

CITY OF BURTON  
REGULAR PLANNING COMMISSION MINUTES  
OCTOBER 12, 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: Mayor Charles H. Smiley, Berry, Howlett, Perez, White, Merrell and Bertram.

MEMBERS ABSENT: Granter and Hammon.

OTHERS PRESENT: T. Strasser, Dep. Planning Official and C. Ladd, Deputy Clerk.

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING:

Moved by Howlett, supported by Perez to approve and authorize the minutes of the Regular Planning Commission Meeting of October 12, 1993 at 7:00 P.M., as printed. Motion carried 7-0.

B. AUDIENCE PARTICIPATION:

Karen Dunn, representing Courtland Center, said they are asking to have a third sign on the property at the Center Road entrance. She is requesting that the site plan be added to tonight's agenda.

Moved by Howlett, supported by Bertram to add Site Plan Review #93-53 to tonight's agenda. Motion carried 7-0.

1. SPR #93-49

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

RE: Maple Pointe Sub #2 & #3  
Belsay & Maple Roads  
Q-462  
Section 36

FOR: Final Approval - Phase 2 & 3

Mr. Berry said this site plan has been approved by the Planning Commission and now they wish to start phases 2 and 3.

Mr. Strasser said he told the applicant there was no reason to attend the meeting and that's why they are not present this evening. The project has storm sewers and other utilities in.

Mrs. Howlett said this project is a plus for the City.

Moved by Howlett, supported by White to approve Site Plan Review #93-49, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #93-51

BY: Jack Lee Rhoads, Jr.  
2300 Connell  
Burton, MI 48529

C. SITE PLAN REVIEW CONTINUED:

2. SPR #93-51

RE: Rhoads Wholesalers  
3460 S. Saginaw St.  
Lots 841-848 Baker Park No. 1  
74 DD  
Section 29  
C-2 Zoned

FOR: Change of use for a used car sales lot.

Mr. Rhoads explained that he is a wholesaler for dealers. This is not a spot for selling cars all of the time. Presently, Mr. Rhoads deals with Serra and Slivka car dealers. He said he will probably have no more than 20 cars outside at one time.

Mr. Berry where the used cars would be setting. Mr. Rhoads replied they will be kept behind the building.

Mrs. Howlett asked if the applicant had any problem with any of the DPW requirements. She was advised no.

Mr. Strasser said the property is zoned C-2, which is general commercial, used car sales lot needs a special use permit and is scheduled to go before the Zoning Board of Appeals October 21st.

Mr. Berry said he has a concern about the floor of the building being poured over fuel tanks.

Mr. Strasser said he would check records in the DPW and try to find out if there is a record of this being done.

Mr. Perez asked Mr. Rhoads if he was buying or leasing the building. Mr. Rhoads replied he is leasing the building.

Moved by Howlett, supported by Bertram to approve Site Plan Review #93-51 contingent upon DPW recommendations and Zoning Board of Appeals approval. Motion carried 7-0.

D. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #93-47

BY: Bruce E. Henderson  
3360 S. Dort Hwy.  
Burton, MI 48529

RE: Top End Cycle Supply  
3360 S. Dort Hwy.  
Q-319-C, Section 29  
C-2 Zoned

FOR: 40x56 Service Area added to rear of building.

There was no one present to represent this site plan.

Mr. Strasser said the addition to the rear of the building has asphalt. They are using the building for storage area. Mr. Henderson has complied with all of the ordinance requirements and there is not setback requirements needed. This building was formerly the old Dort Meat building. There wasn't a lot of work to be done to the building, just a matter of adding striping and handicap spaces to the parking area.

Mr. Bertram asked who does the tattooing in the building.

Mr. Strasser replied he didn't know. The building is kept neat and clean and there have been no complaints regarding this business.

Moved by Howlett, supported by Perez to approve Site Plan Review #93-47, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #93-48

BY: Shue & Voeks, Inc.  
3256 Iron Street  
Burton, MI 48509

RE: Davis Cartage Co.  
3256 Iron Street  
Q-318 A-1, Section 28  
M-2 Zoned

FOR: Change in Tenant Space.

Mr. Strasser said this site plan was brought to our attention by a concerned citizen. This is a large warehousing organization and there was a great deal of added traffic on the streets. This was due to Vlastic Pickles leasing the building. The site plan meets all the requirements, and it is only for a change in tenant space.

Mayor Smiley said he has spoken with Shue & Voeks about having tenants moving in without coming before the City for proper permits beforehand.

3. SPR #93-53

By: Courtland Center  
4090 E. Court St.  
Burton, MI 48509

RE: Courtland Center  
4090 E. Court St.  
Q-173-3  
Section 15  
C-4 Zoned

FOR: Request for third sign on premises  
used as entrance sign.

Karen Dunn, representing the Corporate Office of Courtland Center, said they are requesting a third sign to be placed at the Center Road entrance. The sign would be 18 feet to the top with a 10 foot clearance at the bottom. The Courtland Center logo will be on the sign. She explained, when coming down Center Road there is some confusion as to where the entrance is to the mall. Also, as you travel on I-69, the sign is difficult to see because of the trees. During the winter time, when the leaves are gone, it's not as much of a problem as when the trees are full with leaves.

Mr. Berry said the C-4 zoning allows for this request.

Mr. Strasser said the request is reasonable, as Center Road is the key entrance for Courtland Center.

Mr. Berry asked if the sign would be the same as the one on Center Road. Mr. Strasser said it would be similar.

Mrs. Howlett said she thinks the sign would be advantageous, so as to bring business into Burton.

Moved by Howlett, supported by Perez to approve Site Plan Review #93-53, contingent upon DPW recommendations. Motion carried 7-0.

E. BOARD DISCUSSION:

Mr. Strasser said he has a request to have a special meeting on October 26th for the Premier Land Company.

Mrs. Howlett said she attended the City Council meeting regarding the sign issue.

Mayor Smiley said he would like to get some feedback regarding a meeting of the Planning Commission, ZBA, Council and Staff. Possibly an early December date could be arranged. It's important to have discussions on matters concerning the City. One of those would be Senate Bill 1. Mayor Smiley asked Mr. Berry to inform the Zoning Board of Appeals members and he would arrange a definite date and time.

The next regularly scheduled meeting will be held November 9, 1993 at 7:00 P.M.

Meeting Adjourned at 7:32 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE  
Deputy City Clerk

CML