

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 12, 1991, 7:00 P.M., COUNCIL CHAMBERS

This Meeting was called to order by Mrs. Howlett, Vice-Chairman at 7:00 P.M.

MEMBERS PRESENT: Bertram, Grantner, Howlett, Merrill, Smiley and White.

MEMBERS ABSENT: Mayor Jane Nimcheski; H. Berry and B. Beggs.

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

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

Approve and authorize the Minutes of the Regular Meeting of October 8, 1991 at 7:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE FOR FIRST PUBLIC HEARING ON DECEMBER 10, 1991 AT 7:00 P.M.

1. ZC #191

BY: Burton City Planning Commission
4303 S. Center Road
Burton, MI 48519

RE: Lots 38-49 Supervisor's Plat
Eastmoreland Acres & Lot 21 except
the N. 127.5 feet of Eastmoreland
Acres #1 - 6088 Woodmoor. The N
127.5 of Lot 21 & a metes and bounds
description known as 1337 Lyle St.
Section 12
R-1A & M-1 to R-0 & R-1A

FOR: Office Development

Moved by Bertram, supported by Grantner to schedule Zoning Case #191 for First Public Hearing on December 10, 1991 at 7:00 P.M. Motion carried 6-0.

C. TABLE INDEFINITELY:

1. LS #91-27

BY: Ben Handa
2120 Kansas
Flint, MI 48506

RE: Q-397-F1
Section 34
Zoned R-0

FOR: Office Development

Mr. Strasser said he spoke with Mr. Keeley, the Broker, and the deal for the sale of property fell through. They said we could drop the case from our agenda. However, all fees have been paid and the Board might want to consider tabling this item indefinitely, then the applicant would just have to request to have this item placed on a future agenda.

Moved by Bertram, supported by Grantner to table Lot Split #91-27 indefinitely until such time the applicant wishes to bring this before the Planning Commission. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

P. Dargel, 6119 Hugh, said she asked Mr. Strasser about having a meeting with the residents as an informational type meeting.

Mrs. Howlett said she is not aware of any such type of meeting as described by Mrs. Dargel.

Chuck Brannam, owner of property which is being rezoned, said the east side of Belsay Road is all commercial zoned and the west side Belsay is also zoned commercial. The property on Belsay Road is almost 400 feet deep. Mr. Brannam said they would do everything they could to make the property eye-appealing. This change will be good for the community.

E. FIRST PUBLIC HEARING:

1. ZC #190

BY: Charles High
1315 Bush Creek
Grand Blanc, MI 48439

RE: 1350 N. Belsay Rd.
Lot 49 Supervisor's Plat of
Eastmoreland Acres
Section 12
R-1A to R-0

FOR: Counseling Office

Mr. High was present and stated he is a licensed professional counselor and an independent associate of Life Design Center. He said he would be offering a full service counseling center for Genesee/Lapeer Counties centered in Burton, specifically Belsay and I-69. There would be a psychiatrist monitoring those with needs for medication; a clinical psychologist, testing and case management; child play therapist; specialist in parent/teen issues; and family/marriage issues. Both the psychiatrist and clinical psychologist will have offices in other locations and over-see the cases at the center. Mr. High presented his reasons for requesting the rezoning and addressed the hardships it would cause should this request be denied and he also addressed the concerns of the neighborhood. He read several letters of those who would favor this rezoning.

Audience Participation:

P. Dargel, 6119 Hugh, spoke in regards to screening between commercial and residential properties.

Elaine Tsaryarule, 1517 Royale Crescent, Rochester Hills, MI, said this property could have a light industrial business located in the area.

Mr. Bertram said the Genesee County Metropolitan Planning Commission has made a recommendation of approval with a requirement of adequate screening. Mr. Bertram also asked if there would be accommodations for overnight patients.

Mr. High responded no, just a counseling office.

Moved by Bertram, supported by Grantner to recommend approval of Zoning Case #190, to the Burton City Council. Motion carried 6-0.

F. SITE PLAN REVIEW POSTPONED FROM PREVIOUS MEETING:

1. SPR #91-141

BY: Thomas & Gail Spence
3190 Carr Street
Flint, MI

RE: Atrio Enterprises
4235 Davison Road
Burton, MI 48509
The West 15 Feet of Lot No. 1 of
Hammond Gardens.

FOR: Renovation of Existing Structure
for an Office.

Mr. Spence said the existing site plan was postponed because he had to get approval from the Genesee County Road Commission, as the lot is narrow and the driveway was not acceptable to them. He also had to get permission from the adjoining property owners for the use of the driveway. Mr. Spence would like to get this approved tonight so he can still get into the building.

Mr. Strasser said the City's concern is the parking arrangement. It should be presented to the City that there is adequate parking on either side of the building.

Discussion continued regarding the parking situation.

Mr. Grantner said he sees two issues. One being the approval of the Road Commission and the other asking the people if he can park on their property.

Mr. Strasser said the DPW is asking the Board to postpone this site plan again until you have approval from the Genesee County Road Commission or the businesses on either side.

Moved by Bertram, supported by White to postpone Site Plan Review #91-141 until the next meeting of December 10th to give Mr. Spence an opportunity to get permission to park on either side of his business and to get approval from the Genesee County Road Commission. Motion carried 6-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #91-48

BY: The Goodie Barn
G-4403 N. Clio Rd.
Flint, MI 48504

RE: The Goodie Barn
3437 S. Saginaw St.
Burton, MI 48529

FOR: New Use Within A Tenant Space.

Mr. Strasser said the applicant indicated he would be at the meeting. He is going into the old Super City Store on South Saginaw Street and he agrees with all of the DPW recommendations.

Mrs. Howlett asked Mr. Strasser if he had discussed the DPW requirements with the business representative. Mr. Strasser replied he had.

Mr. Grantner asked how does it happen that they are in the building prior to coming before the Planning Commission.

Mr. Strasser said there is a provision in the Ordinance and if the business fits within the confines of the Ordinance, an Administrative approval can be given to the applicant.

Moved by Bertram, supported by Grantner to approve Site Plan Review #91-48, contingent upon DPW recommendation. Motion carried 6-0.

2. SPR #91-51

BY: Big John's Steak & Onions, Inc.
G-4098 Pier North Dr.
Flint, MI 48504

RE: G-3479 Fenton Rd.
Lot 40 & the S 3.85 feet of Lot 34
& Lot 41, except the S 21.65 feet
& the N 62.20 feet of the S 203.85
ft. of Lots 35 & 36 of Burton
Gardens, Liber 19 of Plats

FOR: Proposed Pizza Shop.

Mr. Strasser said he had spoken with the applicant and again, he too was going to be present tonight. All that needs to be done for the site plan is the building has to be cleaned up. The parking lot is paved and striped. The business will be adjacent to the submarine shop on Fenton Road.

Moved by Grantner, supported by White to approve Site Plan Review #91-51, contingent upon DPW recommendations. Motion carried 6-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

3. SPR #91-54

BY: Ken Micinski
1192 N. Genesee Rd.
Burton, MI 48509

RE: Adjusting Services Unlimited
1192 N. Genesee Rd.
Lot 3 Cypress Gardens
Section 11
M-1 Zoned

FOR: New Use Within A Tenant Space.

Mr. Strasser said Mr. Micinski indicated he wouldn't be present at the meeting. This site plan would be handled the same as a tenant in the mall. There is adequate parking for the site. All of the site plan review requirements were properly taken care of when the building was originally built.

Moved by Bertram, supported by Grantner to approve Site Plan Review #91-54, contingent upon DPW recommendations. Motion carried 6-0.

4. SPR #91-53

BY: Environmental Tire Recycling, Inc.
3072 Hemphill Road
Burton, MI 48529

RE: Environmental Tire Recycling, Inc.
3072 Hemphill Road
Part of Lot 38, 39 of Hemphill-Dort
Commercial.
Section 28
M-2 Zoned

FOR: Change of Use, Tire Recycling.

Pat Knox represented Environmental Rubber Specialist, Inc. He said they are in agreement with the DPW requirements.

Mrs. Howlett asked what they would be doing for tire recycling.

Mr. Knox said the tires are processed for remanufacturing. The tires are not stockpiled and there are approximately 1,000 tires processed per day. They service tire dealers in Genesee County.

Mr. Smiley said he would like to make an appointment to see the process and tour the plant.

Mr. Micinski said the hours will be 8:00 a.m. to 8:00 p.m. Monday thru Friday.

Mr. Knox said they have control as to when the tires are picked up for recycling.

Audience Participation:

Jim Miller, 1289 N. Belsay Rd., said he owns Miller Warehouse. He asked if this is the only location owned by this company. Also, has this company ever been

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associated with Total Tire, Inc. Mr. Miller explained he had leased half of his building to Total Tire and they would received \$1.00 per tire. The recycling business is a filthy business, in Mr. Miller's opinion. He strongly recommended to the Board to be cautious of any type of tire recycling business that wants to come into the City.

Mr. Micinski said the State of Michigan he only operates out of one building. The after market product is being sold in Indiana and Michigan. There are also State of Michigan bonding requirements.

Mr. Strasser said the business is located in a heavy industrial area. The backup materials presented to the Board has been sanctioned by Senator John Cherry. We had only one complaint from resident. The inspector went through the plant and there was no residue, smell or vibration of the building.

Moved by Grantner, supported by Bertram to approve Site Plan Review #91-53, contingent upon DPW recommendations. Motion carried 6-0.

J. BOARD DISCUSSION:

Discussion was held in regards to the application form presented to the Board by Mr. Strasser.

Mr. Grantner said he thinks the change need to be expanded on as to why people must be present at the meeting. It should say it would be to their advantage to be here as it allows the members to ask questions of the applicant.

Mr. Strasser will expand the application further and present at the next meeting.

Mr. Strasser also reported on the business of an automotive repair business on the corner of Howe and Bristol Roads. He said the gentleman was taken before the Judge and it has been recommended that he come back before the Planning Commission to work out any problems. I told them that the Planning Commission has already acted on the site plan and I would need a letter from the Court to bring this back to the Planning Commission.

Mr. Bertram also stated that Ryan Trucking is still expanding the number of trailers. They are far beyond what they originally requested.

The next regularly schedule meeting will be held December 10, 1991 at 7:00 P.M.

Moved by Grantner, supported by Bertram to adjourn the meeting. Motion carried 6-0.

Meeting Adjourned at 8:39 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

CML