

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JULY 11, 1995, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Howlett, Perez, Grantner, Berry, White, Merrell and Walls.

MEMBERS ABSENT: Mayor Smiley and Bertram.

OTHERS PRESENT: T. Strasser, Dept. Planning Official, J. Brown, Clerk's Office.

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

Moved by Howlett, supported by Grantner to approve and authorize the minutes of the Regular Meeting of June 13, 1995 at 7:00 P.M. as printed. Motion carried 7-0.

Chairman Berry informed the Board that the next regular meeting of the Planning Commission would be on August 8, which was Election Day and the room would be in use. Discussion on rescheduling the meeting followed. It was agreed to schedule the next Regular meeting of the Planning Commission for Tuesday, August 15, 1995 at 7:00 P.M.

B. SCHEDULE PUBLIC HEARING FOR AUGUST 15, 1995 AT 7:00 P.M.

1. LS #95-49

BY: Lugian Fronczak
3480 S. Vassar Rd.
Burton, MI 48519

RE: Property #59-25-400-006
Section 25
Zoned SE

FOR: Residential Use.

2. LS #95-51

BY: Vassar Rd. Associates
702 Church St.
Flint, MI 48502

RE: Property #59-01-200-005
Section 1
Zoned R-1A

FOR: Residential Use.

3. ZC #210

BY: City of Burton Planning Commission
4303 S. Center Rd.
Burton, MI 48519

RE: Ordinance 19, Section 5.37, Item 9;
Site Plan Review
"Time Limits on Approval" City Wide

FOR: Text Change for Site Plan Reviews.

Moved by Howlett, supported by White to schedule LS #95-49, LS #95-51 and ZC #210 for Public Hearings on August 15, 1995 at 7:00 P.M. Motion carried 7-0.

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C. PUBLIC HEARING:

LS #95-46 and ZC #207 has been postponed until 7:30 as the applicants were notified in error of the time.

3. ZC #208

BY: Bob Keeley, Keeley Realty
4303 S. Center Rd.
Burton, MI 48519

RE: 2224 S. Center Rd.
Lots 59, 60 and 61 of Supervisor's
Plat of the City of Burton
Change zoning from R-0 to C-2

FOR: Expanding the potential uses of this
525 feet of Center Road frontage.

Mr. Keeley presented maps of the property and explained his plans for this property. He proposed a small shopping center with Medical and General office space. He said Mr. Cheek of 3474 Bilsky Street does not object to his plans. He pointed out the adjacent property that is already zoned C-2.

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

T. Strasser said this was a reasonable request. This area is generally commercial and office use.

Moved by Howlett, supported by Perez to recommend approval of ZC #208 to Council contingent upon DPW recommendations. Motion carried 7-0.

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4. ZC #209

BY: City of Burton Planning Commission
4303 S. Center Rd.
Burton, MI 48519

RE: Walli Strasse Blvd.
Vacant Land - Lot 10 and the 38.75
Feet of Lot 11, Walli's Commercial
Industrial Park and a parcel of land
adjoining the north boundary with
dimensions of 136'x188.75'.
Change zoning from C-4 to Light
Industrial.

FOR: New Construction - Testing Facility

ZC #209 has been cancelled by the applican.

D. AUDIENCE PARTICIPATION:

J. Townsend, 2051 Covert Road asked to have the Board members and applicants speak into the loud speakers so that the audience could hear more clearly.

P. Dargel, 6119 Hugh asked if Chairman Berry would allow audience participation on the Administrative Site Plan Reviews. Mr. Berry said he would.

E. PRELIMINARY PLAT FINAL APPROVAL:

1. SPR #95-54

BY: Maple Pointe Associates
G-8469 S. Saginaw Rd.
Grand Blanc, MI 48439

RE: Maple Pointe Subdivisions
Maple & Belsay Roads
Property #59-36-300-018

FOR: Preliminary Plat Final Approval
for Maple Pointe #6 and Additions

Neil Martz represented this case. He presented drawings of the proposed development and explained the entire plot. B. Howlett asked if Mr. Martz had read the memo from the DPW. T. Strasser said most of the questions had been answered. Discussion followed on potential privacy fencing and screening on Belsay Road or allowing driveways on Belsay Road. N. Martz said perhaps the developer could require berms and shrubs in place of privacy fences.

Moved by Grantner, supported by White to approve SPR #95-54 contingent upon recommendations of DPW. Motion carried 7-0.

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PUBLIC HEARING:

1. LS #95-46

BY: Gregory L. Sweers
6165 E. Atherton Rd.
Burton, MI 48519

RE: Q-258
Section 24
R-1A Zoned

FOR: Residential Use.

Gregory Sweers explained he wished to build a house on this property. It will be coming off Denhill Road.

In the audience Clarence Standridge, 6199 Denhill asked where the entrance to this property would be. Mr. Sweers explained. Mr. Standridge asked if he would be paying taxes on a corner lot. He feels that this new construction will cause water to back up behind the houses on Denhill.

T. Strasser said the City Assessor has sent notices to Mr. Sweers notifying him that he will be assessed for the street paving. P. Dargel, 6119 Hugh asked if this was unusual. T. Strasser said it is standard practice. S. Perez asked if Mr. Sweers intended to split Parcel C. Mr. Sweers said no.

Moved by Howlett, supported by Perez to approve LS. #95-46 contingent upon W recommendations. Motion carried 7-0.

2. ZC #207

BY: Beverly Bowman
1324 Alberta
Burton, MI 48519

RE: 5434 Lapeer Rd.
Lots 42 and 43 and E 1/2 of 41 and
Lot 331 Lapeer Heights
Zoning Change from C-1 to C-2.

FOR: Commercial Use.

Harvey Bowman spoke for this case. He said he wishes to sell this property and he feels it will be easier to do that if it is zoned C-2.

There was no one in the audience who wished to speak on this case. T. Strasser said the North side of Lapeer Rd. is almost all C-2 as it was grandfathered in when we became a city. B. Howlett asked if there was a possibility of going through and redoing this area. Discussion followed on the types of business's in this area. S. Perez suggested a potential buyer could come before the Board and request this change when they came in for a Site Plan Review.

Moved by Walls, supported by White to recommend approval of Zoning Case #207 to the City Council. Motion failed 4 no, 3 yes, with Perez, Berry, Grantner and Merrell voting no. #207

ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #95-48

BY: Kevin Stoudt
2569 Hallman
Waterford, MI

RE: Finish Line Collision Center
4105 Davison Rd.
Q-60-63, Section 3
Zoned C-3

FOR: Change of Ownership

Kevin Stoudt said he had nothing to add to the application. H. Berry asked if he had any problems with the DPW Memo. He said no, but he asked about the handicapped regulations. T. Strasser explained it is a Federal law that all buildings comply with the barrier free law. Mr. Stoudt said he had no problem with that. T. Strasser said this is not a change of use, merely a change of ownership. He said the DPW has no problems with this, it is a well kept business.

Moved by Howlett, supported by Grantner to approve SPR #95-48 contingent upon DPW Recommendations. Motion carried 7-0.

2. SPR #95-50

BY: Rev. General Tyler
1053 W. Kurtz
Flint, MI

RE: Genesis Christian Activity Center
4219 Davison Rd.
Q-63-C, Section 3
Zoned C-2

FOR: Change of Use.

Rev. Tyler explained the only change is in ownership. The use will be the same. They will be focusing on Christian activities. They will comply with all city ordinances.

In the audience, J. Townsend, 2051 Covert Road spoke on the noise levels and what activities would be taking place here. Rev. Tyler said roller skating and occasionally a dance. Dave Sturgill, 2069 Covert spoke on the noise levels also. Discussion followed. DPW recommends having a Sound Engineer measure what would be a comfortable sound level that the neighbors would be satisfied with. Mr. Townsend and Mr. Sturgill wish to be present when this takes place.

Moved by Howlett, supported by Perez to approve SPR #95-50 contingent upon DPW recommendations and that a Sound Engineer measure a comfortable sound level in the presence of J. Townsend and D. Sturgill. Motion carried 7-0.

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3. SPR #95-52

BY: Charles Antcliff
Antcliff Aluminum
2417 E. Judd Rd.
Burton, MI 48529

RE: Storage Barn
2417 E. Judd Rd.
Parcel #0063630005AO
New PID #5932527006
48x64 Cold Storage Pole Bldg.

FOR: Additional Cold Storage.

The applicant was not present. He had reported to T. Strasser he was ill and unable to attend. T. Strasser said this is just additional storage space. He feels it is a reasonable request.

In the audience, Larry Stephens, 3049 Vineland asked where the building would be situated and what type of roof it would have. T. Strasser explained and also said it would have a metal roof. L. Stephens feels it could present a noise problem. T. Strasser said it is situated at least 800 to 1,000 feet from the nearest house.

. Grantner asked if there were any problems with this request. T. Strasser said none.

Moved by Howlett, supported by Perez to approve SPR #95-52 contingent upon DPW recommendations. Motion carried 7-0.

G. BOARD DISCUSSION:

M. White said the trucking company on Davison Road has paved and said it was so nice.

B. Howlett said Wal Mart on Court Street is almost completed and that Court Street has been widened. A. Walls said the Grand Opening is scheduled for July 21, 1995.

The next regularly scheduled meeting will be held August 15, 1995 at 7:00 P.M.

MEETING ADJOURNED AT 8:20 P.M.

Respectfully submitted by:

Jeanette Brown, Clerk's Office