CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
OCTOBER 11, 1994, 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, Berry, Perez, White, Merrell and Bertram.

MEMBERS ABSENT: Mayor Charles Smiley; Walls and Grantner.

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 White supported the following motion:

Approve and authorize the Minutes of the Regular Meeting of September 13, 1994, 7:00 P.M., as printed. Motion carried 5-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR NOVEMBER 1, 1994 AT 7:00 P.M.:

1. LS #94-52

BY: Al Odishooe
4288 Greenley St.
Burton, MI 48529

RE: Q-342-41
Section 31, formerly known as
Lots 163 thru 166 Greater Flint Sub.

FOR: Residential Use.

2. LS #94-57

BY: Maple Pointe Associates
8469 S. Saginaw St.
Grand Blanc, MI 48439

RE: Q-460-F
Section 36, SE Zoned

FOR: Residential Use.

3. LS #94-58

BY: Chuck & Carol Frantom
10400 Hills Lane
Goodrich, MI 48438

RE: 6517 Maple Rd.
Q-471-B
Section 36
SE Zoned

FOR: Residential Use.

Moved by Howlett, supported by Perez to schedule the first public hearing for LS #94-52, LS #94-57 and LS #94-58 for November 1, 1994 at 7:00 P.M. Motion carried 5-0.

C. FIRST PUBLIC HEARING:

1. P-94-021

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

RE: 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.

FOR: Additional Yard Space.

Richard Roberts, 6421 W. Vienna Rd., Clio, MI, said he was representing his mother. The residence was purchased in 1945 and Mrs. Roberts now wants to have additional yard space by vacating a portion of the right-of-way of Lombardy Street, which is adjacent to the west property line.

Audience Participation:

Mr. Tom Black, 504 Frost St., Flint, said he represents Faith Tabernacle and as a representative of the Church, he has no problem with the vacating.

Mr. Strasser said this is only a portion of 1/2 of the right-of-way. The City would just as soon keep the right-of-way because once the property is vacated, the City has no rights to the property.

Mrs. Howlett asked how much of any area does this entail? Mr. Strasser said about 30 feet west, more or less in the front and 28 feet, in the rear.

Mr. Perez asked who owns Q-178 next to the strip to be vacated? Mr. Strasser said this parcel is owned by Faith Tabernacle, according to the tax rolls.

Discussion continued concerning the vacating and the fencing of the property.

Moved by Howlett to recommend approval of P-94-021 to the City Council. Motion died for lack of support.

Moved by Bertram, supported by Perez to deny P-94-021. Motion carried 5-1 with Mrs. Howlett voting no.

Mr. Strasser noted that the public hearing for P-94-021 before the City Council is scheduled for November 21, 1994 at 7:00 P.M.

D. AUDIENCE PARTICIPATION: None.

E. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #94-51

BY: Ralph Winans
1460 E. Hemphill
Burton, MI 48529

RE: Winans Electric
1460 E. Hemphill
Lots 55-62 Baker Park
Section 30, C-2 Zoned

E. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

1. SPR #94-51 FOR: Storage Building

Mr. Strasser said Mr. Winans wants to put up a pole structure for cold storage. There will be no additional parking required and no added employees. No electric and heating is needed.

Mr. Perez said they have done a nice job in cleaning up the area.

Moved Howlett, supported by Perez to approve SPR #94-51, contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #94-53

BY: Gary D. McGrath
2057 Kingswood Dr.
Flint, MI 48507

RE: Old Glory Antiques & Collections
G-4175 Fenton Rd.
Lots 2, 3 & the N 132' of Lot 6 of
Allen Acres, Section 31
C-2 Zoned

FOR: New Tenant Within A Lease Space.

Gary McGrath, 2057 Kingswood Dr., Flint, MI, said southend of the building will be for a retail store.

Mr. Strasser said the building meets all the barrier free and fire wall requirements and DPW recommends approval.

Moved by Howlett, supported by Bertram to approve SPR #94-53, contingent upon DPW recommendations. Motion carried 6-0.

3. SPR #94-54

BY: Loretta Debevec & Mary Richardson
G-4065 Fenton Rd.
Burton, Mi 48529

RE: The Mission
G-4065 Fenton Rd.
Q-337-9, Section 31
C-2 Zoned

FOR: Change of Use, Consignment Sales

Mr. Strasser said this is a very small block building in front of the trailer park on Fenton Road. It will be a consignment shop and small retail shop. DPW recommends approval.

Moved by Howlett, supported by White to approve SPR #94-54 contingent upon DPW recommendations. Motion carried 6-0.

4. SPR #94-55

BY: Quang Ly
1602 Greenbrook Ln.
Flint, MI 48507

E. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

4. SPR #94-55

RE: Golden Dragon Enterprises, Inc.
G-4410 S. Saginaw St.
Lots 442,443,444,445,446,564,565, 566,567,568 and the easterly 1/2 of vacated alley of Greater Flint Sub. Section 31, C-2 Zoned.

FOR: Change of Ownership and Addition.

Mr. Strasser said they will be selling over the counter oriental food and also a wholesale place. There is adequate parking.

Mr. Berry asked if there would be bumper blocks to keep the traffic off the sidewalk. Mr. Strasser said this could be put in the recommendation.

Mrs. Howlett asked if there was any problems with the site plan.

Mr. Strasser said no, other than all of the businesses have the same problem when serviced by semi's. Several businesses have purchased extra lots to be used by the semi's.

Moved by Bertram, supported by Howlett to approve SPR #94-55, contingent upon DPW recommendations. Motion carried 6-0.

5. SPR #94-56

BY: Rapistan Demag Corp.
507 Plymouth Ave., N.E.
Grand Rapids, MI

RE: Rapistan Demag Corp.
4225 Quinlan Drive
Lots 14, 15, 16, 17 of Industrial Sub No. 1
Section 32
M-1 Zoned

FOR: Light Assembly and Storage.

Mr. Strasser said this business is looking for a temporary location. It is an international business which deigns robots. The orders are large and this building is for temporary period of time.

Mr. Berry asked if there was anything that needs to be done their site plan.

Mr. Strasser said everything is completed.

Mr. Perez asked if they were renting the building. He was advised yes.

Mr. Bertram asked what is meant by temporary? Mr. Strasser said approximately three (3) months.

Mrs. Howlett asked if they agreed with the DPW recommendations? Mr. Strasser said yes.

Moved by Howlett, supported by Perez to approve SPR #94-56, contingent upon DPW recommendations. Motion carried 5-0.

F. BOARD DISCUSSION:

Lot Split #94-35:

Mr. Strasser said the Board has a packet for a lot split which was approved in July. The description has been revised, but they are going with the same basic design. If the Board wishes to go through the public hearing process again, we could do that, but there really is no reason to. There was a problem with the DNR because of the wetlands on the property and an error was found.

Mrs. Howlett asked if Mr. Strasser was comfortable with the changes made. He replied yes.

Moved by Howlett, supported by Bertram to approve the changes that have been made to Lot Split #94-35, by the DPW. Motion carried 6-0.

Site Plan Review #93-52:

Mr. Strasser explained that in October of 1993, Perry Drug's was going to move into the old Ivanhoe building. At that time, there were three buildings on one lot. Since that time, Perry's have acquired more property and want to put in a video store. There will till be two entrances, one off Dort and one off Atherton.

Mrs. Howlett said this is an improvement over the first plan submitted.

Mr. Strasser said they are looking at $1,000,000.

Moved by Howlett, supported by White to approve the new Site Plan for SPR #93-52 contingent upon the changes in the new plans submitted by the DPW. Motion carried 6-0.

Mr. Strasser reported that Wal-Mart will start construction within a week and plan to have the building completed by April or May of 1995.

He also said the Trailer Park will be occupied shortly.

Mr. Bertram said the site at Maple and Dort promised to have no more than six (6) truck at any one time. They are coming in and going out on Dort Highway and they said they would only be entering off Dort Highway. There are at least 100 containers there now and they are open. There is an odor coming from there and all the train cars are loaded with these containers.

Mr. Strasser said he would review the site plan.

Mr. Berry adjourned the meeting at 8:00 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML

The next regularly scheduled meeting will be held November 1, 1994 at 7:00 P.M.