CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
OCTOBER 9, 1990 7:00 P.M.

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

MEMBERS PRESENT: Berry, Beggs, Bertram, Grantner, Howlett, Smiley and White.

MEMBERS ABSENT: Mayor, Jane L. Nimcheski and J. Merrell.

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 September 11, 1990 at 7:00 P.M. as printed. Motion carried 7-0.

B. SCHEDULE FIRST PUBLIC HEARINGS FOR NOVEMBER 13, 1990:

1. L. S. #90-63

By: A. Keith Kerr, Jr.
3234 Card Dr.
Burton, MI 48529

Re: 3234 Card Dr.
Q-372-1, Sect. 33
M-1 Zoned

For: Separate Description for home on property.

2. Z.C. #185

By: George Preston
1306 Merkle
Ortonville, Mi 48462

Re: Q-393, Sect. 34
The property directly East of Consumers Power R/W on the South side of Bristol Road.
Zoned C-2 & SE.

For: C-3 Zoning for a Driving Range.

3. Z.C. #186

By: Sol Schafer
2590 S. Grand Traverse
Flint, MI 48503

Re: Q-319, Sect. 29
Property has frontage on Hemphill and Red Arrow Rd.
Zoned R-1C

For: RM Zoning for apartments.

Moved by Howlett, supported by Bertram to schedule Lot Split #90-63, Zoning Case #185 and Zoning Case #186 for First Public Hearings for November 13, 1990 at 7:00 P.M. Motion carried 7-0.

C. FIRST PUBLIC HEARINGS:

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

Mr. Parker was present and explained his property on Schafer Drive abutts the property on Iva. They had the use of the property on Iva for a garden and had tried to buy a portion of it from the previous owners, but they wanted to sell the entire parcel. We would like Parcel A to be broken off to become part of Schafer property. Parcel B presently has a home on it and we would like to sell to an occupant owner or some of our relatives. Parcel C would be a lot for building.

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

Mr. Strasser said the proposed split is in compliance with the Ordinance.

Moved by Howlett, supported by Smiley to approve Lot Split #90-60, contingent upon DPW recommendations. Motion carried 7-0.

D. AUDIENCE PARTICIPATION:

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

E. SITE PLAN REVIEWS:

1. SPR #90-66

By: Trialon Corp.
6063 Fenton Rd.
Grand Blanc, Mi 48507

Re: 1489 Walli Strasse
Lots 4 & 5 Walli's Commercial & Industrial Park. Sect. 15
M-1 Zoned.

For: New construction for a testing facility.

Ted Hu, architect for Trialon Corp., said this building will be similar to the existing building. It will be single story structure and is to be used as an office, lab and warehouse. We are proposing the drainage to connect to the existing storm drain with a tentative approval from Genesee County Drain Commission.

Mrs. Howlett asked what type of testing would be done. Mr. Hu replied there would be electronic testing. There will be no pollution or detriment to the environment.

Mr. Strasser said everything complies with the Ordinance and there are no variances required. He asked Mr. Hu if the building will be suppressed with water? Mr. Hu replied it would be.

Moved by Howlett, supported by Bertram to approve Site Plan Review #90-66, contingent upon DPW recommendations and having the building suppressed. Motion carried 7-0.

2. SPR #90-67

By: Jerry Thick
2306 Clement
Flint, Mi 48504

Re: 2258 Bristol Road.
Lots 525, 526
Bendlecrest Sub.
Sect. 32, C-2 Zoned

For: New construction for a "Carry-out" Restaurant.

Mr. Thick said he has purchased the two lots at the corner of Fern and Bristol Roads and would like to put in a take-out restaurant. This would be only a take-out and it is targeted towards the high school students. I originally had wanted to have an exit off Fern Street where there is an existing approach, but after speaking to Mr. Strasser, he thinks this would be too congestive with all the traffic on Bristol Rd. I will be serving ice cream in the summer and small food items such as hotdogs, nachos, coke, etc. I don't want to limit the food to those items, because if the students want more I will put more in. I hope this will help eliminate the need for students crossing Bristol Road and staying closer to the school.

Mr. Strasser said he has had some input from the City Administration and they have asked to have this postponed and get a traffic safety study done, prior to approval.

Mrs. Beggs said she has mixed feelings because she is concerned about the traffic problems and the safety of the children.

Mr. Berry questioned Mr. Thick about the purchase of a third lot. Mr. Thick said he has put a bid in on it, but hasn't heard anything to date.

Mrs. Howlett asked how long a delay is needed. Mr. Strasser said one month.

Mrs. Howlett asked if this would create a problem for Mr. Thick. Mr. Thick said he wanted to get the foundation in and would like to work on the building through the winter and open by April 1st.

Mrs. Howlett asked what the hours would be. Mr. Thick said the summer hours would be 9:30 a.m. to 10:00 p.m. and in the winter, from he would close at 5:00 or 6:00 p.m.

Mr. Grantner asked Mr. Thick if he had had any input from the school. Mr. Thick he had spoken with the Administration and they have no problem with the students getting food at his takeout and then taking it back to the school.

Mr. Smiley said not long ago the County did a study on Bristol Road for a traffic light. What were the results of the study?

Mr. Strasser said the light was denied.

Mr. Smiley said he has a hard time postponing this, as it would cause Mr. Thick undue hardship.

Mr. Berry asked who would be doing the study? Mr. Strasser replied it could be done by the Brandon Rogers or by CHMP, Inc., as they have an engineer on staff.

Mrs. Howlett asked how long it would take for the study to be done.

Mr. Smiley inquired about a meeting on October 23rd if the traffic study results were back to the City by that date. All members agreed to the October 23rd meeting, providing the results were back.

Moved by Howlett, supported by Beggs to postpone SPR #90-67 until the date of October 23, 1990, providing the results of the study are back. Motion carried 7-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS POSTPONED FROM SEPTEMBER 11, 1990:

1. SPR #90-047

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

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

For: Proposed warehouse addition

Mr. William Berry, architect for the project was representing Mrs. McCord. They want to build on the northwest corner of the existing building for a warehouse and storage building. The building will be a pole barn type structure which will match the existing building.

Mr. Berry said there is a driveway onto Connell Street and this is a residential road and we owe it to the residents to keep it as residential.

Mr. Wm. Berry said the owner is asking that the customers be allowed to use this driveway as an egress. Trucks will not be using it for deliveries and a sign will be posted to this effect.

Mrs. Howlett asked if there would be sales from the warehouse or would this be used strictly for storage? Also, if it is just used for storage, why would you need the use of the Connell Street driveway?

Mr. Berry said there would be no sales from the warehouse, but Mrs. McCord would like the customers to be allowed to use the Connell Street drive.

Mrs. Beggs expressed her concerns about the children living in this area and having to cross Bristol Road and having traffic coming out onto Connell Street.

Mr. Strasser gave a brief history of this site plan. On the site plan presented to the members tonight, it shows Connell Street being open. This street is not built for truck traffic or deliveries. The City still requests that the driveway be closed if this is approved this evening.

Mr. Bertram said the Planning Commission should be consistent and he thinks the driveway should be closed on Connell Street.

Moved by Howlett, supported by Beggs to approve Site Plan Review #90-047, contingent upon DPW recommendations and the Connell Street opening is to be closed. Motion carried 7-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #90-61

By: Leann Lane
5393 S. Genesee Rd.
Grand Blanc, Mi 48439

Re: Leanns Wholesale Furniture
4118 S. Saginaw St.
Lots 1-4 Wilson Homestead
Sect. 32, C-2 Zoned.

For: Change of Owner of Business
"Same Use".

Mr. Strasser said there have been several different businesses at this location and they all seem to go under because of the parking situation. The owner is presently in Florida and she has indicated to me that she can make it a success.

Moved by Howlett, supported by Smiley to approve Site Plan Review #90-61, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #90-64

By: Doug Bacon
1142 N. Center Rd.
Burton, MI 48509

Re: Ultimate Paint & Body Works
1142 N. Center Rd.
Lot 35 Supervisor's Plat #39
Sect. 10
M-1 Zoned

For: Addition to business for
Automotive Bump Shop.

Mr. Bacon was present and explained he doesn't have enough space and is proposing an addition to the existing building. The existing building has spray booths which conform to the State specifications. The addition will be a pole barn type structure and the only work being done in this building would be body work, there will be no painting. Most of the DPW requirements have been completed.

Mr. Strasser said DPW recommends approval.

Moved by Howlett, supported by Beggs to approve Site Plan Review #90-64, contingent upon DPW recommendations. Motion carried 7-0.

H. BOARD DISCUSSION:

There was no board discussion.

The next regularly scheduled meeting will be held October 23, 1990 at 7:00 P.M.

Meeting Adjourned at 7:52 P.M.

Respectfully Submitted,

Cheryl M. Ladd
Deputy City Clerk