

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
SEPTEMBER 14, 1993, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Howlett, Bertram, Perez, Grantner, Berry, Mayor Smiley; White, Merrell and Hammon.

MEMBERS ABSENT: None.

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 Perez supported the following motion:

Approve and authorize the Minutes of the Regular Meeting of August 10, 1993 at 7:00 P.M., as printed. Motion carried 8-0.

B. FIRST PUBLIC HEARING POSTPONED FROM AUGUST 10, 1993:

1. ZC #200

BY: Jeff Pederson, et al
4811 Fenton Rd.
Burton, MI 48529

RE: 2414 S. Center Rd.
The East 214 ft. of Lot 69
Supervisor's Plat #12
Section 21

FOR: Commercial Strip Center

Jeff Smith, represented Mr. Pedersen. He explained the location of the parcel and said they would like to get the zoning changed and build a 12,000 sq. ft. building which would house four (4) tenants in the facility.

Mr. Strasser said the zoning request is reasonable and the site is large enough for four (4) building units. There is ample parking and this would not be a negative impact on the surrounding area.

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

Mrs. Howlett said for the record, there are eight (8) property owners who have found no problem with the petition for rezoning.

Moved by Howlett, supported by Perez to approve ZC #200, contingent upon DPW recommendations. Motion carried 9-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., spoke on SPR #93-44 and SPR #93-43 from the previous meeting, regarding underground tanks.

D. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #93-44

BY: City of Burton Water-Sewer Dept.
4093 Manor Dr.
Burton, MI 48519

RE: City of Burton Water-Sewer Dept.
4093 Manor Dr.
Q-398-B, Section 34
SE Zoned

FOR: Addition to Water Department
Maintenance Building.

Mr. Strasser explained that the City is requesting the addition to the maintenance building for equipment storage and trucks. The front of the building will be squared off. The funding for the addition will come from the sewer department and bids will be taken for the addition.

Moved by Howlett, supported by White to approve SPR #93-44, contingent upon DPW recommendations. Motion carried 9-0.

2. SPR #93-45

BY: American Wood Interiors
3420 S. Dort Hwy.
Burton, MI 48529

RE: American Wood Interiors
3420 S. Dort Hwy.
Q-319-H, Section 29
C-2 Zoned

FOR: Change of Use - Woodworking Shop

Linda LeGest, 3420 S. Dort Hwy., Burton, said she would like to have a woodworking shop. She agrees with all of DPW recommendations.

Mr. Strasser said this is zoned C-2, Commercial. They will be using lathe type tools, and this is considered light industrial. If this is approved by the Planning Commission, it would then be sent to the Zoning Board of Appeals.

Mr. Berry said he has a concern about the sawdust. Ms. LeGest said there is a dust collection unit in the building. Mr. Strasser said this is required by the State Law and building code.

Mr. Perez asked what would be built? He was advised paneling, desks, etc.

Moved by Howlett, supported by Perez to approve SPR #93-45 contingent upon DPW recommendations and ZBA approval. Motion carried 9-0.

D. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

SPR #93-46

BY: City of Burton
4093 Manor Dr.
Burton, MI 48529

RE: Memorial Library
4012 E. Atherton Rd.
Q-299, Section 27
C-2 Zoned

FOR: 2,000 Sq. Ft. Addition

Mr. Strasser said the addition is for the library on the southeast corner of Center and Atherton Roads. He presented colored renderings of what the building would look like. The addition will be on an angle to the south and will be out of the setback areas. The drive off Center Road will be closed off and the only drive will be on Atherton Road. If we can see there will not be enough parking, the City owns the land south of the library and we can put parking lot in at a later date if needed.

Mrs. Howlett asked if the facade of the house will match what is currently there. She was advised by Mr. Perez yes, it would match as closely as possible.

Mr. Grantner asked about the bathrooms be redone. He was advised that new ones will be installed with the addition.

Moved by Howlett, supported by Bertram to approve SPR #93-46, contingent upon DPW recommendations. Motion carried 9-0.

E. BOARD DISCUSSION:

Board discussion was held regarding businesses moving in and out of a building and obtaining proper building permits.

Mr. Perez announced that the kick-off of the fund raising activities for the library would be on Friday, September 17, 1993 at 2:00 P.M. He said everyone was welcome to attend and hoped to get good press coverage.

Mr. Hammon said the extension of the library is very important to our community. The sign was done by Bill Carr Signs. The cost of the extension is approximately \$200,000.00 and much help is needed in raising the funds and Mr. Hammon said he would like to see as many people at the library on Friday as possible.

Mayor Smiley also reminded everyone about the "Paint for Pride" to be held on Saturday, September 18, 1993. Breakfast would be furnished by McDonald's.

The next regularly scheduled meeting will be held October 12, 1993 at 7:00 P.M.

Meeting Adjourned at 7:30 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk