

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JULY 14, 1992, 7:00 P.M., COUNCIL CHAMBERS

This Regular Meeting is called to order by Homer Berry, Chairman at 7:00 P.M.

Members Present: Berry, Merrell, Howlett, Perez, Grantner, White, Hammon and Bertram.

Members Absent: Mayor Charles H. Smiley

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

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

Howlett moved and Grantner supported the following motion:

Approve and authorize the Minutes of the Regular Meeting of June 9, 1992 at 7:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR AUGUST 11, 1992 AT 7:00 P.M.:

1. LS #92-38

BY: Norman Hardin
2323 Cherylann Dr.
Burton, MI 48519

RE: North end of Cherylann
Q-254
Section 24
R-1A Zoned

FOR: Additional Yard Space

2. LS #92-44

BY: Thomas Sturgess
6433 Wagner
Burton, MI 48519

RE: The W 300 ft. of even width except
the W 200 ft. of even width of Lot
15 Wagner Acres.

FOR: Residential Use.

Moved by Howlett, supported by Grantner to schedule Lot Splits #92-38 and #92-44 for First Public Hearing for August 11, 1992 at 7:00 P.M. Motion carried 7-0.

C. FIRST PUBLIC HEARINGS:

1. LS #92-35

BY: Aida Khal
2509 Meadowcroft Dr.
Burton, MI 48519

RE: Lot 10 Meadowcroft Estates
Section 22, R-1B Zoned

FOR: Residential Use.

Mr. Khal was present and said he wants the lot split to build another house.

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Audience Participation:

Mr. & Mrs. James Davis, 4336 Sunnymead said they objected to the lot split as the lot is directly behind their home and they think the lot is too small.

Mr. Strasser said the split exceed the zoning ordinance requirements for this zoning district. This would be the first split in this particular subdivision. Many of the lots are 80-85 feet wide and this lot is 90 foot wide. The sewer is available but there are no leads so this would be an additional expense. DPW recommends approval.

Moved by Howlett, supported by White to approve Lot Split #92-36 contingent upon DPW recommendations. Motion carried 8-0.

2. LS #92-36

BY: Dave Barkman
6204 E. Maple
Grand Blanc, MI 48439

RE: 4336 S. Belsay Rd.
Burton, MI 48519
Q-436-C, Section 35
S.E. Zoned

FOR: Residential Use.

Mr. Barkman was not present. Mr. Berry asked if he was notified of this meeting.

Mr. Strasser said he had been notified.

Audience Participation:

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

Mr. Strasser said the parcel exceeds the ordinance requirements and the property is quite deep. Mr. Barkman is planning to build one house on the property. DPW recommends approval.

Moved by Howlett, supported by Bertram to approve Lot Split #92-36, contingent upon DPW recommendations. Motion carried 8-0.

D. AUDIENCE PARTICIPATION:

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

E. SITE PLAN REVIEWS:

1. SPR #92-41

BY: Robert Rackel
1323 Alberta Ave.
Burton, MI 48509

RE: North Burton Design
5434 Lapeer Rd.
E 1/2 of Lot 41 and Lot 42 and 43
Lot 331 of Lapeer Heights

FOR: New construction for a design office

Mr. Rackel said he has cleaned up the building and plans to use it for an office building.

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Mrs. Howlett asked what material the facade of the building would have on it. Mr. Rackel replied it would be vinyl siding.

Mr. Strasser said after reviewing the site plan, the DPW has a few provisions to be met. They would like to have a landscaping plan for the water run-off from the building. Also the property is adjacent to residential property and must be screened per the ordinance. This can be done by fencing or landscaping but must be agreed to by the Planning Commission. The parking is shown to be in the front area of Cutler, but is in the front setback of Lapeer Road. Parking can go on side and rear setbacks, but no in the front setback. The parking would have to be approved by the Zoning Board of Appeals. Mr. Strasser said he reviewed the driveway with the Road Superintendant and the driveway should be off Cutler rather than Lapeer Road.

Mr. Berry asked Mr. Rackel what he would propose for screening. Mr. Rackel said on the West side a privacy fence and on the South side a berm with shrubs and trees.

Mr. Strasser said he thinks a berm would be better than a privacy fence as it would be easier to maintain.

Moved by Howlett, supported by Bertram to approve Site Plan Review #92-41 contingent upon DPW recommendations with Mr. Rackel submitting a landscaping plan to the DPW, the driveway to be placed off Cutler and ZBA approval of the setback area. Also contingent upon the engineering plans of the storm water run-off. Motion carried 8-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #92-39

BY: Diane Siple
2316 N. Irish Rd.
Davison, MI 48423

RE: 4013 Court St.
Burton, Mi 48509
Q-9609-8, Lot 8 Supervisor's
Plat #39
Section 10
C-2 Zoned

FOR: Coffee Shop.

Mr. Strasser said DPW recommends approval. This is a tennant space next to the new Subway Shop on Court and Center Road. The parking is sufficient and all site plan items are up to date. The signs are in proper order.

Moved by Howlett, supported by White to approve Site Plan Review #92-39 contingent upon DPW recommendations. Motion carried 8-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

2. SPR #92-40

BY: Parts Mart Inc.
23957 Ryan Rd.
Warren, MI 48091

RE: 2487 E. Bristol Rd.
Burton, MI 48529
Section 29
Zoned M-2

FOR: Mobile Home Parts Store.

Mr. Raymond Stringer, 1936 Squaw Lagoon, Oxford, MI, said the business would be handling mobile home parts only.

Mr. Strasser asked if there would be any outside storage of parts or mobile homes. Mr. Stringer said no. They would be handling parts such as ceiling tiles, light fixtures, steps, faucets, etc. They carry about 5,000 different line items.

Moved by Howlett, supported by Perez to approve Site Plan Review #92-40, contingent upon DPW recommendations. Motion carried 8-0.

3. SPR #92-45

BY: Brady Lane
2529 Grand Blanc Rd.
Grand Blanc, MI 48439

RE: 4204 Davison Rd.
Burton, MI 48509
Q-70-B, Section 10
C-2 Zoned

FOR: Change of Use - Furniture Sales

Mr. Lane said he is cleaning upon the property.

Mr. Strasser said he is doing quite well in cleaning up the property. The sign on the building exceeds the ordinance and Mr. Lane is going before the Zoning Board of Appeals. DPW recommends approval.

Moved by Howlett, supported by Bertram to approve Site Plan Review #92-45, contingent upon DPW recommendations and approval of the ZBA for the sign. Motion carried 8-0.

G. C-4 ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #92-42

BY: SSOE, INC. (Architect for Owner)
1050 Wilshire Drive
Troy, MI 48084

RE: Mervyn's
4090 E. Court Street
Burton, MI 48509
Q-173-3 (Courtland Center Mall)

FOR: Remodeling of Fair Store.

Mr. Philip Garcia, Jr., SSOE, Inc. said he is representing Mervyn's. They want to take the building and remodel it into a furniture store.

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sidewalk to bring it up to code. There will not be any food in the store. It will be strictly retail with home decor, clothing and accessories.

Mr. Strasser asked when the opening date would be. Mr. Garcia said July 1, 1993, the same as the one at Genesee Valley.

Mrs. Howlett said she would like to see it open prior to the one at Genesee Valley.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-42 contingent upon DPW recommendations. Motion carried 8-0.

2. SPR #92-43

BY: Al Saleh
8420 Cappy Ln.
Swartz Creek, MI 48473

RE: Mothers Family Restaurant
4190 E. Court St. (Courtland Mall)
Burton, MI 48509

FOR: New Business - Taking over existing
Palace Coney Island

Mr. Strasser said the site plan is up to date and DPW recommends approval.

Moved by Howlett, supported by Grantner to approve contingent upon DPW recommendations. Motion carried 8-0.

H. BOARD DISCUSSION:

Mrs. Howlett said the business on Howe and Bristol Road has finally cut the tops off the fence. She asked what the status is on the case.

Mr. Strasser said the case is still pending.

Mr. Berry announced the next regularly scheduled meeting will be held August 11, 1992 at 7:00 P.M.

Mr. Berry declared the meeting adjourned at 7:40 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

cml