to be brought up to barrier free requirements and the Health Department has given Mr. Couch a list of items to be corrected. There is ample parking spaces and the parking lot is paved. DPW recommends approval.

Moved by Beggs, supported by White to approve Site Plan Review #90-043, contingent upon DPW recommendations. Motion carried 7-0.

F. C-4 ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #90-039

BY: Leotria Mason
6191 Flowerday
Mt. Morris, MI 48458

RE: Masee's
4190 E. Court Street
Courtland Center
Section 15, C-4 Zoned

FOR: New use within a tenant space.

Mr. Strasser said this will be a women's clothing store and DPW recommends approval.

Moved by Grantner, supported by Bertram to approve Site Plan Review #90-039, contingent upon DPW recommendations. Motion carried 7-0.

G. BOARD DISCUSSION:

A brief discussion was held regarding large truck trailers being on Bristol Road.

The next regularly scheduled Burton City Planning Commission meeting will be held on Tuesday, August 14, 1990 7:00 P.M.

Meeting adjourned at 7:52 P.M.

Respectfully Submitted,

Cheryl M. Ladd
Deputy City Clerk