

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 10, 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: Howlett, Bertram, Perez, Grantner, Berry, Mayor Smiley, White, Merrell and Hammon.

MEMBERS ABSENT: None.

OTHERS PRESENT: R. LaDuke, Building Supervisor; T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

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

Approve and authorize the Regular Planning Commission Meeting held October 13, 1992 at 7:00 P.M., as printed. Motion carried 9-0.

B. FIRST PUBLIC HEARING:

1. LS #92-62

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

Re: Q-9614-28 East 370' of Lot 28
of Supervisors Plat of Copenhaver
Subdivision. Sect. 3
R-1B Zoned.

For: Residential Use.

2. LS #92-63

By: Hazel Pearce
4196 Thom St.
Burton, MI 48509

Re: Q-9614-27 The W. 270' of Lot 28
Supervisors Plat of Copenhaver
Subdivision. Sect. 3
R-1B Zoned.

For: Residential Use.

Ralph LaDuke, Building Supervisor for the City of Burton, said he is representing Mrs. Pearce for Lot Split #92-62 and Lot Split #92-63. He explained that originally there were two drawings splitting the parcel of land into 3 parcels and now they have agreed to combine the middle parcel into one parcel. On Lot Split #92-63, the zoning allows for 80 foot lots but the least they would be is 95 foot lots.

two ladies are related and at the present time, they are uncertain to what they will do with this property.

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

Moved by Howlett, supported by Grantner to approve Lot Splits #92-62 and #92-63, contingent upon DPW recommendations. Motion carried 9-0.

FIRST PUBLIC HEARING: (CONTD.)

3. LS #92-64

By: Tom Olmsted
3407 S. Genesee Rd.
Burton, MI 4851

Re: Q-6-10 2422 N. Belsay Rd.
Section 1 R-1A Zoned.

For: Residential Use.

Mr. Olmstead, 3407 S. Genesee Rd., said the land was bought by his grandfather and through his will, it was his request that my brother and sister get the house and the land. Mr. Strasser thought we might be doing this to sell the property, but we are not. The property will stay in my name until January, 1997 and nothing can be sold until that time.

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

Mr. Strasser said as far as the split goes, the 60 feet on the south side is substandard to the ordinance. There is also a garage on the property without a principal structure or home. He will have to go before the ZBA for a variance. All the necessary utilities are on the property.

Moved by Howlett, supported Bertram to approve Lot Split #92-64 and go before ZBA for the necessary variance. Motion carried 9-0.

C. AUDIENCE PARTICIPATION:

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

D. SITE PLAN REVIEW:

1. SPR #92-67

By: Maple Bel Assoc.
6384 S. Belsay Road
Grand Blanc, MI 48439

Re: Maple Bel Manor #2
N.E. Corner of Maple & Belsay Rds.
Q-462 Sect. 36 R-1B Zoned.

For: Plat Review.

Neil Martz, 6384 S. Belsay Rd., Grand Blanc, MI, said he was born and raised in Burton and previously worked at the City. Since moving to Grand Blanc, he has purchased a piece of property and plan to develop the property into a subdivision at the northeast corner of Maple and Belsay Roads. It will be a 108 parcel subdivision. The zoning meets all the requirements. The houses will sell for between \$80,000 and \$100,000. The proposed subdivision will have paved streets, sewer and at the present time, the water is not available and therefore, wells will be put in.

Mrs. Howlett asked that because of accidents on that corner, will anything be done to upgrade the light at the corner.

Mr. Martz said the Road Commission's concerns are the access to the streets.

. Berry said a similar plan came before the Board about 20 years ago and the only change between the two plans, is Mr. Martz is proposing to have two outlet onto Belsay Road and none to Maple Road. The only reason the plan was not approved 20 years ago was because of the utilities.

Mr. Martz said he will be meeting with a consortium of five (5) or six (6) builders and there will be a variety or mixture of housing which fits today's society and lifestyles.

Mr. Strasser said he has prepared a memo for the Board and he has requested an easement of Mr. Dunkel's property for utility requirements. He has approvals from the Drain and Road Commissions. The plat is very well laid out, using the land to the utmost.

Moved by Howlett, supported by Perez to approve Site Plan Review #92-67, contingent upon DPW recommendations. Motion carried 9-0.

E. PUBLIC HEARING FOR SPECIAL USE:

1. SPR #92-68
By: City of Burton "DPW"
4093 Manor Drive
Burton, MI 48519
Re: 4093 Manor Drive
Q-398-B Sect. 34
SE Zoned.
For: A Publicly owned building,
"Salt Barn". Refer to Ord. #19,
Sect. 8.03 Item 7.

Mr. Strasser said he is representing the City of Burton "DPW". The property is properly zoned SE but a portion of the permitted uses must go through this process.

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

Mr. Strasser said at this time the City DPW and Motor Pool and two other storage barns are on that same property.

Moved by Howlett, supported by Perez to approve SPR #92-68, contingent upon DPW recommendations. Motion carried 9-0.

E. ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #92-68
By: City of Burton "DPW"
4093 Manor Drive
Burton, MI 48519
Re: 4093 Manor Drive
Q-398-B Sect. 34
SE Zoned.
For: Re-construction of damaged
Salt Barn.

Mr. Strasser said there is a storage barn placed on public works property.

Plans were taken for the reconstruction of the storage barn. A 40 ft. x 100 ft. building will be used for the storage of salt, front end loader for the salt, and other trucks or graders. Also, it will be used for storage of straw bought by the City to reseed ditches. A flatbed trailer will be placed in storage too. At this time, we are uncertain about the lighting but think there will be minimum lighting in the barn.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-68, contingent upon DPW recommendations. Motion carried 9-0.

2. SPR #92-66

By: Robert D. Gach
1238 W. Bristol Road
Burton, MI 48519

Re: RBT Unlimited Manufacturing
G-3478 S. Dort Highway

For: New business - small furniture
assembly operation (2 people)

Mr. Strasser said the applicant, Mr. Gach, has asked to have this case postponed until December 8th meeting.

Moved by Howlett, supported by Grantner to postpone Site Plan Review #92-66 until the next regular meeting of December 8, 1992 at 7:00 P.M. Motion carried 9-0.

F. C-4 ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #92-65

By: Franks Nursery & Crafts
G4190 E. Court Street, Suite #529
Burton, Mi 48509

Re: Mall Unit, C-4 Zoned.

For: Temporary Use for Christmas items.

Mr. Strasser said this site plan requires temporary approval as Frank's Nursery & Crafts is occupying a space at Courtland Center until shortly after the Christmas holidays. Courtland's site plan is completed. There will be no signs for advertising displayed on the property.

Moved by Howlett, supported by Grantner to approve Site Plan Review #92-65, contingent upon DPW recommendations. Motion carried 9-0.

G. BOARD DISCUSSION:

Mr. Strasser said prior to this meeting, the Legislative Committee met and a portion of the Ordinance has to do with outdoor sales, such as Christmas Tree sales. Tree sales start about Thanksgiving time and we are proposing to remove outdoor sales from the Ordinance and set up this type of sales as a license fee procedure. There must be adequate parking and not in a residential area. The inspectors can go out and see that the sellers meet the criteria placed upon them. Also under this Ordinance, would be those who set up fruit and vegetable stands, pumpkins, etc. The portion of the Ordinance which these types of sales fall under is too restrictive.

○. Strasser said he just wants the Planning Commission Members to be aware that there may be a change in the Ordinance.

Mr. Berry asked how the unsold trees would be disposed of. Mr. Strasser said he has some ideas about that and that other areas have them post a bond of give a Letter of Credit and if the property is not cleaned up, then use the money from the bond to have the men go in and haul away what's left.

Mr. Berry asked what action needs to be taken at this time? Mr. Strasser replied the Ordinance will probably come before you in January or February and nothing needs to be done at the present time.

Mr. LaDuke said we have very few problems with the outdoor sales, but some people are going according to the Ordinance while others are not. The process needs to be done properly by all.

Mr. Berry said the next regularly scheduled meeting will be held Tuesday, December 8, 1992 at 7:00 P.M.

Mr. Berry adjourned the meeting at 7:37 P.M.

Respectfully Submitted,

○eryl M. Ladd, CMC
Deputy City Clerk

CML

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