

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
SEPTEMBER 13, 1994/7:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Smiley and Bertram.

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 9, 1994 at 7:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR OCTOBER 11, 1994 AT 7:00 P.M.:

1. P-94-021

BY: Edith Roberts
4141 Lapeer Rd.
Burton, MI 48509

RE: Vacating Right of Way of Lombardy
The 1/2 unimproved R.O.W. of
Lombardy St., being adjacent to the
West property line of Lot 1 of
Suburban Homesites being entirely
on the North side of Lapeer Rd.

FOR: Additional Yard Space.

Moved by Howlett, supported by Perez to schedule P-94-021 for First Public Hearing for October 11, 1994 at 7:00 P.M. Motion carried 7-0.

C. FIRST PUBLIC HEARING POSTPONED FROM JULY 12, 1994:

1. ZC #204

BY: Burton City Planning Commission
4303 S. Center Rd.
Burton, MI 48519

RE: Center Road from Leith to North
City Limits.
Change zoning from R-1B to C-2

FOR: Commercial Use.

Mr. Berry announced that ZC #204 has been cancelled and no action would be taken.

D. FIRST PUBLIC HEARING:

1. LS #94-43

BY: Tom Tucker
3395 Longview Dr.
Davison, MI 48423

RE: Lots 12 & 13 of Maplelawn Sub.
Section 24
R-1A Zoned

FOR: Residential Use.

Mr. Strasser said Mr. Tucker was notified of the meeting. He explained that the request is for two (2) lots, facing Atherton Road, to be turned around and face Cherylann Dr. Mr. Tucker thinks the property would be more marketable if they faced Cherylann Drive.

Mrs. Howlett said she agreed with Mr. Tucker.

Moved by Howlett, supported by Grantner to approve Lot Split #94-43, contingent upon DPW recommendations. Motion carried 7-0.

2. LS #94-47

BY: Ben A. Handa
4497 Howe Rd.
Burton, MI 48519

RE: Q-405, Section 34
N. W. Corner of Howe & Maple

FOR: Residential Use.

Mr. Jeff Wright, 4061 Rhea St., Burton, MI said he was representing his brother, Ben Handa. He said the reason for the split of the two (2) one (1) acre parcels, is for other family members to build a house on the lots.

Audience Participation:

Joanne Whalen, 4166 Manor Dr., said she owns property adjacent to these lots and does farming. She asked if the use of the entrance would still be available for the tractors to get to the fields. She was advised yes by Mr. Wright.

Mr. Strasser said the sanitary sewers are available and the homes would be required to hook up to them. The lots meet the requirement for that zoning district for the split. DPW recommends approval.

Moved by Howlett, supported by Perez to approve Lot Split #94-47, contingent upon DPW recommendations. Motion carried 7-0.

E. SPECIAL USE PERMIT:

1. BCPC #94-48

BY: New Testament General Baptist Church
4453 Sunnymead
Burton, MI 48519

RE: Q-288, Section 26
N.W. Corner of Belsay & Bristol Rds.

E. SPECIAL USE PERMIT CONTINUED:

1. BCPC #94-48

FOR: Church Facility

Phil Aiuto, Cornerstone Surveying and Engineering, said Pastor Warren is in the audience and would answer any questions.

Mrs. Howlett asked if the whole area would be developed. Mr. Aiuto said it probably would be in the future. The Church will sit on the SE corner of the property approximately 200 feet back from the road. There will be a 250 ft. x 350 ft. cornerpiece cut out of the church owned property.

Mr. Perez asked if the property to the North is still a spike strip. He was advised yes.

Mr. Aiuto said the landscaping is not shown in the plans because the Church will be almost 350 feet away from the nearest residential property line. We were not certain how much, if any, screening would be necessary.

Mr. Strasser the all requirements have been met for a Special Use Permit and there is no reason to deny the request.

Audience Participation:

Diana Nelson, 5403 E. Bristol Rd., said she is opposed to the church as there are two others within a mile of her home.

Mr. Perez asked if DPW had any concerns if the screening was done. Mr. Strasser replied no, because there is enough of a natural buffer and if the parking lot is expanded, shrubbery could always be put in at that time.

Moved by Howlett, supported by Grantner to approve BCPC #94-48 contingent upon DPW recommendations. Motion carried 7-0.

F. AUDIENCE PARTICIPATION:

Jane Liebman, 4147 Leith St., asked who cancelled ZC #204 and would it be brought back before this board in the future. If so, would the people be notified?

Mr. Strasser replied that the City cancelled the rezoning request and it wouldn't be brought back unless another interested party asked for rezoning of that area.

G. SITE PLAN REVIEWS:

1. SPR #94-49

BY: Michael Warren, Pastor
3271 E. Atherton Rd.
Burton, MI 484519

RE: New Testament General Baptist Church
Q-288, Section 26
N.W. Corner of Belsay & Bristol Rds.

FOR: New Construction For A Church.

Phil Aiuto, Cornerstone Surveying/Engineering, said the total acreage owned by the church is 48 acres minus the right-of-ways leaving approximately 45

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The setback requirements for 50 feet in the front and back and 20 feet on each side. The church will set back about 200 feet from Belsay Road. In Phase I there will be 100 parking spaces, with three (3) physically handicapped spaces, utilities are available and they will have curbside trash pickup. The proposed drive from Bristol Road will have gravel temporarily and then will be paved.

Mrs. Howlett asked what the facade of the building would be. She was advised it would be steel siding.

Mr. Berry asked if it would be a pole barn type structure. Mr. Aiudo replied it would have wood trusses for the roof with steel siding.

Mrs. Howlett asked when the next phase is done, would different materials be used for the addition.

Pastor Warren said they hope to brick the next phase as well as putting brick on the first phase, but we are financially unable to brick the first phase at this time.

Mrs. Howlett said there would be gravel on the driveway and a paved parking area. Does DPW have a problem with this?

Mr. Strasser replied no.

Mrs. Walls questioned whether the trash pickup would be considered residential or commercial. Mr. Strasser said it would be considered commercial and would be charged accordingly.

Mr. Strasser said after review of this site plan, the DPW had some concerns. There is a large percentage of acreage with Belsay Road frontage. Currently in the City there is several subdivision developments and you might want to look at relocating the building and look at selling off part of the parcel for a subdivision in the future.

Mr. Strasser also said Mr. Riess, Water Supervisor, said any property which is charged by the City for water, has to be hooked up to City water. This is stipulated by Ordinance and therefore, would have to be done. Mr. Strasser said he has a copy of the Ordinance which he will also supply to the Pastor. If you have any concerns regarding this issue, you will need to contact Mr. Riess. Also, we would like you to the temporary drive off Bristol Road as your construction drive.

Mr. Grantner asked Mr. Aiuto if he agreed to all of the DPW requirements.

Mr. Aiuto said he would review them. He also said because the fee to hook up to the watermain is based on the front footage, it would be an astronomical amount of money and they would prefer to have a private well.

Mr. Perez said this would have to be discussed with Mr. Riess.

Pastor Warren said if there is an alternative way we would like to pursue that but they are willing to abide by the City rules and work with the City.

Mr. Aiuto said they could change the position of the building and not have as much front footage. This is something we could consider.

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Moved by Howlett, supported by White to approve Site Plan Review #94-49 contingent upon DPW recommendations and talk to the DPW concerning the placement of the church on the property which will assist them with the water hook-up fee problem. Motion carried 7-0.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #94-50

BY: Lynn M. Lewis
2270 Popplewood Ct.
Davison, MI 48423

RE: Gator's
4225 S. Saginaw St.
Lots 14, 15, 16, 17, 18 & 19 of
Durant Heights, according to the
recorded plat thereof.

FOR: Change of Ownership

Mr. Lewis, 2270 Popplewood Ct., Davison, MI, said this is the old Ritz building. He is planning to do some interior decorating and have a 20x20 dance floor.

Mr. Strasser said the dance permit would have to come from the Liquor Control Commission in Lansing.

Moved by Howlett, supported by Perez to approve Site Plan Review #94-50 contingent upon DPW recommendations. Motion carried 7-0.

I. BOARD DISCUSSION:

Mr. Berry said if anyone plans on attending the MSP0 Conference in Grand Rapids in October, he will try to be sure they get an application when he receives them.

Mrs. Howlett said she would like to see some of the acreage on Belsay Road turned into something besides just church property.

The Board agreed to change the November 8, 1994 meeting to November 1, 1994 due to the General Election being held on November 8th.

The next regularly scheduled meeting will be held October 11, 1994 at 7:00 P.M.

Meeting Adjourned at 7:48 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML