CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
OCTOBER 13, 1992, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Berry, Howlett, Perez, Grantner, Merrell and Hammon.

MEMBERS ABSENT: Mayor Charles H. Smiley, Bertram and White.

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 motion to approve and accept the minutes of the following meetings:

1. Regular Meeting of September 15, 1992 at 7:00 P.M.
2. Special Meeting of September 29, 1992 at 7:00 P.M.

B. SCHEDULE FIRST PUBLIC HEARING FOR NOVEMBER 10, 1992 AT 7:00 P.M.:

1. LS #92-62

BY: Doris Pearce
2391 Covert Rd.
Burton, MI 48509

RE: Q-9614-28
E 370' of Lot 28 of Supervisor's Plat of Copenhaven Subdivision
Section 3
R-1B Zoned

FOR: Residential Use.

2. LS #92-63

BY: Hazel Pearce
4196 Thom
Burton, MI 48509

RE: Q-9614-27, The W 270 ft. of Lot 28 Supervisor's Plat of Copenhaven Sub.
Section 3
R-1B Zoned

FOR: Residential Use.

3. LS #92-64

BY: Tom Olmsted
3407 S. Genesee Rd.
Burton, MI 48519

RE: 2422 N. Belsay Rd.
Section 1
R-1A Zoned

FOR: Residential Use.

Moved by Howlett, supported by Perez to schedule First Public Hearings for the following Lot Splits: LS #92-62, LS #92-63 and LS #92-64 for November 10, 1992 at 7:00 P.M. Motion carried 6-0.

C. FIRST PUBLIC HEARINGS:

1. LS #92-57

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

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

FOR: Residential Use.

Mrs. Ogg said she is representing the person living on Lot 26. She has asked to have the lot split for a residential use.

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

Mr. Strasser said the proposed lot split exceeds the Ordinance and is one of the last lots in the subdivision to be split. DPW recommends approval.

Moved by Howlett, supported by Grantner to approve Lot Split #92-57, contingent upon DPW recommendations and to be used for residential use. Motion carried 6-0.

D. PUBLIC HEARING FOR SPECIAL USE:

1. SPR #92-60

BY: South Flint Tabernacle
G-3450 S. Saginaw St.
Burton, MI 48529

RE: Family Life Center
1363 E. Maple Rd.
Q-342-81 A
Section 31
R-1C Zoned

FOR: New Construction.

Doug Stephens from Hall, Stephens & Associates, 5023 Holland, Swartz Creek, MI, said he and the Associate Pastor, Evan Meuller, are here tonight representing the Church.

Mr. Strasser said this is not a normal activity and what is being asked for is to put a church on that property. The property is zoned residential and requires Special Use. A decision needs to be made whether or not the use of the church fits the zoning of the property.

Mr. Stephens said they plan to build a family life center on the property and also a church. The family life center will be similar to a gymnasium for different functions.

Audience Participation:

[illegible]f Caldwell, 1370 Friel St., asked whether Friel Street would be used for traffic getting to the Church property. He said he has some concerns because there are small children on the street and people are not real cautious.

. Berry said the traffic issue would be discussed when the Board discusses the site plan.

John Kish, 4430 Connell St., said he too is concerned about the traffic on Friel Street.

Mr. Berry said this case is being done in two phases. The first is the Family Life Center and the second is the Church.

Moved by Howlett, supported by Hammon to approve Site Plan Review #92-60 contingent upon DPW recommendations. Motion carried 6-0.

E. AUDIENCE PARTICIPATION:

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

F. SITE PLAN REVIEWS:

1. SPR #92-60

RE: South Flint Tabernacle
G-3450 S. Saginaw St.
Burton, MI 48529

RE: Family Life Center
1363 E. Maple Rd.
Q-342-81 A
Section 31
R-1C Zoned

FOR: New Construction.

Mr. Doug Stephens explained that Phase I would be to construct the gymnasium type structure near the existing school. Phase II is the Church and this will be a large structure which will seat about 1,000 people. There will be a connection to the public water and sewer system.

Mrs. Howlett asked if he had reviewed the DPW requirements and Mr. Stephens said yes. However, the trash would be handled on the interior of the building, so he wasn't certain the trash container would be needed.

Mr. Berry asked if the traffic would be going in and out off Maple Road and he was told it would be.

Mr. John Kish, 4430 Connell St., asked how far the building would be placed from his property.

Mr. Stephens said the Church will set 50 feet back from the property line. He then presented the Board and members of the audience with a sketch of the site plan. He said they have a waterline easement for the storm and sanitary sewers. Since these plans were submitted, the Church has recently obtained additional property and eventually would like to expand the parking area. Also, there may ed to be an additional property line between the two properties to satisfy e bank. We are requesting a 40 foot setback.

Mr. Berry said a consensus of the Board is there would be no problem with both properties under the same ownership.

Mr. Strasser said the church is being built on residential property and it exceeds the height requirements. The property could be rezoned to HRM or a variance could be requested from the Zoning Board of Appeals. Also, the parking lot on the West side of the Church adjoins residential property and there has always been concerns when this occurs regarding the lighting. We can leave this without screening as long as there are no complaints, but should one be made, the DPW should have the right to require the screening of the property.

Mr. Stephens and the Associate Pastor both agreed to the screening requirements.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-60, contingent upon DPW recommendations, indicating that if there is a change in the height, they should get a variance from the ZBA and if there are any complaints with the lighting, DPW can reserve the right to require the screening of the property from the residential property next door. Motion carried 6-0.

2. SPR #92-59

BY: George B. Gilliam, Jr.
3051 W. Thompson Rd.
Fenton, MI 48430

RE: Shamrock Fabricating, Inc.
2345 E. Bristol Rd.
Burton, MI 48529
Q-321-3, Section 29
M-2 Zoned

FOR: Change of Use.

Mr. Gilliam said this would be a steel fabricating company and he wants to purchase this building and make steel containers. He said there is a need for some outside storage and this would be next to the Consumer Power right-of-way.

Mr. Berry said years ago there was a steel fabricating business in that building. He asked Mr. Gilliam if he had read the DPW requirements and was told yes.

Mr. Strasser said whatever outside storage there, it will be on the north side of the building and they will have to put in some paving adjustments to the office to comply with the barrier free requirements. This is not anymore of an intense use than the business which was previously occupying the building. DPW recommends approval.

Moved by Howlett, supported by Perez to approve Site Plan Review #92-59, contingent upon DPW recommendations. Motion carried 6-0.

3. SPR #92-61

BY: K.A.T.N. ENTERPRISES
"Burton City Towing"
G-4230 S. Dort Hwy.
Burton, MI 48529

RE: Burton City Towing & Batteries
3195 E. Bristol Rd.
E 1/2 of Lot 5 & 6 of Follo Acres
Section 28
M-2 Zoned

SPR #92-61 (Continued) FOR: New Use for Towing Yard.

James Judson, 5449 Antoinette, Grand Blanc introduced his partner, Connie Hutchison, 8679 S. State Rd., Millington, MI 48746. Mr. Judson thanked the Board for the variance he received in 1988 on Kleinpell Street. He said this gave him an opportunity to upgrade his business. He is now asking for another chance to grow and expand and get more visibility to the public and he would now like to sell batteries.

Mr. Berry asked what his plans were for taking care of the battery acid.

Mr. Judson said he deal with Delco and however many batteries he would purchase he has to turn in that number of batteries. He will not be tearing the batteries apart. It is very difficult to do that type of thing today with the environmental issues. We will buy new batteries from the companies and sell new batteries to the customers. We don't get involved with anyother part of the battery.

Mr. Berry asked if he would have towed vehicles. Mr. Judson replied yes and they will be held behind the screening area on Bristol Road.

Ms. Hutchison said there is security lighting to protect the property and the vehicles. She asked what the barrier free requirements entailed and Mr. Strasser advised her of the requirements.

Mr. Strasser said this site is adjacent to a salvage yard and fits the zoning. He said there is to be no storage of mobile homes and this is not a negotiable requirement.

Ms. Hutchison said they did not have the equipment to bring a mobile home into their property. This would not be a problem.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-61, contingent upon DPW recommendations. Motion carried 6-0.

G. BOARD DISCUSSION:

Mrs. Howlett said previously she inquired about the golf dome and the inactivity around there. Recently, there has been more cars and business must be picking up somewhat.

Mr. Strasser said they recently received a variance from the Zoning Board of Appeals and business does seem to be better.

Mr. Berry announced that the next regularly scheduled meeting will be held November 10, 1992 at 7:00 P.M.

Meeting Adjourned at 7:46 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

CML