

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JULY 12, 1994, 7:00 P.M. COUNCIL CHAMBERS

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

MEMBERS PRESENT; A. WALLS, J. MERRELL, M. WHITE, G. GRANTNER, B. HOWLETT,
H. BERRY.

MEMBERS ABSENT; MAYOR CHARLES SMILEY, S. PEREZ, L. BERTRAM.

OTHERS PRESENT: T. STRASSER, DEP. PLANNING OFFICIAL, J. BROWN, CLERK'S
OFFICE.

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETINGS;

1. Special Meeting of June 7, 1994 at 7:00 P.M.
2. Regular Meeting of June 14, 1994 at 7:00 P.M.
3. Special Meeting of June 20, 1994 at 5:00 P.M.

Moved by Howlett, supported by Grantner to approve the above minutes as
written. Motion carried 6-0.

B. ADMINISTRATIVE SITE PLAN REVIEW POSTPONED FROM JUNE 14, 1994:

1. SPR #94-28

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

Re: Quality Manufacturing, Inc.
4205 Quinland Dr.
Lot 15 Industrial Sub #1
Section 32
M-2 Zoned

For: Change of Use.

Mr. Kirby said he wishes to set up a small manufacturing shop in a building
he is leasing from Schmald Tool Co. He has reviewed DPW requirements and
is within all guidelines.

T. Strasser said this is zoned correctly and there are no problems with this
request.

Moved by Howlett, supported by Grantner to approve SPR #94-28 contingent
upon DPW recommendations. Motion carried 6-0.

REGULAR PLANNING COMMISSION MINUTES
JULY 12, 1994 7:00 P.M. COUNCIL CHAMBERS

PAGE 2

C. FIRST PUBLIC HEARINGS:

1. LS #94-29

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

Re: 2206 N. Genesee Road
Q-16-E
R-1A Zoned

For: Residential

Mr. Ecker had nothing more to add. There was no one in the audience who wished to speak on this case. T. Strasser said this does exceed what ordinance requires, there is more roadway and ample frontage with water and sewer already there.

B. Howlett said this would be another tax base and it fits DPW guidelines, therefore moved by Howlett, supported by Grantner to approve LS #94-29. Motion carried 6-0.

2. LS #94-35

By: George L. Daniel
6230 E. Bristol Road
Burton, MI 48519

Re: 6230 E. Bristol Road
Q-449-C
Section 36
R-1A Zoned

For: Residential

Mr. Daniel said the split is for another residential property. There was no one in the audience who wished to speak on this case.

T. Strasser said this is for 3 proposed parcels, all 3 greatly exceed ordinance requirements. It seems like a reasonable request.

B. Howlett said this fits all criteria and will bring more tax base to the city, therefore moved by Howlett, supported by Grantner to approve LS #94-35 as written. Motion carried 6-0.

3. ZC #203 & ZC #204

There was no one present to represent this case. Discussion followed. In the audience, P. Dargel, 6119 Hugh Street said this was in the paper to be heard at 7:30.

Moved by Howlett, supported by Walls to postpone ZC #203 & ZC #204 to the end of the meeting. Motion carried 6-0.

REGULAR PLANNING COMMISSION MINUTES
JULY 12, 1994 7:00 P.M.

PAGE 3

D. AUDIENCE PARTICIPATION:

Now is the time set aside for the members of the audience to address the Burton City Planning Commission members. I would ask each individual to give their name and address for the record, limit their comments to (5) five minutes and to speak on tonight's agenda or topics germane to City business.

Larry Stephens, Vineland St, presented a prepared statement on construction at 6468 E. Atherton Road, Atherton Road Sales & Service. Mr. Stephens read the entire statement and asked of the Planning Commission would look into this matter for the residents of Vineland Street. B. Howlett said it would be difficult to review without the Site Plan before the Board. Jim McKittrick, owner of Atherton Road Sales and Service presented blue prints of the project and said as soon as construction is completed it will alleviate most of the problems the residents are having with his business. He said he is in compliance with all requirements. T. Strasser said a "stop work order" was issued this afternoon when it was discovered that the original plans submitted in 1988 were different from plans which were approved in 1994. Discussion followed on when action could be taken on this problem.

Moved by Walls, supported by Howlett to delay discussion until the end of the meeting. Motion carried 6-0.

P. Dargel, 6119 Hugh spoke on ZC #203. T. Strasser explained time limits on Planning Commission approvals.

E. SITE PLAN REVIEW:

1. SPR #94-42

By: Laiteria Development Partnership
1307 N. Belsay Road
Burton, MI 48509

Re: 1320 N. Belsay Road
Q-108, Section 12
M-1 Zoned

For: Remodel house for office use.

Jim Copley, 5404 S. Sycamore explained their intent was to add extra office space. He has reviewed DPW Requirements and has no problems with them. He said they may need more time on the paving. He intends to add a new roof, new siding and remove porches, he will clean up this building. No one in the audience wished to speak. B. Howlett questioned the paving postponement. T. Strasser explained the paving. He said this project is welcomed as it will clean up this building, and Mr. Copley is very true to his word.

Moved by Howlett, supported by Walls to approve SPR #94-42 contingent upon DPW requirements. Motion carried 6-0.

REGULAR PLANNING COMMISSION MINUTES
JULY 12, 1994 7:00 P.M.

PAGE 4

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #94-41

By: Ricky Jay Maul
6321 Cold spring
Grand Blanc, MI 47438

Re: Maul Machinery
3297 Associates Drive
Lot 3 of 14 Associates Commerical
Sites

For: Change of Ownership & Use.

R. Maul said he has reviewed all DPW recommendations and there are no problems with complying.

T. Strasser said this is zoned light industrial and it does fit. He sees no problems.

Moved by Howlett, supported by White to approve SPR #94-41 contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #94-39

By: Loc Tien Do
G-2179 Valley Vista Drive
Davison, MI 48423

Re: Silk Imports, Inc.
6175 Lapeer Road
E 1/2 of Lot 11 & Lots 12-14
of Garden Acres, Section 13
C-1 Zoned

For: Change of Ownership & Use.

T. Strasser said this property has been brought up to code, it does fit the zoning and Mr. Do is in agreement with DPW requirements.

Moved by Howlett, supported by Grantner to approve SPR #94-39 contingent upon DPW recommendations. Motion carried 6-0.

REGULAR PLANNING COMMISSION MINUTES
JULY 12, 1994 7:00 P.M.

PAGE 5

3. SPR #94-40

By: Tom Campbell
4268 E. Atherton Rd.
Burton, MI 48519

Re: 1323 E. Bristol Road
Lot 1308 Baker Park
Q-2086

For: Occupy existing structure for retail
sales including Michigan legal fire
works.

H. Berry said this was being used for sales before the 4th of July.
T. Strasser explained they have already vacated the building, but it had
been inspected and met all requirements. Discussion on whether it was
necessary to take any action followed.

Moved by Howlett, supported by Walls to approve SPR #94-40 contingent on
DPW recommendations. Motion carried 6-0.

G. FIRST PUBLIC HEARINGS POSTPONED FROM BEGINNING OF MEETING:

1. ZC #203

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

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

For: Commercial Operation

Andrew Weigant, 3612 Circle Drive explained they wish to build a Quaker
State Lube and Oil Change Station here. They will remove the house and
green house and clean up the site. They would like to also do some
automotive work here in the future.

In the audience these people spoke against this proposal:

Douglas Durga, 2435 Clayward
Vernon Like, 2418 Center
Mrs. Leibman, 4147 Leith
David Miller, Pastor, 4027 Leith
Robert Anderson, 2421 Clayward
Mrs. Fuller, 3030 N. Center
Mrs. Piotraczk, 2477 Clayward
Claude Napier, 2483 Clayward
Pauling Dargel, 6119 Hugh, spoke on the zoning.

REGULAR PLANNING COMMISSION MINUTES
JULY 12, 1994 7:00 P.M.

PAGE 6

Mr. Weigant said this property was commercial use and all they wished to do was clean up this site and turn an eyesore into an asset to the City.

T. Strasser explained that this Board would merely be recommending to City Council what they felt was best for this property.

Discussion by the Board followed. A. Walls asked that the audience be advised as to when City Council would be making a decision on this Zoning Case. T. Strasser advised the audience to call the Clerk's Office after July 18th and they would know at that time when City Council would be acting on this Zoning Case. B. Howlett said she has mixed emotions about this, Center Road is becoming commercial. G. Grantner said we must understand that property cannot stay the same as it was many years ago.

Moved by Howlett, supported by White to recommend to City Council to deny ZC #203. Motion carried 6-0.

2. ZC #204

By: Burton City Planning Commission
4303 S. Center Road
Burton, MI 48519

Re: Center Road from Leith to North City
Limits. Q-44, 45, 46, 47, 48-B, 48-C,
49, 49-A, 50-A, Lots 1-5 & A of
Supervisor's Plat Copenhaver Sub.
Section 3 R-1B Zoned.

For: Commercial Development

In the audience, David Miller, Pastor, 4027 Leith spoke of his concern for the area residents. P. Dargel, 6119 Hugh spoke on the Zoning and re-notification of the residents.

Discussion on re-notification followed and meeting dates.

Moved by Howlett, supported by White to postpone ZC #204 until after this is considered by City Council. Motion carried 6-0.

REGULAR PLANNING COMMISSION MINUTES
JULY 12, 1994 7:00 P.M.

PAGE 7

J. BOARD DISCUSSION:

1. SPR 88-087

By: Jim McKittrick
6468 E. Atherton
Burton, MI 48509

Re: SPR #88-087
Atherton Road Sales & Service

For: Re-consideration of
existing Site Plan.

- G. Grantner spoke on his three concerns: 1 - Setting time limit on site-plans.
2. He considers himself a sort of ombudsman for the residents.
3. Concurring with residents over their concerns on the traffic and parking problems.

Mr. McKittrick presented blue prints and explained the parking and turn-around areas. They are making arrangements to keep the trucks off Vineland.

Discussion on parking and traffic problems followed. Strasser said the signs will help with these problems. He explained the problem encountered with the difference in plans as submitted in 1988 and as submitted in 1994.

Moved by Howlett, supported by Grantner to accept and approve the revised Site Plan with a South setback of 25 feet as opposed to original setback of 50 feet. Motion carried 6-0.

G. Grantner would like some regulations set on notifying and renotifying residents when delayed or postponed cases will be heard again.

B. Howlett would like the City Attorney notified about the time of these hearings.

The next regular meeting of the Planning Commission will be held on August 9, 1994 at 7:00 P.M.

Meeting Adjourned at 9:30 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office