

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 1, 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: Berry, Howlett, Perez, White, Walls, Bertram, Mayor Smiley and Grantner.

MEMBERS ABSENT: Merrill

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 Walls to approve the minutes of the Regular Meeting of October 11, 1994 at 7:00 P.M., as printed. Motion carried 8-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR DECEMBER 13, 1994 AT 7:00 P.M.:

1. LS #94-64

BY: John Cashin
4378 Richfield Rd.
Flint, MI 48506

RE: N 198 ft. of S 792 ft. of W 660 ft.
of NW 1/4 of NE 1/4 SEC 3 T7N
R7E 3 A
Q-29-F, Section 3

FOR: Residential Use.

2. ZC #205

BY: Rizzo Development
Louis Albert-Blake Rizzo, President
31511 Gratiot Ave.
Roseville, MI 48066

RE: Q-43331, Q-432
Section 35
North side of Maple Rd. between
Genesee and Belsay Roads

FOR: Change zoning from SE to R-1A
for the purpose of Residential
Development.

Moved by Howlett, supported by Perez to schedule Lot Split #94-64 and Zoning Case #205 for first public hearings on December 13, 1994 at 7:00 P.M. Motion carried 8-0.

REGULAR PLANNING COMMISSION MINUTES

NOVEMBER 1, 1994/7:00 P.M.

PAGE -2-

FIRST PUBLIC HEARINGS:

1. LS #94-52

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

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

FOR: Residential Use.

Mr. Strasser said he received a phone call from Mr. Odishoee and he is experiencing health problems and couldn't attend this evening. He was going to try to get someone to fill in for him, but wasn't able to do so.

Mr. Strasser said Mr. Odishoee is asking for the lot split for residential use. The lot exceeds the minimum requirements.

Moved by Howlett, supported by Perez to approve Lot Split #94-52, contingent upon DPW recommendations. Motion carried 8-0.

2. LS #94-57

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

RE: Q-460-F
Section 36
SE Zoned

FOR: Residential Use.

Mr. Strasser said he hasn't heard from the applicant.

Moved by Howlett, supported by Bertram to postpone LS #94-57 to the end of the meeting, as the applicant is not present at this time. Motion carried 8-0.

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.

Chuck Frantom, 10400 Hills Ln., Goodrich, MI, said the meets and bounds is 165 feet for lots B, C and D.

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

Mr. Strasser said the lots are being split off and have to have sewer leads. There are wetlands to the north. The northern portion of proposed Lot A couldn't be built on, but the southern portion would be okay to build on.

REGULAR PLANNING COMMISSION MINUTES

NOVEMBER 1, 1994/7:00 P.M.

PAGE -3-

Mr. Berry asked if he planned to build on the lots before the water and sewer is available.

Mr. Frantom said he plans to build on them and he might possibly build on northern part of Parcel A.

Mayor Smiley asked if sewers were available on Vassar Road. Mr. Strasser replied there is a spot in there where sewers are not available. The lots are serviceable but Mr. Frantom will have to put money into the lots to be buildable.

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

Moved by Howlett, supported by Grantner to approve Lot Split #94-58, contingent upon DPW recommendations. Motion carried 8-0.

D. AUDIENCE PARTICIPATION:

Jim Engers, 7041 E. Farrand, Millington, MI, from Boylan Sales, said he is asking for a 230x240 storage area, west of the building for outdoor storage of golf carts. He would like to install a fence on the west side of the building.

Mr. Strasser said Mr. Engers called to see if he might speak to the members tonight because of the time restraint he is under with the weather.

Mr. Bertram asked what type of screening he is requesting. Mr. Engers said he would like to attach the back portion of the fence to the building.

Mr. Bertram asked if the Board could something more formal before acting on this request. If necessary, we could hold a special meeting.

Mr. Strasser said he is suggesting a 6 foot wooden privacy fence on the north and west side for adequate screening from Bristol and Howe Roads.

Moved by Howlett, supported by Perez to have Mr. Engers speak with the DPW Staff regarding the necessary requirements and all items are to be satisfactory with the DPW. Motion carried 8-0.

E. PRELIMINARY REVIEW FOR A SITE CONDOMINIUM:

1. SPR #94-65

BY: R & R Development
1670 S. Hill
Milford, MI 48381

RE: Hawkshire Estates
Q-290
Section 27
C-1 Zoned

FOR: Preliminary approval for a site
condominium.

Randy Morris, 1670 S. Hill, Milford, MI 48381, said he is here to discuss the continuation of the development between Genesee and Center Roads on Atherton Road. Parcels B & C will have residential use. The property is presently zoned residential and the property has been platted out to exceed required lot sizes in the ordinance. There will be two means of egress, one on Genesee Road and one on Atherton Road.

REGULAR PLANNING COMMISSION MINUTES

NOVEMBER 1, 1994/7:00 P.M.

PAGE -4-

Mr. Strasser said in the Board's packets, is a copy of the condo ordinance and they are asking for preliminary approval. The only thing lacking is the implementation of the street lights and this could be done at final approval. This project would be an added compliment to the City.

Mr. Morris said the proposed housing development is now in the preliminary planning stage. The homes would start at approximately \$130,000 up to \$150,000. We need to work with the County Drain Commission and get their approval. The homes would be between 1600 and 1800 square feet.

Mayor Smiley stated that the street lights would be the responsibility of Mr. Morris. Mr. Morris agreed that the cost would be his responsibility.

Moved by Howlett, supported by Bertram to approve Site Plan Review #94-65 contingent upon DPW recommendations. Motion carried 8-0.

F. SITE PLAN REVIEWS:

1. SPR #94-66

BY: RTS Transportation Systems, Inc.
4169 Davison Rd.
Burton, MI 48509

RE: RTS Transportation Systems, Inc.
The west half of the east half of
the west half of the southeast
quarter of the southwest quarter of
Section 3, Township 7 North, Range 7
East. Permanent Parcel No. Q-63-J.
Commonly described as: 4169 Davison Rd.

FOR: Industrial Use.

Jay Sankraint, 4054 Beecher Rd., Flint, said the drive would be paved off Davison Road and the in the parking area next to the complex.

Mr. Berry said along the drive going to Davison Road is a guard rail and that should be extended so the trucks don't cut corners. If there there is gravel, the mud on the tires would be knocked off. Mr. Sankraint there wasn't a good base there before.

Mr. Strasser said this site plan originally came before the Board in 1993 and the paving was to be done by the end of this year. According to the plans you have in front of you, it indicates that the paving would be done by May of 1995 and the rest would be done a couple of months after that.

Mr. Sankraint said there was a problem with EPA, and the underground tanks were removed within the past month. There was soil contamination which had to be taken care of and that delayed the plans of getting the paving completed.

Amy Gibson, Rowe Engineering, asked if instead of going to the road with the guard rail, would the Board consider the possibility of going to the easement.

Mr. Strasser said he would rather have the guard rail to the right-of-way line and not have trucks going through there. They could put a guard rail in without hurting the watermain.

Moved by Howlett, supported by Walls to approve Site Plan Review #94-66, contingent upon DPW recommendations placing the guard rail to Davison Road and using limestone in the gravel areas to be done this year. The paving is to be completed in 1995. Motion carried 8-0.

G. SPECIAL USE PERMIT:

1. BCPC #94-59

BY: Classic Auto Repair Service
4370 E. Bristol Rd.
Burton, MI 48519

RE: Classic Auto Repair Service
4370 E. Bristol Rd.
Q-391-1, Section 34
C-3 Zoned

FOR: Automotive Repair Service

Alexander Nowyorkas, Jr., 3237 Coin St., said he is asking to resume an auto repair service garage, as it was before at the above location.

Mr. Strasser said because of the C-3 Zoning, a Special Use is in C-3 but it requires Planning Commission approval.

Mr. Berry said this property has been used for auto repair previously and he has no problems with this.

Moved by Howlett, supported by White to approve BCPC #94-59, contingent upon DPW recommendations. Motion carried 8-0.

Moved by Howlett, supported by Bertram to continue with Administrative Site Plan Review #94-60, as it also pertains to Mr. Nowyorkas. Motion carried 8-0.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #94-60

BY: Classic Auto Repair
4370 E. Bristol Rd.
Burton, MI 48519

RE: Classic Auto Repair
4370 E. Bristol Rd.
Q-391-1, Section 34
C-3 Zoned

FOR: Change of Use and Ownership.

Mrs. Howlett asked if Mr. Nowyorkas has read the DPW requirements. He said he reviewed the list.

Mr. Nowyorkas said he will get the repairs done as soon as possible. He has some financial difficulties and has been unable to do them.

Mr. Berry asked if the previous site plan was up to date on that property. Mr. Strasser said they were.

Moved by Howlett, supported by Bertram to approve Site Plan Review #94-60 contingent upon DPW recommendations. Motion carried 8-0.

G. SPECIAL USE PERMIT:

2. BCPC #94-62

BY: Frank L. Briggs
13499 Haddon
Fenton, MI 48430

RE: 2017 E. Boatfield
Q-346, Section 32
C-2 Zoned

FOR: Auto Reconditioning.

Mr. Briggs said he would like to open an automobile reconditioning shop in the former Bob's Tire Store on South Saginaw & Boatfield.

Mr. Strasser said a special use permit is required for any auto repair work. This doesn't affect a residential area.

Moved by Howlett, supported by Bertram to approve BCPC #94-62 contingent upon DPW recommendations. Motion carried 8-0.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

2. SPR #94-63

BY: Frank L. Briggs
13499 Haddon
Fenton, MI 48430

RE: 2017 E. Boatfield
Q-346, Section 32
C-2 Zoned

FOR: New use within a tenant space.

Mr. Berry asked if Mr. Briggs had reviewed the DPW recommendations. Mr. Briggs said he had reviewed them and inquired about had to be done prior to him doing business.

Mr. Strasser explained the process to him.

Mr. Berry asked if C-2 is the proper zoning for an auto repair. Mr. Strasser said yes.

Mr. Strasser asked if Mr. Briggs would be doing any remodeling. Mr. Briggs replied that the building had just undergone an updating of water and sewer. Mr. Strasser said the trash container is to be in a fenced area or closed in. We might have to discuss the placement and size of the signs.

Mr. Perez asked what kind of work would be done. He was advised the business would consist of auto detail work. There will be no bumping and painting, only reconditioning.

Moved by Howlett, supported by Perez to approve SPR #94-63 contingent upon DPW recommendations. Motion carried 8-0.

REGULAR PLANNING COMMISSION MINUTES

NOVEMBER 1, 1994/7:00 P.M.

PAGE -7-

3. SPR #94-61

BY: John D. King
13291 Bueche Rd.
Montrose, MI 48457

RE: Silent Mufflers
G-4031 S. Saginaw St.
Burton, MI 48529
Q-346, Section 32
C-2 Zoned

FOR: New Use Within A Tenant Space.

Mr. King said he would like to open a muffler shop.

Mr. Berry asked if he had reviewed the memo from the DPW. Mr. King said yes and he has no problems, but needs to know what has to be done before starting the business.

Mr. Strasser said the street numbers need to be on the building and there must be barrier free restrooms.

Moved by Howlett, supported by White to approve SPR #94-61 contingent upon DPW recommendations. Motion carried 8-0.

LS #94-57

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

RE: Q-460-F
Section 36
SE Zoned

FOR: Residential Use.

Mr. Strasser said there still isn't anyone present representing Maple Pointe Associates. He explained that they want to develop 40 acres of land on the NE corner of Maple and Belsay Road. They want to expand the subdivision into Mr. Dunkel's 80 acres on Belsay Road. Parcels A & B would be split off. Mr. Dunkel would retain ownership of Lots A & B. There is a wetland area in the back of the property.

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

Mr. Grantner said he is not comfortable voting on this lot split without a representative present. We are not certain this is what the developer wants to do. We have had a discussion about the importance of the applicant being present at the meeting.

Moved by Howlett, supported by Bertram to approve Lot Split #94-57, contingent upon DPW recommendations. Motion carried 5-3.

J. BOARD DISCUSSION:

Mayor Smiley said Wal-Mart is breaking ground and they are hoping for a May 15, 1995 date for opening.

Mayor Smiley said Randy Morris is also looking at more property for condos. He is very interested in development within the City.

Mr. Berry said there are many positive things happening in the City.

Mrs. White said the bridge is now open on Belsay Road.

Mr. Grantner said he is uncomfortable with the presentation by Mr. Engers from Boylan Sales. He was not fully prepared with a site plan.

An in depth discussion was held concerning the Boylan Sales presentation.

Mr. Bertram said by coming to the Board this way, Mr. Engers also skipped the site plan fee.

Mr. Berry said the next regularly scheduled meeting will be held December 13, 1994 at 7:00 P.M.

Meeting adjourned at 8:27 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

ML