

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
SEPTEMBER 11, 1990, 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, C. Smiley, M. White, B. Howlett, G. Grantner and J. Merrell.

MEMBERS ABSENT: Mayor, Jane L. Nimcheski; L. Bertram 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:

Howlett moved and Grantner supported the following motion:

Approve and authorize the minutes of the Regular Meeting of August 14, 1990 at 7:00 P.M. and Special Meeting of August 21, 1990 at 7:00 P.M., as printed.
Motion carried 6-0.

B. SCHEDULE FIRST PUBLIC HEARINGS FOR OCTOBER 9, 1990:

1. L.S. #90-60

BY: William Parker
1419 Schafer Dr.
Burton, MI 48509

RE: 1414 N. Iva St.
Q-90-12-A, Section 11
R-1A Zoned

FOR: Residential Use

Moved by Grantner, supported by Howlett to schedule Lot Split #90-60 for First Public Hearing for October 9, 1990. Motion carried 6-0.

C. FIRST PUBLIC HEARINGS:

1. L.S. #90-050

BY: Samy Meshraky
2126 Christner St.
Burton, MI 48519

RE: 4057 S. Belsay Road
Q-454-9, Section 36
R-1B Zoned

For: Residential Use

There was no one present to represent this case. Mr. Strasser explained he had notified the applicant. There was no one in the audience who opposed the lot split.

Mr. Jerry Thomas, 4057 S. Belsay Rd., asked what would happen to the remainder of the property once this split is approved.

Mr. Strasser said the property was purchased from Mr. Thomas by the applicant. If there was any further split applied for, it would have to come before the Planning Commission for their approval. This split is in compliance with the Ordinance and DPW recommends approval.

Moved by Howlett, supported by White to approve Lot Split #90-050, contingent upon DPW recommendations. Motion carried 6-0.

2. V.P. #90-014

BY: Consumers Power Company
1955 West Parnall Road
Jackson, MI 49201

RE: Laurel Avenue N. of Donovan to
North Terminus-Donovan Ave. East of
Laurel to East Terminus
Section 29, R-1C Zoned

FOR: Additional Right-of-Way

There was no one present to represent Consumer Power Company. Mr. Strasser said this vacating is to straighten out the line on the Northwest side of the road. This is an unimproved right-of-way adjoining the property owned by Consumer Power Company. This will go before the City Council if approved.

Moved by Howlett, supported by Grantner to recommend approval to the Burton City Council for vacating #90-014. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

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

E. SITE PLAN REVIEWS:

1. SPR #90-59

BY: William James Banacki
4058 N. Linden Road
Flint, MI 48504

RE: Bristolwood Plaza
1364 E. Bristol
Section 31, C-4 Zoned

FOR: New Construction for addition
to existing strip mall.

Mr. Banacki was not present. Mr. Strasser said he notified all of the applicants for tonight's meeting. He explained that Mr. Banacki is planning to make a duplicate strip mall. There is a variance required from the Zoning Board of Appeals for a setback. They were to confront the School Board to have an avenue going from one part of the mall to another under the walkway. The parking is adequate and the landscaping will be the same as on the East of the property. The plans comply with the Ordinance regulations with the exception of the setback requirements.

Mrs. Howlett asked if Mr. Banacki is aware of the DPW requirements. Mr. Strasser replied they designed the plans to the Ordinance and at this time, there are no plans for additional signs for this property.

Mr. Grantner asked Mr. Strasser if he had any reservations about the construction of the mall. Mr. Strasser replied he is confident with the site plan.

Mr. Smiley asked how many feet there is between the new entrance and the existing entrance and if he is going to connect the two malls with an avenue, is the second entrance necessary?

Mr. Strasser said the traffic going from one side of the mall to another would be using the avenue, and the Genesee County Road Commission approved the second entrance.

Moved by Howlett, supported by Smiley to approve Site Plan Review #90-59, contingent upon DPW recommendations and Zoning Board of Appeals approve for setback variance. Motion carried 6-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS POSTPONED FROM AUGUST 14, 1990:

1. SPR #90-047

BY: Bonnie McCord
315 W. Vienna Road
Clio, MI 48420

RE: 1375 E. Bristol Rd.
Dotty's Pet Center
Lots 1277, 1278 & 1320 - 1324
Baker Park #1, Section 30
C-1 Zoned

FOR: Proposed warehouse addition

Mr. Berry said the applicant has had some new developments and has asked to have this site plan postponed until the next regular meeting.

Moved by Howlett, supported by Smiley to postpone Site Plan Review #90-047 until the next regular meeting of October 9, 1990 at 7:00 P.M. Motion carried 6-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #90-55

BY: Rosenbaum-Hurand-Rosenbaum
P. O. Box 83
Flint, MI 48501

RE: Dr. Daniels Office
4035 E. Court St.
Lots 6 & 7 - Supervisor's Plat #39
Section 10, C-2 Zoned

FOR: Office Use

Mr. Strasser said a very small addition is planned on the east face of the building. There will be an additional five or six examining rooms. The parking

is more than adequate and the plans have been reviewed by the Building Inspector and they meet all of the codes. DPW recommends approval.

Moved by Grantner, supported by Howlett to approve Site Plan Review #90-55, contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #90-56

BY: Dr. Basilio Ledesma
4231 Davison Rd.
Burton, MI 48509

RE: Garden Valley Trading
4231 Davison Road
Q-63-D, Section 3
C-2 Zoned

FOR: New Use Within A Tenant Space

Mr. Ted Hu, Architect for Dr. Ledesma, said they are required by the Building Department to improve the parking area at the existing building. They have provided an additional 14 spaces and there is an underground storm sewer and a new catch basin. There is new landscaping in front of the building.

Mrs. Howlett asked if he agreed with the DPW recommendations and Mr. Hu replied the plans meet the City Ordinance and requirements.

Mr. Strasser stressed that each time Mr. Hu brings plans before the Planning Commission, they are always in compliance with the ordinance. This building on Davison Road has been vacant for 4 to 5 years because there was a problem with the zoning.

Mrs. Howlett asked about the type of business and wondered if it would make it financially.

Frank Borgia, 2845 Wellester Dr., Saginaw, MI 48253, said the product would be silk and this building fit the criteria we were looking for. It will be profitable and we would like to bring in employment in this vicinity and increase the work force from 8 to 20 in the next two months. We have submitted and drawn up a proposal to purchase the building and we are willing to work with the City.

Moved by Howlett, supported by Smiley to approve Site Plan Review #90-56, contingent upon DPW recommendations. Motion carried 6-0.

3. SPR #90-58

BY: Jerry Thick
2059 Bristol Rd.
Burton, MI 48529

RE: Bristolwood Barber Shop
Lot 127 Star Sub
Section 29
C-2 Zoned

FOR: Construction of a Parking Lot

Mr. Thick said he presented the plans with the application.

Mrs. Howlett asked if he agreed with DPW requirements. Mr. Thick replied he had no problems.

Mr. Strasser said as with some other business on Saginaw Street, Mr. Thick was strapped for parking space. The parking lot will be paved with asphalt and he has a storm system in there. At the time of the zoning case, there was strong opposition from some of the neighbors. The east side of the parking lot is not screened and there will be no traffic going out onto Connell Street, only off Bristol Road. The plans are in compliance with the Ordinance.

Mr. Thick said he spoke with Mrs. Shanks and she said her husband's major complaint about the parking lot is the traffic from the bar. He said he suggested putting in a light on his property and Mrs. Shanks agreed with this.

Mr. Berry asked Mr. Thick if he had problems with the traffic from the bar. Mr. Thick replied not to his knowledge.

Moved by Howlett, supported by Grantner to approve Site Plan Review #90-58, contingent upon DPW recommendations. Motion carried 6-0.

H. REVIEW OF PREVIOUSLY APPROVED SITE PLAN:

1. SPR #89-18

BY: Steve Duquette
4289 E. Bristol Rd.
Burton, MI 48519

RE: D & K Automotive
4284 E. Bristol Rd.
Q-391, Section 34
C-3 Zoned

FOR: Review For Conformance To
Approved Site Plan

Mr. Strasser gave a brief background of this property, explaining that the building was previously owned by Mr. Katterjohn and now is owned by Mr. Duquette. The property is located on the south side of Bristol Road and was before the Planning Commission previously and certain items were required by the Planning Commission for this property. There has been one complaint after another regarding the cars being parked in the grass area. His business has expanded and he has more cars than he knows what to do with.

Mr. Berry asked why there were so many cars on the property. Mr. Strasser said some are waiting to be worked on and others are waiting to be picked up by the owners. We could handle this with Code Enforcement, but it's hard to shut down a thriving business. Paving on the west side of the building would eventually lead to a junk yard and that is basically what we have now. We need to get some direction from this Board in handling this situation.

Mr. Berry suggested the cars be stored instead of leaving them out.

Mr. Grantner said it is Mr. Duquette's responsibility to get a solution to this problem. If we don't do something along this line, there is not reason for this board's existence. The alternatives are as follows: a) Comply with site plan requirements; b) Hold to original agreement and c) Come up with alternate plan/solution to the problem. He is violating the premises.

Mrs. Howlett said she agrees with Mr. Grantner and suggested he build another building to store the cars waiting to be repaired or picked up.

Mr. Smiley said he also agreed with Mr. Grantner and said the cars should be moved off the property if he has a lien on them and sell them if they aren't picked up.

Mr. Strasser said he didn't need a motion, only direction from this board. He will talk to Mr. Duquette Wednesday.

I. C-4 ADMINISTRATIVE SITE PLANS:

1. SPR #90-57

BY: Paragon Development
5375 Sturbridge
Grand Blanc, MI 48439

RE: Olsten Temporary Services
1235 S. Center Rd.
Park Place Centre
C-4 Zoned

FOR: New Use Within A Tenant Space

Mr. Berry asked if the original site plan was completed. Mr. Strasser said they are.

Moved by Howlett, supported by White to approve Site Plan Review #90-57, contingent upon DPW recommendations. Motion carried 6-0.

J. BOARD DISCUSSION:

Mrs. Howlett asked if anything could be done about the trucks which are parked along Belsay Road. She had a complaint from a neighbor, but they are afraid to come forward and make a complaint to the City.

Mr. Strasser said they have non-conforming rights and as far as he knew, there is nothing that can be done.

Mr. Berry announced that the next regularly schedule meeting will be held October 9, 1990 at 7:00 P.M.

Meeting Adjourned at 7:52 P.M.

Respectfully Submitted,

Cheryl M. Ladd
Deputy City Clerk

cml