

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
AUGUST 13, 1996, 7:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Charles Smiley.

OTHERS PRESENT: R. LaDuke, Building Supervisor and C. Ladd, Deputy City Clerk.

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

Grantner moved and Bertram seconded the following motion:

Approve and authorize the Minutes of the Regular Meeting of July 9, 1996 at 7:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE PUBLIC HEARING FOR SEPTEMBER 10, 1996 AT 7:00 P.M.:

1. LS #96-54

BY: Betty Savage &
Peggy Boledowich, P.O.A.
1125 E. Cook Rd.
Grand Blanc, MI 48439

RE: Lot 31 of Witham Place #1
1484 Genesee Rd.
59-15-577-021

FOR: Residential Use.

2. LS #96-56

BY: Richard Shepard
5058 Barden Rd.
Davison, MI 48423

RE: Lot 8 of Burton Home Sites
Section 25

FOR: Residential Use.

Moved by Bertram, seconded by Perez to schedule Lot Splits #96-54 and #96-56 for a public hearing on September 10, 1996 at 7:00 P.M. Motion carried 7-0.

C. PUBLIC HEARING:

1. LS #96-45

BY: David Karpelenia
619 Charing Cross
Grand Blanc, MI 48439

RE: 59-11-100-092
Iva St.
Section 11, R-1A Zoned

FOR: Residential

Moved by Bertram, seconded by Perez to postpone LS #96-45 to the end of the meeting. Motion carried 7-0.

G. AUDIENCE PARTICIPATION:

There was no one who wished to speak.

Mr. Keely asked to have Site Plan Review #96-57, P.C. Watters Co., to be heard before his site plan, which is scheduled to be heard next. There were no objections from the Board.

F. SITE PLAN REVIEW:

1. SPR #96-57

BY: P.C. Watters Co.
10452 E. Maple Ave.
Davison, MI 48423

RE: Mancino's Restaurant
SE corner of Center Rd. & Byers St.
Lot 62 of Supervisor's Plat
Section 21,
C-2 Zoned

FOR: New Construction for a restaurant.

Rick Swigert, 1111 S. Creekwood Trail, Burton, said he represents Giesey & Associates.

Mr. Berry asked if there is any problem with any of the DPW requirements. Mr. Swigert said the only item is #27, a variance may be required regarding the drive-thru in the paving setback. The area will not be used for parking, but will be used for a drive.

Audience Participation:

Larry Stephens, 3049 Vineland, inquired about the C-4 zoning and the inspection process for this zoning. Also, he asked would be done if the restaurant, being in C-2 zoning, went downhill after a period of time.

Mr. Keely said the C-2 zoning was discussed with DPW and there was not a problem. He would be maintaining the upkeep.

Mr. LaDuke said there was a question regarding the easement. South of the building there is a proposal to come off Byers St.

Mr. Keely said they would be picking up orders in that area. In the setback area the only thing that can be put in there are shrubs and bushes. All vehicle access drives are at the Planning Commission's discretion. DPW doesn't have a problem with what is proposed.

Mrs. Howlett asked if this would be the same or similar to the one in Grand Blanc. She was advised the building will be the same as the Guardian Glass building.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #96-57 contingent upon DPW recommendations and Mr. LaDuke indicating there is no problem with the drive. Motion carried 8-0.

E. SITE PLAN REVIEW POSTPONED FROM JULY 9, 1996 AT 7:00 P.M.:

1. SPR #96-46

BY: Keely Realty, Inc.
2242 S. Center Rd.
Burton, MI 48519

RE: Phase II, New Center Plaza
Lot 60, Supervisor's Plat
Section 21, C-4 Zoned

FOR: New Construction, Retail/Office
Complex of 8,750 Sq. Ft.

Bob Keely, 2224 S. Center Rd., said he has been in contact with the Road Commission regarding the road cuts for this complex. There will be one cut on Lot 62, Guardian Glass will have one cut, there will be one on Byers and two (2) on Bilsky St. Mr. Keely presented the site plan and said he has reviewed the DPW requirements and has no problem with them.

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

Mr. Perez asked if Mr. Keely had tenants for the buildings yet. Mr. Keely replied not at this time, and that he doesn't plan to build until he has tenants, because the bank won't allow it.

Mr. Bertram inquired about the semi trucks coming in and out. Mr. Keely said the retail units will not have semi's.

Mr. LaDuke said it is his understanding that Byers St. will be paved to handle any semi's, as this is a requirement from the DPW.

Perez asked about a service road. Mr. Keely said he has allowed for the service trucks getting in and out and also allowed for the dumpster. He expressed the fact that he has not overbuilt this site. He has made lots of room for parking.

Moved by Bertram, seconded by Howlett to approve Site Plan Review #96-46 contingent upon DPW recommendations. Motion carried 8-0.

G. ADMINISTRATIVE SITE PLAN REVIEW POSTPONED FROM JUNE 11, 1996:

1. SPR #96-33

BY: Dale Ellery, CPA
1806 Timberlane Dr.
Flint, MI 48507

RE: Dale Ellery, CPA
1488 N. Belsay Rd.
Lots 35 & 36 & Part of Lots 32 & 34
Supervisor's Plat Eastmoreland Acres
Section 12, C-1 Zoned

FOR: Change of Ownership.

1. Ellery said this is a request for change of ownership.

Mr. LaDuke said all DPW requirements have been met.

Moved by Howlett, seconded by White to approve SPR #96-33, contingent upon DPW recommendations. Motion carried 8-0.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

○ SPR #96-55

BY: Gregory M. Tomek
6204 East Knoll Dr.
Grand Blanc, MI 48439

RE: Americlean, Inc.
3172 E. Hemphill Rd.
Lot 4 of Palace Plat
Section 28, M-2 Zoned

FOR: Change of Use.

Mr. Tomek nor his representative was present.

Moved by Bertram, seconded by Perez to postpone Site Plan Review #96-55 until the next regular meeting of September 10, 1996 at 7:00 P.M. Motion carried 8-0.

C: PUBLIC HEARING:

1. LS #96-45

BY: David Karpelenia
619 Charing Cross
Grand Blanc, MI 48439

RE: 59-11-100-092
Iva St.
Section 11, R-1A Zoned

FOR: Residential

Mr. Karpelenia said he submitted his plan to the DWP for the lot split.

Audience Participation:

Larry Stephens, 3049 Vineland, asked how many lots would be split into and would they be used for residential or commercial.

Mr. Karpelenia said he is requesting the lot be split into two and it would be used for residential.

Mr. LaDuke said this exceeds the minimum square footage in R-1A zoning. It would be at the owners expense to put in two (2) taps for sewers with no cost to the City.

Moved by Howlett, seconded by Perez to approve Lot Split #96-45, contingent upon DPW recommendations, and if another sewer lead is needed, it will be done at the owners expense. Motion carried 8-0.

I. BOARD DISCUSSION:

Mr. Bertram inquired about changes at the CB Market on the corner of Bristol and Center Roads.

○ LaDuke said there may be a new owner or lessee, but the use is the same.

Mr. Perez asked about the status on LaGardia Security, located on Center Rd.

r. LaDuke said the property has been purchased and a site plan has been filed. They are now waiting for a drawing from the architect.

Mr. Merrell said he would not be at the September meeting.

The next regularly scheduled meeting will be held September 10, 1996 at 7:00 P.M.

Meeting Adjourned at 7:34 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

cml