

CITY OF BURTON
REGULAR PLANNING COMMISSION AGENDA
AUGUST 13, 1991, 7:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Jane L. Nimcheski, Beggs, Merrill and 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 Bertram supported the following motion:

Approve and authorize the minutes of the Regular Meeting of July 9, 1991 at 7:00 P.M. Motion carried 5-0.

B. FIRST PUBLIC HEARING POSTPONED FROM JANUARY 9, 1990:

1. L. S. #89-080

By: Carol Jackson
5206 Lippincott Blvd.
Burton, MI 48509

Re: Q-241-D
Section 23
R-1A Zoned

For: Residential Development.

Mr. Jackson said he would like to split the 20 acres at the end of Dortch Drive.

Mr. Berry asked if Mr. Jackson had contacted the neighbors in the area about making Dortch Drive a local street. Mr. Jackson said he had misunderstood and he had not done this.

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

Mr. Strasser said the DPW stance is the same as before, that no land should be split on private drives. Mr. Jackson has obtained approval from the City Council to build a house on the 20 acres. There is no public access for emergency vehicles if the property is split.

Mrs. Howlett said according to the minutes of the January meeting, he was to talk to the surrounding residents about changing the status of Dortch Drive from the private drive.

Further discussion continued regarding the lot split.

Moved by Howlett, supported by White to postpone Lot Split #89-080 until the next regular meeting of September 10, 1991 to give Mr. Jackson ample time to discuss the status of Dortch Drive with his neighbors. Motion carried 5-0.

C. FIRST PUBLIC HEARING POSTPONED FROM JULY 9, 1991:

1. ZC #189

By: Wesley Toll
3002 E. Court St.
Flint, MI 48506

Re: Lots 125, 126 and 127
156, 157 & 158 Holland Heights
Section 29
R-1C Zoned

FOR: Rezoning to M-2 for Industrial
Expansion.

Mr. Toll nor a representative were present at the meeting.

Mr. Strasser said prior to the last meeting, the owner's attorney asked to have this postponed until tonight's meeting.

Audience Participation:

A resident who lives in this neighborhood presented a petition to the Clerk objection to the zoning change.

P. Dargel, 6119 Hugh St., suggested a sign-in sheet be made available of the residents who are attending this meeting tonight. She was advised that the petition would suffice.

The residents stated they would like this property to remain residential and home improvement loans are harder to obtain if this property were to be changed to industrial. Complaints were made about trucks blocking the streets and making the road difficult to travel on. Also, they noted that Mr. Caon nor his representative were present and this case was postponed from the previous month.

Moved by Howlett, supported by Bertram to recommend denial of Zoning Case #189 to the Burton City Council as there was no one present at the meeting for the second time and the residents in the area objecting to the rezoning. Motion carried 5-0.

D. AUDIENCE PARTICIPATION:

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

E. SCHEDULE FIRST PUBLIC HEARING FOR SEPTEMBER 10, 1991:

1. L. S. #91-27

By: Ben Handa
2120 Kansas
Flint, MI 48506

Re: Q-397-F 1
Section 34
R-0 Zoned

For: Office Development

E. SCHEDULE FIRST PUBLIC HEARING FOR SEPTEMBER 10, 1991 CONTINUED:

2. L. S. #91-29

By: Loren K. Dunkel
4295 S. Belsay Rd.
Burton, MI 48509

Re: Section 36
Q-460
S-E Zoned

For: Residential Development

Mr. Dunkel asked why his case couldn't be heard this evening. He was advised that proper procedures had to be followed and the lot split had to be advertised prior to the public hearing.

Moved by Howlett, supported by Bertram to schedule Lot Splits #91-27 and #91-29 for First Public Hearing on September 10, 1991 at 7:00 P.M. Motion carried 5-0.

F. SITE PLAN REVIEWS:

1. SPR #91-30

By: Dan Park
2314 E. Cook Rd.
Grand Blanc, MI 48439

Re: Laurelhurst Acres, 1/4 of the
following: Lot 5 except the South
51 ft. of the W 275 feet and Lot
6-9 except the West 275 feet. (86)

For: New construction for office
building.

Mr. Park explained he plans to build a one-story 6,000 square foot office building at the rear of the lot on Belsay Road across from K-Mart. He presented a master plan which was developed for property. The driveway would be off Belsay Road. There will be a similar building immediately to the South and there may be two additional buildings constructed in the future.

Mrs. Howlett asked Mr. Park if he had reviewed the DPW recommendations. Mr. Park said he didn't have any problem with the requirements.

Mr. Berry asked about the signs for the business. Mr. Park said they are trying to coordinate a master sign to identify all of the buildings in the complex. They would like signs on each building to identify the buildings.

Mr. Berry suggested they use large numbers so they can be easily seen from the road.

Mr. Strasser said there isn't anything Mr. Park hasn't already addressed. The DPW had concerns regarding the completion of the paving and the signs, but Mr. Park has taken care of these items.

Moved by Howlett, supported by Grantner to approve Site Plan Review #91-30, contingent upon DPW recommendations. Motion carried 5-0.

F. SITE PLAN REVIEWS CONTINUED:

2. SPR #91-31

By: Chris Kenney, Shirley Norton
(dba Pete's Plbg & Htg.)
3388 E. Atherton Rd.
Burton, MI 48519

Re: Lot 33, 34, 35, 36, 37 & 38
Supervisor's Plat #12, Sect. 28
C-2 Zoned. 236 ft. on E. Atherton
and 174 ft. on Clarice.

For: New construction for a Plumbing
Contractor's Showroom.

Mr. Strasser said he received a call to have this site plant postponed until the next regular meeting.

Moved by Bertram, supported by Howlett to postpone Site Plan Review #91-31 until the next regular meeting of September 10, 1991 at 7:00 P.M. Motion carried 5-0.

3. SPR #91-32

By: Kenneth J. & Carlene J. Canada
3294 Connecticut St.
Burton, MI 48519

Re: Lots 54 and 55 and all that part of
N 1/2 of vacated alley adjoining
Lots 54 and 55 on the South Lapeer
Heights (89)
Section 14, C-1 Zoned.

For: New commercial service building for
Servicemaster of Burton.

Mr. Canada presented site plan for the commercial service building. He said he would like to get approval to proceed with the building.

Mr. Strasser said one concern is there is a piece of vacant property curbing the perimeter of the parking lot. There are three parking spaces in the front of the building which is in the setback area. If this is where it wants the parking, he will have to go before the Zoning Board for a variance.

Mrs. Howlett asked about the parking and if there would be traffic in and out of the building.

Mr. Canada said he has two workers and there would be very little traffic flow.

Moved by Howlett, supported by White to approve Site Plan Review #91-32 contingent upon DPW recommendations and approval of the Zoning Board of Appeals for parking in front of building. Motion carried 5-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #91-2

By: Suheil Salem
6047 Surrey Lane
Burton, MI 48519

Re: West 1/2 of Lot 33, Eastgate No. 2.
Section 25, C-1 Zoned.

For: Addition to existing building for
a tanning salon.

Mr. Strasser said both the beauty salon and tanning salon would be in the building. There are three (3) concerns: 1) Relocated walk from Handicap entrance; 2) Replace dumpster enclosure and 3) Enforce sign ordinance on building.

Moved by Howlett, supported by Bertram to approve Site Plan Review #91-2 contingent upon DPW recommendations and check into signs for this property. Motion carried 5-0.

H. BOARD DISCUSSION:

Mrs. Howlett said she would like to make a suggestion regarding the packets. After the meeting begins, ask the audience to check on the back table for their packets and it would give them an opportunity to review them if they haven't already done so.

Discussion was held regarding Lot Split #91-29 by the Members.

Mr. Bertram asked what the status is on the property located on Howe and Bristol Roads. Mr. Strasser advised him it is in the Court system.

Mr. Grantner asked what the process is for people who start businesses in Burton without going through the proper procedures. Mr. Strasser said if they don't get the proper permits, they are issued a ticket and taken to Court.

Mrs. Howlett said she has had complaints from a resident on Belsay Road regarding dump trucks changing tires and making repairs. They are very noisy and disturb the neighborhood. Mr. Strasser said he would check into the matter.

Mr. Grantner asked if there was a history of complaints from the residents on Iron and Berent Streets about the trucks blocking the roads and the noise.

Mr. Berry announced that the next regularly schedule meeting will be held September 10, 1991 at 7:00 P.M.

Meeting adjourned at 8:14 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk
CML