

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
AUGUST 11, 1992 7:00 P.M.

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

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

MEMBERS ABSENT: Mayor Charles Smiley.

OTHERS PRESENT: R. LaDuke, Building Supervisor; T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

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

Perez moved and Grantner supported the following motion:

Approve and authorize the minutes of the regular meeting of July 14, 1992 at 7:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR SEPTEMBER 15, 1992 AT 7:00 P.M.:

1. ZC#197

BY: James Patton
3401 N. Dort Hwy.
Flint, MI 48506

RE: 3259 Iron Street, Burton
Lots 141,142,143 & the W. 25 ft.
of Lot 144; Lots 170 thru 174
and the W. 25 ft. of Lot 175 of
Holland Heights.
Change zoning from R-1C to
Ind. M-2

For: Compliance with Existing uses of
property.

Moved by Howlett, supported by Grantner to schedule Zoning Case #197 for First Public Hearing on September 15, 1992 at 7:00 P.M. Motion carried 8-0.

B. FIRST PUBLIC HEARINGS:

1. LS#92-38

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

RE: 2323 Cherylann Dr.
Q-254 Sect. 24
Zoned R-1A

For: For additional yard space.

Mr. Hardin said he want the lot split to give him additional yard space and he intends to build a pole barn on the property.

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

Mr. Strasser said the property is at the end of Cherylann Dr. The east side of the property is in a flood plan and nothing can be built on this side without going through the DNR for their approval.

Mr. Berry asked if there would be more than one access to the property. Mr. Strasser replied yes.

Moved by Howlett, supported by White to approve Lot Split #92-38, contingent upon DPW recommendations. Motion carried 8-0.

2. LS #92-44

BY: Thomas Sturgess
6433 Wagner
Burton, MI 48509

RE: The West 300 ft. of even width
except the West 200 ft. of even
width of Lot 15, Wagner Acres
acc. to plat recorded in Liber 15,
on Page 6.57.

FOR: Additional yard space.

Bonnie Massoud, interpreter for Mr. Sturgess, explained he would like to have a lot split approved for additional yard space. At this time the lot will be used just for yard space, but in the future, it is possible Mr. Sturgess will be building on the property.

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

Moved by Howlett, supported by Hammon to approve Lot Split #92-44, contingent upon DPW recommendations. Motion carried 8-0.

C. AUDIENCE PARTICIPATION:

Paula Zelenko, 5425 Sitka St., said she is on the agenda tonight under Administrative Site Plan Review, but would be in the audience if anyone had any questions.

D. SITE PLAN REVIEWS:

1. SPR #92-48

BY: Dennis N. Coan
6396 Tanglewood Lane
Grand Blanc, MI 48439

RE: Coan & Son, Inc.
3178 Kleinpell St.
Burton, MI
Lots 70 & 71 of Supv. Plat of
Atherton Gardens

FOR: To build a contractors garage for
truck parking.

Mr. Coan said he believes all the papers are in order, as he went by the Ordinance and he agrees with all of the DPW recommendations. He said that because his business does not have steady customers in and out, is it still necessary for him to have the handicap parking?

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1. Strasser said according to State Law there must be a designated handicap parking space.

Moved by Howlett, supported by Bertram to approve Site Plan Review #92-48, contingent upon DPW recommendations and to comply with the State Physically Handicap Laws. Motion carried 8-0.

2. SPR #92-49

BY: Robert W. Giesey
1516 Westbury Dr.
Davison, MI

RE: Robert W. Giesey & Associates, Inc.
1111 S. Creekwood Trail
Lot 4 Creekwood Professional
Village

FOR: Additional Office space.

Mr. Giesey said this is the office we have been working in for the past six (6) years and we have a tenant which requires additional space. We want to enclose the gazebo and patio and will have an additional 500 square feet. He said he agrees with all of the DPW recommendations.

Mr. Strasser asked if the addition would be connected to the present building. Mr. Giesey replied it would.

Moved by Howlett, supported by Perez to approve Site Plan Review #92-49, contingent upon DPW recommendations. Motion carried 8-0.

3. SPR #92-50

BY: Bernard Garsteck
2247 Amy
Burton, MI 48509

RE: 5058 Lapeer
The East 1/2 of Lot 6
Supervisor's Plat #14
Section 14, C-1 Zoned

FOR: New Office Building

Mr. Garsteck said he is asking for additional office with 1,200 sq. feet behind the existing building. He has reviewed the DPW requirements and agrees with them.

Mr. Strasser explained this property is zoned C-1, which is light commercial and retail use. Because of the placement of the building and the limited parking area, the only use which should be allowed is for an income tax office, insurance office, etc. It would not be good for a doctor's office or an office where there would be a great deal of traffic.

1. Garsteck said he tentatively has a tenant and it will be used for an insurance office.

Moved by Howlett, supported by White to approve Site Plan Reveiw #92-50, contingent upon DPW recommendations and the building should be used for light office use only. Motion carried 8-0.

4. SPR #92-51

BY: Mr. & Mrs. Donald L. Boone
Laspezia Dr.
Davison, MI

RE: 4181 Lippincott Blvd.
Q 191 W 1/2 of E 1/2 of
W 1/2 of SE 1/4 of SW 1/4
except W 65 ft. of E 75 ft. of
S 200 Ft. Sect. 15 T7N R7E

FOR: Medical Supply Office.

Mr. William Berry said he is representing Mr. and Mrs. Boone. They are proposing an office building for laboratory supply with an office of approximately 1,000 square feet. There would be a warehouse with rental/lease area for a total of 4,000 square feet.

Mr. Strasser said DPW received a revised plan of the driveway, as the previous one did not meet City specifications for driveway entrances. Mr. Strasser asked if the house on the front of the property would remain. He was advised it would stay as is. Mr. Strasser explained that since the building would be further than 200 feet away, it would not be necessary to connect to the sanitary sewer.

Mr. Berry said if they were to build in the future, it wouldn't be cost-effective to not connect to the sanitary sewer. Also, they would be connecting into the new water line.

Mr. Strasser said if there is future development, they would have to meet with the City DPW for specifications.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-51, contingent upon DPW recommendations and in the event of future development, they would have to meet with the DPW Staff regarding the sanitary sewers. Motion carried 8-0.

5. SPR #92-53

BY: Ted Hu Associates, Inc. (Agent)
908 Church Street.
Flint, MI

RE: Medical Office for Dr. C. Lopez
Genesee Rd., Burton
Lots 10, 11 & 12 Merrill Acres

FOR: New construction for a Medical
Office.

Mr. Hu said he is proposing a medical office of approximately 2,000 square feet, single story, brick exterior and shingles. The location is on Genesee and Atherton Roads. They have approvals from the Genesee County Drain Department and Road Department and the office will be compatible with the surrounding area.

Mr. Strasser said anything commercial or office abutting residential property is required to have some type of screening. Since this is a phased type development, we are asking the Planning Commission, at this time only, to consider the possibility of not having screening unless there is a complaint from the residential properties adjacent to the property. People should have the option of screening if they feel they are being infringed upon.

Mr. Bertram asked if the screening were necessary, would it go all around the exterior of the property. Mr. Strasser said he wasn't sure.

Moved by Howlett, supported by Bertram to approve Site Plan Review #92-53, contingent upon DPW recommendations and fencing only if there is an expansion or a complaint from the adjacent homeowners. Motion carried 8-0.

E. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #92-47

BY: Committee to Elect Paula Zelenko
4366 Bristol Road
Burton, MI 48519

RE: 4366 Bristol Road: Headquarters
for Political Committee.

For: Political Office for Committee to
Elect Paula Zelenko

Mr. Strasser said this is the Donut Co. on Bristol Road. There is paving all around and the building is barrier free. DPW recommends approval.

Moved by Howlett, supported by Perez to approve Site Plan Review #92-47, contingent upon DPW recommendations. Motion carried 8-0.

2. SPR #92-52

BY: Rev. Jerome Austin
5049 Greenway
Flint, MI

RE: 1330 Hemphill Rd.
Burton, MI
Lots 90 & 93 of Baker Park

FOR: Use of tenant space as church.

Rev. Austin said he had nothing further to add to his request other than he agreed with all of the DPW requirements.

Mr. Strasser said there is adequate parking and DPW recommends approval.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-52 contingent upon DPW recommendations. Motion carried 8-0.

J. BOARD DISCUSSION:

Mrs. Howlett asked for an update on the business located at Bristol and Howe Rds. Mr. Strasser said the owner was given a certain number of days to get the property properly screened in.

Mr. Berry there the Annual Conference will be held in Grand Traverse Resort, October 8-10. If anyone is interested in attending, please contact him.

Discussion was held regarding the next meeting being moved to the third Tuesday, due to the Labor Day Holiday falling on the first Monday and Council moving their regular meeting to the second Tuesday at 7:30 P.M. Anyone who cannot attend the meeting on September 15, 1992 is to contact the Clerk's Office.

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**The next regularly scheduled meeting will be held September 15, 1992 at 7:00 P.M.

**PLEASE NOTE CHANGE OF DATE FROM SECOND TUESDAY TO THIRD TUESDAY FOR THE MONTH OF SEPTEMBER ONLY.

Mr. Berry adjourned the meeting at 7:48 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

cml