CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 12, 1996, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Howlett, Bertram, Perez, Grantner and Berry.

MEMBERS ABSENT: Merrell, Mayor Smiley, Walls and White.

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, seconded by Perez to approve the minutes of the following meetings, as printed:
1. Regular Meeting of October 8, 1996 at 7:00 P.M.
2. Special Meeting of October 29, 1996 at 6:00 P.M.
Motion carried 5-0.

B. FIRST PUBLIC HEARING POSTPONED FROM OCTOBER 8, 1996 AT 7:00 P.M.:

1. LS #96-62

BY: Michael Serra
P.O. Box 263
Davison, MI 48423

RE: Lot 50 Lapeer Manor #1
Section 14
R-1B Zoned

FOR: Residential Use.

Mr. Serra was not present at the start of the meeting.

Moved by Howlett, seconded by Bertram to postpone Lot Split #96-62 until the end of the meeting. Motion carried 5-0.

C. AUDIENCE PARTICIPATION: None.

D. PUBLIC HEARING:

1. ZC #219

BY: The Tobin Group
31500 W. Ten Mile Rd.
Farmington Hills, 48336

RE: Northwest corner of Atherton Road and Belsay Road
Section 23
Zoned R-1A & C-2 to RM and from R1A to C-2

FOR: Residential, Multi-Family and Commercial use.

Ian Hohloch, 4224 Hedgethorn Ct., Burton, said his clients were on their way from Farmington Hills. He asked to have the zoning case postponed because only five (5) members were present.

Audience Participation:

Lynn Haynes, Eastgate Street, said he would like to see a site plan because the residents here tonight have no idea what the developers are proposing to do.

Larry Petrella, 1081 Howe Rd., noted that the residents would not be notified for the next meeting if this is postponed.

Mr. Perez explained that when big developers come into the City, they usually come in and meet with the Administration and DPW to discuss the development and at this point, we have heard nothing from the developer.

Moved by Bertram, seconded by Perez to postpone ZC #219 until the next regular meeting of December 10, 1996 until they request a special meeting. Motion carried 5-0.

E. SITE PLAN REVIEWS:

1. SPR #96-73

BY: DEI Construction, Inc.
9984 Commerce Park Drive

RE: ELGA Credit Union
2000 Block Center Road
(Adjacent to Meijer)
59-22-300-002
C-2 Zoned

FOR: Construction of a Credit Union

Lynn Kingston, 2863 Ridgewood, Cincinnati, OH, said the site plan was submitted for review to the DPW. We meet all the DPW requirements and are not asking for anything above and beyond the ordinance.

Mr. Berry asked if he had reviewed the DPW requirements.

Mr. Kingston said no. He then reviewed them and said there is no problem with the requirements. He questioned the screening and Mr. Strasser explained the reason for the screening. Mr. Kingston said he has no problem with the screening requirements.

Audience Participation:

Pauline Dargel, 6119 Hugh St., asked where the building would be located. Mr. Berry said between Meijer's and Burton Place.

Mr. Strasser said all criteria exceeds the ordinance requirements. The facade is tastefully done and the drainage will be going north to the County drainage system.

Mrs. Howlett asked if the screening was necessary. Mr. Strasser said no, the north access drive going into Meijer's will be used. Mrs. Howlett then asked if they would be putting in landscaping and was advised they were.

Mr. Perez said across the front of the property he would like to see a sidewalk to meet with the one on the north side of the property.

Mr. Kingston said he cannot make a definite commitment, but he doesn't think this would be a great cost and would speak to his clients about doing so. said

Moved by Howlett, seconded by Bertram to approve Site Plan Review #96-73 contingent upon DPW recommendations, eliminating item #22 (screening) on the DPW requirements, and recommend sidewalk in front of the property. Motion carried 5-0.

F. PRELIMINARY PLAT APPROVAL:

1. SPR #96-77

BY: James Properties by: Partners
James Carnwath & James Hewines
1112 Ottawa Street
Royal Oak, MI 48073

RE: Old Farm Meadows (Subdivision)
Genesee Road - South of Bristol Rd.
The South 3/4 of the Southwest 1/4
of the Northwest 1/4 of Section 35
59-35-100-021

FOR: Preliminary Plat Approval

Kim Carlson, Engineer for the developer, said this will be a 65 subdivision. It has public sanitary sewer, water and storm sewer. The property was rezoned last year.

Mr. Berry asked how many acres there are. Mr. Carlson said 30 acres.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked which school district this would be in. Mr. Carlson replied Atherton Schools.

Mr. Strasser said in the packets is a letter regarding Lots 1, 34, 35 and 43 which are encumbered by a Consumers Power easement and the owners are attempting to have easement reduced in width. On two streets, the sanitary sewer and watermain are on the same side of the street and they may have to be relocated. We suggest that a landscaping plan be required to adequately screen the detention pond from Genesee Road to soften the look.

Mr. Bertram asked how deep the detention pond would be and if it is a metered pond. He was advised it will be about 3 feet deep with gradual slopes and it is a metered pond.

James Hewines, 1112 Ottawa St., Royal Oak, MI, said there would be no problem with landscaping around the pond.

Mr. Bertram asked if Mr. Strasser had any kind of landscaping in mind. Mr. Strasser said preferably evergreen trees.

Discussion was held concerning the four lots in the Consumers Power right of way.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #96-77 contingent upon DPW recommendations and landscaping around the detention pond on Genesee Road with some type of trees, such as evergreens. Motion carried 5-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #96-71

BY: Cynthia Engelman
7278 N. Genesee
Genesee, MI

RE: Rooming House
4090 Lapeer Rd.
59-15-300-007
C-4 Zoned

FOR: Rooming House

Bob Keeley, 2224 S. Center Rd., said he was representing the Wally family in regards to the property at 4090 S. Center Road. The house has been inspected and almost all of the items have been completed. Mrs. Engelman will occupy the home herself with six (6) boarders. There will be parking for 6 cars and asphalt will be put in during the Spring.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked who determines how many boarders are allowed and about the zoning and it being before the Planning Commission prior to the Zoning Board of Appeals.

Mr. Keeley said Randy in the DPW determined how many boarders. He said they go before the Zoning Board of Appeals on November 21st.

Larry Petrella, 1081 Howe Rd., asked what the sq. footage is of the house. Mr. Keeley replied 2,711 sq. feet.

Mr. Strasser they filed in time for the Planning Commission and that is why they are at this board before ZBA, but it really doesn't make much difference which one they go to first, as there isn't anything in writing stating which board is addressed first. DPW recommends approval with the parking and driveway to be paved and contingent upon ZBA approval.

Mr. Grantner asked Mrs. Engelman if she was planning to seek a certain type of clientele to be tenants, such as students.

Mrs. Engelman said she didn't plan to have a particular type of clientele.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #96-71 contingent upon DPW recommendations, with the paving requirements to be completed and upon ZBA approval. Motion carried 5-0.

2. SPR #96-74

BY: NBD Bank
One East First St.
Flint, MI 48502

RE: NBD Bank Branch 577
Additions and Renovations
1232 S. Belsay Road
Burton, MI 48519
Lots 25, 26, 27 of Cardinal Gardens
Section 14, C-2 Zoned

G. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

2. SPR #96-74 FOR: Addition to Existing Bank

John Gazall, 400 N. Saginaw, Suite 1, Flint, MI 48502, said he is representing NBD Branch #577 located on Belsay Road. NBD has experienced some growth in the drive-up area and the ATM. We plan to increase the office space by 774 sq. ft. and 204 sq. ft. to the south drive-up teller area. The will be additional employee parking in the front and landscaping throughout the site. The concrete curbs that are required are no problem and they have to get required approval from the County Road Commission.

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

Mr. Strasser the plan is very well done. Though not required by ordinance, the DPW would like to have a privacy fence placed between the parking lot of the bank and the home on the south side. This would give the resident a little more privacy.

Mr. Grantner asked if there would be three (3) ATM's. Mr. Gazall said presently they are proposing 2 ATM's with one additional in the future.

Sally Lovitt, NBD Bank, gave the locations of the other NBD branches that have two or more ATM machines.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #96-74 contingent upon DPW recommendations and ask that NBD provide screening on the south side of the property. Motion carried 5-0.

3. SPR #96-75

BY: Will H. Hall, Jr.
1415 N. Dort Hwy.
Flint, MI 48507

RE: Dot Scientific
4173 Lippincott Blvd.
59-15-300-010 & 012
R-O Zoned

FOR: Addition

Larry Leazenby, of Robert Giesey & Associates, said they are adding a 3,300 sq. foot warehouse on the east side of the existing building. The addition will be used for storage and shipping in and out. They plan to purchase the property owned by his mother and will then own a full 10 acres.

Mr. Berry asked if the DPW recommendations had been reviewed. Mr. Leazenby said they had no problem with any of the requirements.

Mr. Strasser said this is an office supply distributor.

Mr. Leazenby said they handle medical office supplies only, no drugs or prescriptions. The existing wing to the east is warehouse and the office is on the west. The business is doing well and we need more space to ship our supplies to doctors and hospitals.

Mr. Bertram asked what kind of traffic is generated by the business. Mr. Leazenby said this is not a walk-in business. They employ 4 or 5 people and the orders are taken over the phone in advance. Very little traffic is generated.

Mr. Bertram inquired about the RO zoning for the warehouse.

Mr. Strasser said there are no semi's coming and going. It is a quiet business and doesn't need to be in an industrial area. They want to expand what is presently there.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #96-75 contingent upon DPW recommendations. Motion carried 5-0.

4. SPR #96-76

BY: Con-Way Central Express, a part of
Con-Way Transportation Services, Inc
c/o Nicholas P. Scavone, Jr., Esq.
2882 Sand Hill Rd., Suite 210
Menlo Park, CA 94025
c/o Bodman, Longley & Dahling, LLP,
100 Renaissance Center, 34th Floor
Detroit, MI 48243

RE: Con-Way Central Express
4121 Flint Asphalt Drive
Lots 18 and 19, Bristol Road
Industrial Park
Section 33, M-2 Zoned

FOR: Change of Ownership

Nick Scavone, Attorney representing Con-Way Central Express, said Con-Way has entered into a contract to purchase the property and they will continue with the existing use.

Mr. Berry asked if the DPW requirements had been reviewed. Mr. Scavone said yes, and there is no problem.

Mr. Strasser explained that this is a change of ownership and is a very clean and is taken care of and there have never been any complaints. The paving requirements are completed.

Moved by Howlett, seconded by Perez to approve Site Plan Review #96-76, contingent upon DPW recommendations. Motion carried 5-0.

Moved by Howlett, seconded by Bertram to bring Lot Split #96-62 to the floor. Motion carried 5-0.

B. <u>FIRST PUBLIC HEARING POSTPONED FROM OCTOBER 8, 1996 AT 7:00 P.M.:</u>

1. LS #96-62

BY: Michael Serra
927 Green Lake
Lapeer, MI

RE: Lot 50 Lapeer Manor #1
Section 14, R-1B Zoned

FOR: Residential Use.

Mr. Serra said he is asking to split the lot to build two (2) residential homes.

Mrs. Howlett asked how large the homes would be. Mr. Serra said they would be 1,250 sq. feet.

Mr. Bertram asked what kind of homes they would be. Mr. Serra said ranch.

Mr. Strasser said Mr. Serra has built several homes in the area and does a fine job. The lots are slightly smaller than the others in the area.

Mr. Bertram asked if the Board would be setting a precedent with the lots being smaller than what is currently in the area. Mr. Strasser said not necessarily.

Discussion was held concerning the size of the lots.

Mrs. Howlett asked Mr. Serra if he thought he might have trouble selling the lots because of their size. Mr. Serra replied that he currently has two buyers for the lots, contingent upon approval of the lot split.

Mr. Strasser said there is only one sewer lead and if this is approved, the owner would have to pay for the additional lead.

Mr. Bertram said he is uncertain if he would want someone to come into his subdivision with lots smaller than what is currently there.

Moved by Howlett, seconded by Perez to approve Lot Split #96-62 contingent upon DPW recommendations. Motion carried 4-1 with Mr. Bertram voting no.

H. BOARD DISCUSSION:

None.

The next regularly scheduled meeting will be held December 10, 1996 at 7:00 P.M.

Meeting Adjourned at 8:05 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML