

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
AUGUST 14, 1990, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Howlett, Beggs, Grantner, Berry, White, Merrill and Bertram.

MEMBERS ABSENT: Mayor, Jane L. Nimcheski and Smiley.

OTHERS PRESENT: T. Strasser, Dep. Planning Official and C. Ladd, Deputy Clerk.

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

Moved by Howlett, supported by Grantner to approve the minutes of the Regular Meeting of July 10, 1990 at 7:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR SEPTEMBER 11, 1990:

1. L.S. #90-050

By: Samy Meshraky
2126 Christner Street
Burton, MI 48519

RE: 4057 S. Belsay Road
Q-454-9
Section 36
R-1B Zoned

FOR: Residential Use.

Moved by Howlett, supported by Bertram to schedule Lot Split #90-050 for first public hearing on September 11, 1990 at 7:00 P.M. Motion carried 7-0.

2. V.P. #90-014

BY: Consumers Power Company
1955 West Parnall Road
Jackson, MI 49201

RE: Laurel Avenue N. of Donovan to
North Terminus - Donovan Avenue
East of Laurel to East Terminus
Section 29, R-1C Zoned

FOR: Additional Right-of-way.

Moved by Howlett, supported by Beggs to schedule V.P. #90-014 for first public hearing on September 11, 1990 at 7:00 P.M. Motion carried 7-0.

C. FIRST PUBLIC HEARINGS:

1. L.S. #90-038

BY: Genesee County Maint. Dept.
1101 Beach Street
Flint, MI 48502

1. L.S. #90-050

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

FOR: Courthouse Development.

Michael Glasson, Purchasing Agent for Genesee County, was present and explained the County Board of Commissioners has taken option on that property to build the Burton Court behind the Police Department on Manor Drive and move the Central Court, both now located on Center Road, into the old Montgomery Ward Building.

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

Mr. Strasser said the site plan will be done at a later date.

Moved by Howlett, supported by Bertram to approve Lot Split #90-038, contingent upon DPW recommendations. Motion carried 7-0.

2. L.S. #90-046

BY: Larry Jablonoski
6480 Potter Road
Burton, MI 48509

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

FOR: Future residential development.

Mr. Jablonoski said he has 26 acres and he would like to divide in half and use 13 acres and leave the other 13 acres vacant. I have tried to sell the property but couldn't get a buyer for the entire parcel.

Audience Participation:

The following residents spoke against the splitting of the lot due to a water problem they have in the area:

Morris Fellings, 6454 Potter Rd.
Gary Clase, 6426 Potter Rd.
Ann Bisha, 6436 Potter Rd.
Pat Goodall, 6404 Potter Rd.

Mr. Strasser said this entire area is zoned residential single family and there is no reason to stop the lot split. There is a water problem in this area. Mr. Strasser is to have the City Engineer look at the water situation. Discussion followed in regards to the sanitary sewer easements and what the possible uses of the property could be.

Moved by Bertram, supported by Howlett to approve Lot Split #90-046, contingent upon DPW requirements and registering easements of the property with the Genesee County Register of Deeds. Motion carried 7-0.

D. AUDIENCE PARTICIPATION:

Morris Fellings, 6454 Potter Rd., asked about the appeal process in regards to Lot Split #90-046.

E. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #90-047

BY: Bonnie McCord
315 W. Vienna Road
Clio, MI 48420

RE: 1375 E. Bristol
Dotty's Pet Center
Lots 1277, 1278 & 1320 - 1324
Baker Park #1
Section 30, C-1 Zoned

FOR: Proposed warehouse addition.

Bonnie McCord, 6061 Rolling Green, Grand Blanc, MI said they want to put in a building behind the store on Bristol Road for needed storage space.

Mr. Berry asked if the house on the corner was going to be removed and Mrs. McCord answered it would be. Mr. Berry also asked if they were going to use the access of Greenley Street. Mrs. McCord replied it would be no different than it presently is.

Mr. Strasser asked if she was familiar with the Site Plan. On Connell Street there is a drive that should be taken out. Mr. Strasser stated he had met with Mr. Berry, the architect, and the drive off Connell Street would be removed to keep trucks off the residential streets. The only access would be on Bristol Road. Mrs. McCord opposed the closing of the Connell Street access.

Mrs. Beggs expressed her concern of the walkway and safety problem with the school children and traffic.

Mr. Berry suggested the meeting be postponed until Mrs. McCord or her brother could meet with the architect and go over the site plan.

Moved by Grantner, supported by Beggs to postpone Site Plan Review #90-047 until the next meeting of September 11, 1990. Motion carried 7-0.

The Members agreed to deviate from the agenda and listen to Site Plan Review #90-052 as there was no one else in the audience for any of the other listed cases.

4. SPR #90-052

BY: Gilbert McCord
315 W. Vienna Road
Clio, MI 48420

RE: 1234 N. Center Road - Q-79
Whole Sale Pet Food & Supply Retail
Section 10, M-2 Zoned

4. SPR #90-052 (Continued)

FOR: Change of use.

Mrs. McCord said they need a place to store the pet food supply and sell the supply retail.

Mr. Berry asked if there were any problems with the DPW requirements. Mrs. McCord replied she had not problems with them.

Moved by Howlett, supported by Beggs to approve Site Plan Review #90-052, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #90-048

BY: Century Homes
4050 S. Dort Hwy.
Burton, MI 48529

RE: 4050 S. Dort Hwy.
Lot 30 Supervisors Plat #25
Section 32, M-1 Zoned

FOR: 30 x 60 cold storage pole building
at rear of property.

Mr. Strasser said they do a lot of their own repairs and need a place to store materials. They have agreed with all of the DPW requirements.

Moved by Howlett, supported by Grantner to approve Site Plan Review #90-048, contingent upon DPW recommendations. Motion carried 7-0.

3. SPR #90-051

BY: Lee & Judith Crandall
5455 N. Sycamore
Burton, MI 48509

RE: 6010-B Davison Road
Part of Lot 33 & 34 of Supervisors
Plat of Eastmoreland Acres
Section 12, C-1 Zoned

FOR: New use within a tenant space.

Mrs. Howlett asked what the new use was.

Mr. Strasser said they are Amway Distributors and was selling out of their home. They are now renting this place.

Moved by Howlett, supported by Grantner to approve Site Plan Review #90-051, contingent upon DPW recommendations. Motion carried 7-0.

5. SPR #90-053

BY: Thompson-Phelan, Inc.
9834 Dixie Hwy.
Anchorville, MI 48004

RE: 5399 E. Court Street
Flint Teachers Credit Union
Section 11
C-2 Zoned

5. SPR #90-053 (Continued) FOR: Change of use..

Mr. Strasser said this building was previously a gas station and will now be a credit union.

Moved by Howlett, supported by Grantner to approve Site Plan Review #90-053, contingent upon DPW recommendations. Motion carried 7-0.

F. C-4 ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #90-049

BY: The Kobacker Company
6606 Tussing Road
P.O. Box 16751
Columbus, Ohio 43216

RE: Picway Shoes #3818
4215 E. Court Street
Courtyard
Section 10, C-4 Zoned

FOR: New use within a tenant space.

Mr. Strasser said the Kobacker Company meets all of the DPW requirements.

Moved by Beggs, supported by Howlett to approve Site Plan Review #90-049, contingent upon DPW recommendations. Motion carried 7-0.

G. BOARD DISCUSSION:

There was no discussion held.

The next regularly scheduled Burton City Planning Commission meeting will be held on Tuesday, September 11, 1990 7:00 P.M.

Meeting adjourned at 7:48 P.M.

Respectfully Submitted,

Cheryl M. Ladd
Deputy City Clerk