CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
SEPTEMBER 10, 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: H. Berry; B. Howlett; J. Merrell; G. Grantner; M. White; C. Smiley and L. Bertram.

MEMBERS ABSENT: Mayor Jane L. Nimcheski and B. Beggs.

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 August 13, 1991 at 7:00 P.M., as printed. Motion carried 7-0.

B. FIRST PUBLIC HEARING POSTPONED FROM AUGUST 13, 1991:

1. L.S. #89-90

By: Carol Jackson
5206 Lippincott Blvd.
Burton, MI 48519

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

For: Residential Use.

Mr. Jackson was not present to represent this lot split. Mr. Strasser said he hadn't heard from him.

No one in the audience wished to speak.

Discussion was held by the Board whether this case should be postponed to the October meeting.

Mr. Smiley said Mr. Jackson was before the City Council for approval to extend the private road through his property.

Mr. Grantner said this Board has been more than fair to try to get this case resolved. Mr. Bertram agreed with Mr. Grantner.

Moved by Smiley, supported by Howlett to postpone Lot Split #89-90 until the October 8th meeting to give Mr. Jackson the opportunity to respond. Motion carried 6-1 with Mr. Grantner voting no.

C. AUDIENCE PARTICIPATION:

P. Dargel, 6119 Hugh, said she thought it was a customary procedure to receive information from other boards to reflect the action taken. She also inquired about the demolition of gas stations which are no longer in existence. She specifically asked about the building at the corner of Davison and Belsay Roads.

D. SCHEDULE FIRST PUBLIC HEARING FOR OCTOBER 8, 1991:

1. L. S. #91-34

By: Chris Lucckeman
3455 Townehill
Flint, MI

Re: Section 1
R-1A Zoned

For: Residential Use.

2. L. S. #91-33

By: Fezent Enterprises
P. O. Box 16
Washington, MI

Re: Q-270-C
Section 25
SE Zoned

For: Residential Development

Moved by Howlett, supported by Bertram to schedule Lot Split #91-34 and Lot Split #91-33 for First Public Hearing for October 8, 1991 at 7:00 P.M. Motion carried 7-0.

E. FIRST PUBLIC HEARINGS:

1. L. S. #91-27

By: Ben Handa
2120 Kansas
Flint, MI 48506

Re: Q-397-F
Section 34

For: Office Development

Mr. Strasser said the applicant requested this lot split be postponed until the October 8, 1991 meeting. Motion carried 7-0.

2. L. S. #91-29

By: Loren Dunkel
4295 S. Belsay Rd.
Burton, MI 48519

Re: Q-460
Section 36

For: Residential Development

Mr. Dunkel was present and said he had nothing more to add to his request.

There was no one present who wished to speak.

Moved by Howlett, supported by Smiley to approve Lot Split #91-29, contingent upon DPW recommendations. Motion carried 7-0.

F. SITE PLAN REVIEW POSTPONED FROM AUGUST 13, 1991:

1. SPR #91-31

By: Chris Kenney, Shirley Norton
(dba Pete's Plbg. & Htg.)
3388 E. Atherton Rd.
Burton, MI 48529

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.

Chris Kenney, 10042 E. Maple Rd., Davison, MI 48423, presented his site plan and permit from the DNR to the Board.

Mr. Strasser said he spoke with the DNR and they indicated this property is in the flood plain area. The plans for the grade of the property would have to be presented prior to the issuance of the building permit.

Mr. Kenney said timing is very important as the property needs to be cleared and the determination of the grade of the property would be made after the clearing is completed. Pete's Plumbing and Heating has been in the present building since 1968 and we are going into a third generation of running the business.

Moved by Howlett, supported by White to approve Site Plan Review #91-31, contingent upon DPW recommendations and show Mr. Strasser the plans for grading for the flood plain problem after the property is cleared. Motion carried 7-0.

G. SITE PLAN REVIEWS:

1. SPR #91-37

By: Gene R. Myers
1023 Church Street
Flint, MI 48502

Re: 1133 E. Bristol Rd.
Lot 71 Burton Gardens
Section 30
C-2 Zoned

For: Conversion of residential structure
to an office.

Mr. Myers was present and said he has no problems with any of the DPW requirements.

Mrs. Howlett said she would like to include an additional 30 foot privacy fence on the west property line.

Mr. Myers said he has no problems with installing a fence.

Moved by Bertram, supported by Howlett to approve Site Plan Review #91-37, contingent upon DPW recommendations and additional 30 feet of fencing along the West property line. Motion carried 7-0.

2. SPR #91-39

By: Roger W. Engstrom
600 Maple Leaf Rd.
Lapeer, MI 48446

Re: 1184 S. Belsay Rd.
Lots 31-32 Cardinal Gardens
Section 14
C-2 & R-0 Zoned

For: New Construction for Jim Mathis Shoe Store.

Mr. Engstrom was present along with Architect, Rick Swiehart. The revised site plan shows a water and sewer easement on the North side of the property.

Mr. Berry asked what type of construction this would be.

Mr. Swiehart said a wood structure with a pitched roof. Half of the building will be a shoe store and the other half will be vacant for another tenant.

Mr. Strasser said the reason the City is requesting a 20 foot utility easement, is that a building could be constructed on the west side of the property by an individual owner. The property goes back 1200 feet and the Water and Sewer Superintendent thinks a 20 foot easement would be adequate.

Moved by Howlett, supported by Smiley to approve Site Plan Review #91-39. Motion carried 7-0.

H. ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #91-35

By: Sunshine Crafters
2512 E. Bristol Rd.
Burton, MI 48529

Re: Lot 26 & part of Lot 27
Supervisor's Plat #25
Section 32
M-1 Zoned

For: Change of use within a tenant space for a ceramic shop.

Ted Taylor, 4396 Columbine, Burton, MI was representing Sunshine Crafters.

Mr. Berry asked which of the buildings would be used for the craft shop. Mr. Taylor replied they would all be used as there will be display items.

Mr. Strasser said there are very few requirements needed for this site plan.

Moved by Howlett, supported by Bertram to approve Site Plan Review #91-35, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #91-38

By: Eastgate Baptist Church
4226 E. Atherton Rd.
Burton, MI 48519

Re: 4226 E. Atherton Rd.
Q-295, Section 27
R-1A Zoned

For: Addition to Church, Expansion of Parking Lot.

Dan Park, 307 E. Third St., Flint, MI, Architect at Grainger-Park Architects and Engineers, said he is also a member of Eastgate Baptist Church. Mr. Park said the site plan shows the sanctuary office and a few class rooms. The expansion will be done in two phases and hopefully construction will begin this Fall for the site work and the expansion would be done in the Spring. We would like to develop the east parking lot now and the west parking later. There is no storm sewer on the site and we are planning to have sheet drainage to a retention pond.

Mr. Strasser sheet drainage is acceptable to the DPW.

Mr. Berry asked if Mr. Park agreed with the DPW recommendations. Mr. Park said he had no problem with any of the requirements.

Moved by Howlett, supported by Bertram to approve Site Plan Review #91-38, contingent upon DPW recommendations. Motion carried 7-0.

I. C-4 ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #91-36

By: Jane Nimcheski, Mayor
2429 N. Genesee Rd.
Burton, MI 48509

Re: Re-Elect Mayor Jane Nimcheski Hdqt.
Courtland Center
Q-173-A
Section 15
C-4 Zoned

For: Change of use within a tenant space.

Mr. Strasser said this site is located in Courtland Center with a direct entrance to the headquarters. We have an agreement with the manager at the mall that if there is an outdoor entrance, the tenant is allowed to have a sign above the door.

Moved by Howlett, supported by Bertram to approve Site Plan Review #91-36, contingent upon DPW recommendations. Motion carried 7-0.

J. BOARD DISCUSSION:

Mrs. Howlett inquired as to what retailer would be going into the vacant Hill's Department store. Mr. Strasser replied it is Phar-Mor a discount pharmacy.

Mr. Grantner said the corner of Davison and Belsay Road is an eyesore to the community. There is always something for sale since Hamady's moved out.

Mr. Bertram remarked about Ryan Trucking having moved trailers east of the tracks and the number of trailers now located on the property.

Mr. Smiley said there needs to be some action taken on the gas station at the corner of Belsay and Davison Roads, since we are aware of a contamination.

The next regularly scheduled meeting will be held October 8, 1991 at 7:00 P.M.

Mr. Berry adjourned the meeting at 7:55 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

CML

cc: BCPC Members
BCC Members
Mayor
Clerk
City Attorney
Deputy Clerk
Fire Chief
Ass't. DPW Director
Shirley Hillaker, NHS
Flint Journal
Suburban News

cml