

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
AUGUST 9, 1994, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Mayor Smiley, Berry, Walls, Merrell, Howlett, Grantner, Perez and Bertram.

MEMBERS ABSENT: White.

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 12, 1994 at 7:00 P.M., as printed. Motion carried 8-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR SEPTEMBER 13, 1994 AT 7:00 P.M.

1. LS #94-43

BY: Tom Tucker
3395 Longview Dr.
Davison, MI 48423

RE: Lots 12 & 13 of Maplelawn Sub.
Section 24
R-1A Zoned

FOR: Residential Use.

2. LS #94-47

BY: Ben A. Handa
4497 Howe Rd.
Burton, MI 48519

RE: N.W. corner of Howe & Maple Rd.
Q-405, Section 34

FOR: Residential Use.

Moved by Howlett, supported by Grantner to schedule Lot Split #94-43 and Lot Split #94-47 for first public hearing to be held on September 13, 1994 at 7:00 P.M. Motion carried 8-0.

C. SPECIAL USE PERMIT:

1. BCPC #94-45

BY: Laterra Development Partnership
1307 N. Belsay Rd.
Burton, MI 48509

RE: 1306 N. Belsay Rd.
Q-109, Section 12
M-1 Zoned

FOR: Self Storage Facility
Ord. #19, Sect. 17.03 Item 4.

Jim Cokley, 5404 S. Sycamore said Laterra Development is a partnership between himself and his children. He is asking for approval for a self-storage facility.

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The facility will be done in two phases, the first of which will consist of three (3) buildings and approximately 24,000 square feet. The number of storage units depends on the size of the units.

Mr. Strasser said there would be no variances required, as most items exceed what the ordinance calls for. DPW recommends approval.

Moved by Howlett, supported by Grantner to approve BCPC #94-45 contingent upon DPW recommendations. Motion carried 8-0.

D. AUDIENCE PARTICIPATION:

None.

E. SITE PLAN REVIEWS:

1. SPR #94-46

BY: Laterra Development Partnership
1307 N. Belsay Rd.
Burton, MI 48509

RE: 1306 N. Belsay Rd.
Q-109
Section 12
M-1 Zoned

FOR: Construction of a Self-Storage
Facility.

Mr. Cokley said most of the area is paved with asphalt. He said they are in the process of getting a study of the drainage to meet the County drainage requirements. He said they would comply with the DPW and Genesee County Road Commission regarding drainage. There will be a greenbelt area in front with trees or landscaping.

Mrs. Howlett asked if he had discussed with Mr. Strasser the screening requirements.

Mr. Strasser said the screening requirements would be necessary in phase 2 of the project. With phase 1, it sits back so far from residential, the screening really isn't necessary.

Mr. Berry asked Mr. Cokley if he had reviewed the DPW memo. Mr. Cokley said no, but he will comply with the DPW requirements.

Moved by Howlett, supported by Walls to approve Site Plan Review #94-46, contingent upon DPW recommendations. Motion carried 8-0.

F. ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #94-44

BY: Bernard M. Dzido
5235 Lahring Rd.
Linden, MI 48451

RE: 3105 Kleinpell
Lot 28 Supervisor's Plat Atherton
Gardens
Section 28

F. ADMINISTRATIVE SITE PLAN REVIEW CONTINUED:

1. SPR #94-44 FOR: Addition of Cold Storage Building.

Mr. Strasser he spoke with Mr. Dzido and he planned to be present this evening. All he is doing is putting in a cold storage building on the north side of his property for his equipment. There are no additional requirements needed.

Mrs. Howlett asked if he expressed any concerns about the DPW requirements. Mr. Strasser said no.

Moved by Howlett, supported by Perez to approve Site Plan Review #94-44 contingent upon DPW recommendations. Motion carried 8-0.

G. BOARD DISCUSSION:

Mr. Grantner said he thinks all the charges for the lot splits should be paid by the applicant, so the City isn't out any money.

Mayor Smiley asked Tom to review the costs and asked which of the other processes the City could be losing money on. Mr. Strasser said reviewed the costs and said the City could be losing up to \$150.00 on each lot split by the time the notices are published and sent to the residents within 300 feet and the cost of the envelopes. He said the Special Use Permits, some ZBA cases and the lot splits, are an expenditure to the City.

Mrs. Howlett asked if the business on Howe and Bristol Roads went out of business. Mr. Strasser replied yes, he went bankrupt.

Mayor Smiley commended the Planning Commission for the action taken when the Transfer Station was approved on Maple and Dort. He said based on Legal Council opinion, the Board had no choice but to act favorably.

Mayor Smiley said he would like to see the Planning Commission Members, as well as the Zoning Board of Appeals Members, to attend the Zoning/Planning Workshops which are offered.

Mr. Perez asked Mr. Strasser to supply the members with a copy of what is forthcoming when a case is on the agenda for scheduling. Mr. Strasser said he would do so.

Mr. Berry announced that the next regularly scheduled meeting will be held September 13, 1994 at 7:00 P.M.

Meeting Adjourned at 7:23 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML