

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
SEPTEMBER 10, 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, Perez, Walls and White.

MEMBERS ABSENT: Mayor Charles Smiley and Merrell.

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, seconded by Grantner to approve the minutes of the Regular Meeting of August 13, 1996 at 7:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE PUBLIC HEARING FOR OCTOBER 8, 1996 AT 7:00 P.M.:

1. LS #96-59

BY: Curtis E. Lilly
4119 E. Maple
Burton, MI 48519

RE: 59-34-300-040
SE Zoned
Zoned SE

FOR: Residential Use.

2. LS #96-61

BY: Susan Handa & Larry Huber
4497 Howe Rd.
Grand Blanc, MI 48439

RE: 59-34-400-002, SW 1/4 of SE 1/4
except N 4 rods of W 40 rods of
Section 34

FOR: Residential Use.

3. LS #96-62

BY: Michael Serra
P.O. Box 263
Davison, MI 48423

RE: Lot 50 Lapeer Manor #1
Section 14
R-1B Zoned

FOR: Residential Use.

4. LS #96-63

BY: Joseph Hanson
5520 Rushmore Pass
Grand Blanc, MI 48439

RE: 59-13-400-021
R-1A Zoned

FOR: Residential Use.

SCHEDULE PUBLIC HEARING FOR OCTOBER 8, 1996 AT 7:00 P.M. CONTINUED:

VACATING PUBLIC HEARING:

1. 96-013

BY: John & Marcella Eads
6343 Samson Dr., Grand Blanc, MI
Peter Zehnder
4256 S. Vassar Rd., Burton, MI

RE: 1/2 R.O.W. Judd Rd.
Adjacent to Lot 1 Wagners Acres
4270 Vassar Rd.
Burton, MI 48519

FOR: Vacating R.O.W.

Moved by Howlett, seconded by Perez to schedule Lot Split #96-59, Lot Split #96-61, Lot Split #96-62, Lot Split #96-63 and Vacating R.O.W. #96-013, for public hearings on October 8, 1996 at 7:00 P.M. Motion carried 7-0.

C. AUDIENCE PARTICIPATION:

Larry Stephens, 3049 Vineland, asked when the City constructs a building, is it a requirement to come before the Planning Commission, the same as it is for other residents or businesses?

✓. Berry said yes, someone from the City attends the meeting to present the case.

1. LS #96-54

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

RE: Lot 31 of Witham Place #1
1484 Genesee Rd.
Burton, MI 48509

FOR: Residential Use.

Peggy Boledowich, P.O.A., said she is representing her mother, who wishes to split the property for residential use.

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

Mr. Strasser said both lots exceed the ordinance requirements and the one lot has sanitary sewer available. The other lot would have to have service into the house, at the owners expense.

Moved by Howlett, seconded by Grantner to approve Lot Split #96-54 contingent upon DPW recommendations. Motion carried 7-0.

D. PUBLIC HEARINGS CONTINUED:

1. LS #96-56

BY: Richard Shepard
8058 Barden Rd.
Davison, MI 48423

RE: Lot 8 of Burton Homesites
Section 25, R-1B Zoned

FOR: Residential Use.

Richard Shepard, 8058 Barden Rd., Davison, MI, said he is requesting a lot split for residential use.

Audience Participation:

Larry Stephens, 3049 Vineland, asked how many lots would there be and which road they would face. He was advised there would be three (3) lots with two facing Vassar Rd. and one facing Atherton Road. He said most of the lots in that area are much larger, and therefore, he objects to the lot split.

Mr. Strasser said all the lots meet and exceed the minimum ordinance requirements. If there is no sewer going to the property, it's the owners responsibility to have it installed.

Moved by Howlett, seconded by Bertram to approve Lot Split #96-56, contingent upon DPW recommendations. Motion carried 7-0.

E. VACATING PUBLIC HEARING:

1. 96-013

BY: John & Marcella Eads
6343 Samson Dr., Grand Blanc, MI
Peter Zehnder
4256 S. Vassar Rd., Burton, MI

RE: 1/2 R.O.W. Judd Rd.
Adjacent to Lot 1 Wagners Acres
4270 Vassar Rd.
Burton, MI 48519

FOR: Vacating R.O.W.

This case was included in the scheduling of public hearings for the October 8, 1996 meeting.

F. SITE PLAN REVIEW POSTPONED FROM AUGUST 13, 1996 AT 7:00 P.M.:

1. 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.

Applicant was not present at the meeting. Mr. Strasser said he had been notified of the meeting.

r. Berry asked if they are presently doing business. He was advised they are.

Mr. Grantner asked Mr. Strasser to advise the applicant that this is the second meeting he has missed.

Moved by Bertram, seconded by Perez to postpone SPR #96-66 until the next scheduled meeting of October 8, 1996 at 7:00 P.M. Motion carried 7-0.

G. PLAT APPROVAL:

1. SPR #96-65

BY: Louis Albert-Blake Rizzo Development
31511 Gratiot Avenue
Roseville, MI 48066

RE: Maplewood Meadows No. 2
North of Maple Rd.
59-35-300-011 400-028
Section 35, T7N, R6E

FOR: Preliminary Plat Final

The applicant was not present at the meeting.

Moved by Bertram, seconded by Howlett to postpone SPR #96-65 until the end of the meeting. Motion carried 7-0.

H. SITE PLAN REVIEW:

1. SPR #96-64

BY: C & M Wire Rope & Supply Co.
G-1146 E. Hemphill Rd.
Burton, MI 48529

RE: C & M Wire Rope & Supply Co.
3347 E. Bristol Rd.
W 15.97' of Lot 14 & Lots 15 & 16
Martin Acres & Lot 19 & 20 Follo
Acres, except N 120' & S 180'

FOR: New Construction for Commercial
building.

Jim Metcalf, G-1146 E. Hemphill Rd., said he wants to build a new building for his business.

Mrs. Howlett asked if he had any problems with the DPW requirements and he said he had none.

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

Mr. Strasser said prior to Mr. Metcalf obtaining any more permits, DPW needs to get the plans for water run-off and landscaping.

Moved by Howlett, seconded by Bertram to approve SPR #96-64 contingent upon DPW recommendations and submission of landscaping, drainage, and elevation of building plans to the DPW. Motion carried 7-0.

ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #96-58

BY: Heba Nannoshi
17554 Lincoln Dr.

RE: Center Market
3496 S. Center Rd.
Part of Lot 31 of Follo Acres
Section 28
C-3 Zoned

FOR: Convenience Store.

There was no one present to represent the site plan.

Mr. Strasser said the use of the building is the same, but a different owner.

Mr. Bertram said he has concerns about the signs and the canvas should be taken down.

Mr. Berry said they have been in violation of the sign ordinance under the previous owners.

Moved by Bertram, seconded by Walls to postpone SPR #96-58 until the next meeting of October 8, 1996 at 7:00 P.M. Motion carried 6-1 with Mrs. Howlett casting the no vote.

2. SPR #96-60

BY: Refrigeration Engineering, Inc.
3219 E. Bristol Rd.
Burton, MI 48529

RE: Refrigeration Engineering, Inc.
3219 E. Bristol Rd.
Lots 8 & 9 Follo Acres
Section 28,
M-2 Zoned

FOR: Addition

Marlow Howitson, 3219 E. Bristol Rd., said this is the preliminary plan, but he intends to include the facade of the existing building with the new building.

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

Mr. Strasser said they are almost doubling the size of the building. There are ample utilities and parking on site.

Mr. Perez asked what type of work is done there. Mr. Howitson said he does mainly commercial and industrial refrigeration design, sales and installation.

Moved by Howlett, seconded by Perez to approve Site Plan Review #96-60, contingent upon DPW recommendations. Motion carried 7-0.

I. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

3. SPR #96-66

BY: LaGarda Security
2123 S. Center Rd.
Burton, MI 48519

RE: LaGarda Security
2123 S. Center Rd.
59-22-100-005, 59-22-100-006

FOR: Parking Lot Addition.

There was no one present to represent LaGarda Security.

Mr. Strasser said they were notified of the meeting.

Mr. Perez asked if they purchased the house to the north of them. Mr. Strasser said yes and they plan to put the parking lot between them. An inspector went through the house and he recommended that the house be torn down, as it has been vacant for about 10 years.

Mrs. Walls asked how long they could operate their business without the proper permits. Mr. Strasser replied he is uncertain.

Moved by Bertram, seconded by Walls to postpone SPR #96-66 until October 8, 1996 at 7:00 P.M. Motion carried 7-0.

II. PLAT APPROVAL:

1. SPR #96-65

BY: Louis Albert-Blake Rizzo Development
31511 Gratiot Avenue
Roseville, MI 48066

RE: Maplewood Meadows No. 2
North of Maple Rd.
59-35-300-011 400-028
Section 35, T7N, R7E

FOR: Preliminary Plat Final

Mr. Rizzo did not attend the meeting.

Moved by Bertram, seconded by Howlett to postpone SPR #96-65 until the next regular meeting of October 8, 1996 at 7:00 P.M. Motion carried 7-0.

J. BOARD DISCUSSION:

None.

The next regularly scheduled meeting will be held October 8, 1996 at 7:00 P.M.

Meeting Adjourned at 7:38 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

cml