

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
SEPTEMBER 15, 1992, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Mayor Charles H. Smiley; H. Berry; J. Merrell; B. Howlett;
G. Grantner; T. Hammon; M. White and L. Bertram.

MEMBERS ABSENT: S. Perez.

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 11, 1992 at 7:00 P.M., as printed. Motion carried 8-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR OCTOBER 13, 1992 AT 7:00 P.M.:

1. LS #92-57

BY: Patricia Ogg
334 Amesbury Dr.
Davison, MI 48423

RE: 2401 Eugene St.
Lot 26 Pioneer Acres
Section 24
Zoned R-1A

FOR: Residential Use

Moved by Howlett, supported by Grantner to schedule Lot Split #92-57 for First Public Hearing for October 13, 1992 at 7:00 P.M. Motion carried 8-0.

C. FIRST PUBLIC HEARING:

1. ZC #197

BY: James Patton
3401 N. Dort Hwy.
Flint, MI 48506

RE: 3259 Iron Street
Burton, MI
Lots 141 thru 143 & the W 25 ft.
of Lot 144. Also, Lots 170 thru
174 & the W 25 ft. of Lot 175 of
Holland Heights.
Section 28
Change zoning from R-1C to M-2

FOR: To comply with existing use.

Mr. Patton said this property was zoned M-2 previously and he is requesting that the zoning be returned to M-2 to comply with the existing use.

Mr. Strasser said both sides of this property have industrial use and it was previously zoned industrial prior to the master plan. DPW recommends approval to rezone back to M-2 use.

Moved by Howlett, supported by White to recommend approval of Zoning Case #197 to the Burton City Council. Motion carried 8-0.

D. AUDIENCE PARTICIPATION:

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

E. SITE PLAN REVIEW:

1. SPR #92-56

BY: York Development Co.
715 W. 12th St.
Flint, MI

RE: 4307 S. Dort Hwy.
Lots 6, 7, 8 & 9 Lacina Sub.
Section 33, M-1 Zoned

FOR: New site for Manufactured Home
Sales Lot.

Mr. Bob Keeley, 715 W. 12th Street, represented York Development Co., a firm out of Southfield. Mr. Keeley said there will some fencing put in and there will be 1000 sq. feet of hard surface parking area. The property will have a sales office, which will be handicap accessible. A preliminary site plan was given to DPW and has since been revised. All DPW requirements are agreeable and we are asking for your approval.

Mr. Strasser said the site plan meets all the City ordinances and criteria and the rezoning fits the prevailing use in the area. DPW recommends approval.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-56, contingent upon DPW recommendations. Motion carried 8-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #92-54

BY: Maria C. Renaud
168 Mason St.
Mt. Morris, MI 48458

RE: Alexa
4067 E. Court St.
Section 10, C-2 Zoned
850 app. Sq. Ft. of Office Space
located at Village Plaza.

FOR: Change of Use Within a Tenant Space.

Mr. Strasser said this is a mall situation and all of the site plan requirements are completed. The entire parking lot is paved.

Mrs. Howlett asked what kind of business this is. Mr. Strasser replied they have knickknacks and small figurines.

Moved by Howlett, supported by Bertram to approve Site Plan Review #92-54, contingent upon DPW recommendations. Motion carried 8-0.

2. SPR #92-55

BY: Tim Honaker
9396 Country Club Ln.
Davison, MI 48423

RE: Landmark Lanes
4403 Davison Rd.
Q-67-A1, Section 3
C-2 Zoned

FOR: Change of Ownership.

Mr. Strasser said this is the old Nightingale Bowling Alley. They have a restaurant inside and it has been cleaned up and the interior has been brought up to code and the parking lot is paved.

Mr. Hammon asked if they would continue to have the restaurant and bar and also, was the liquor license purchased with the property. Mr. Strasser replied yes, there will be a restaurant and the liquor license was purchased with the property.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-55 contingent upon DPW recommendations. Motion carried 8-0.

G. BOARD DISCUSSION:

1. SPR #92-34

BY: Thoyd Hunter
3193 S. Genesee Rd.
Burton, MI 48519

RE: Bristolridge Estates
Between Ellis Park Dr. & Genesee Rd.
Part of the SE 1/4 Section 27
R-1A Zoned

FOR: Preliminary Plat Review.

Mr. Strasser explained that when this site originally went through Preliminary Plat Review, only one subdivision was proposed and the County reviewed this as being on one plat. The house which sits between the two plats pulled out of the agreement, but according to the Plat Act, there can't be any interruptions in the subdivision or plats with a piece of property. Because of the Act, two plats were made, those being Bristolridge and Bristolridge East. When this is sent to County for their review, there are now two plats submitted and the Burton City Planning Commission has only approved one plat. Therefore, the County Planning Commission needs to know that Burton Planning Commission recognizes there are two plats instead of just one.

Moved by Howlett, supported by Bertram that the Burton City Planning Commission recognizes there are two plats, those being Bristolridge and Bristolridge East. Motion carried 8-0.

Mr. Berry announced that the next regularly scheduled meeting will be held on October 13, 1992 at 7:00 P.M.

Meeting Adjourned at 7:20 P.M.

Respectfully Submitted,
Cheryl M. Ladd, Deputy Clerk