

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 13, 1990, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: H. Berry, L. Bertram, G. Grantner, B. Howlett, Mayor Nimcheski and M. White.

MEMBERS ABSENT: B. Beggs, H. Merrell and C. Smiley.

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 Grantner to approve and authorize the minutes of the Regular Meeting of October 9, 1990 at 7:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE FIRST PUBLIC HEARINGS FOR DECEMBER 11, 1990:

1. Z.C. #187

BY: City of Burton
4303 S. Center Rd.
Burton, MI 48519

RE: Lots 85, 86, 115-117, 141-146,
170-177, 125-127, 156-158
Section 28
R-1C Zoned

FOR: Rezoning to M-2 for Industrial
Expansion.

Moved by Howlett, supported by Bertram to schedule Zoning Case #187 for First Public Hearing on December 11, 1990 at 7:00 P.M.. Motion carried 6-0.

C. FIRST PUBLIC HEARINGS:

1. L.S. #90-63

BY: A. Keith Kerr, Jr.
3234 Card Dr.
Burton, MI 48529

RE: 3234 Card Dr.
Q-372-1, Section 33
M-1 Zoned

For: Separate Description for home
on property.

Mr. Kerr was present and explained the property now has a house on it and he would like to sell the property and maintain its present zoning. The house is now occupied by renters.

Mr. Strasser said DPW has no problems with this request. The house has been there for many years and has been an island in the middle with an industrial expansion around it. The property would maintain nonconforming residential rights.

Mayor Nimcheski said by having the property split, it will not make a difference in the zoning.

Mr. Strasser agreed and stated there would be two separate tax numbers and bills.

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

Moved by Grantner, supported by Howlett to approve Lot Split #90-63, contingent upon DPW recommendations. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

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

E. PRELIMINARY SITE PLAN REVIEWS:

1. SPR #90-71

BY: Burton Mobile Home Park Association
Kenneth Thompson
42645 Garfield Rd., Suite 101
Mt. Clemens, MI 48044

RE: Q-119
Section 12
Farm Property Directly East of the
Drive-In Theatre, North side of
Court St. at City Limits.
RMH Zoned

FOR: Preliminary Review for a Mobile
Home Park.

Mr. Ron Blanc, was the spokesperson for Burton Mobile Home Park Association and he introduced Mr. Ken Thompson, builder, who will be working together to develop a community that will offer affordable housing for young couples just starting out and for retired people as well.

Mr. Thompson said there is a development in Davison and one in Grand Blanc.

Mr. Berry questioned if the cul-de-sac would allow enough room for emergency vehicles to be able to maneuver.

Mr. Thompson they are not designed for a lot of traffic area. There would be room for fire trucks to get into the street but not enough room to maneuver and go to the end of the hammerhead.

Mr. Strasser read the recommendations of the Police and Fire Chief's and the concerns and recommendations of the DPW. (See Interoffice Memorandum and Police and Fire recommendations attached to the minutes).

Mr. Blanc said there would be hydrants placed in the Mobile Home Park.

Mr. Thompson said the hydrants would be in line with the present system.

Mr. Strasser said the site plan approval is before the Planning Commission to act on whether proper zoning is in place and if the property complies with our zoning requirements. If there is a recommendation of approval, this request would then go before the Michigan Mobile Housing Commission and they would take care of the necessary permits to construct.

Mr. Berry asked if the mobile homes would be single story. Mr. Blanc answered they would all be one level.

Mr. Bertram asked whose responsibility it would be for the maintenance. Mr. Blanc explained the residents would be responsible for their own yards but they would take care of the roads, etc.

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

Mayor Nimcheski asked if they had encountered any problems with the fire trucks getting in and out of the other mobile home parks they own.

Mr. Thompson said it has proven not to be a problem.

Moved by Howlett, supported by Bertram to approve Site Plan Review #90-71, contingent upon DPW recommendations and resolving any problems or concerns of the Police Chief and Fire Chief. Motion carried 6-0.

E. REVIEW OF PREVIOUSLY APPROVED SITE PLAN:

1. SPR #89-18

BY: Steve Duquette
4289 E. Bristol Rd.
Burton, MI 48519

RE: D & K Automotive
4284 E. Bristol Rd.
Q-391, Section 34
C-3 Zoned

FOR: Review for Conformance to Approved
Site Plan.

Mr. Duquette said his business has been more successful than he had anticipated and there is a need for an additional 30 parking spaces.

Mr. Berry asked if the parking would be in the fenced area. Mr. Duquette replied it would not be, as he was told he couldn't have the cars in a fenced area.

Mr. Strasser said all additional storage was to be on the east side of the building. The reason this site plan is before you again, is because of the complaints we have been receiving. The site is not in compliance with the original site plan because nothing was to be stored outside. We need a suggestion to solve the problem of the cars being parked outside.

Mr. Duquette's business has grown and the cars are parked mostly on the grass area. The fenced storage area on the east side of the building and we are now receiving complaints that they are junk cars. Mr. Duquette does not have approval for outdoor storage and we would like to keep from going into Court and possibly work out some solution to the problem.

Mrs. Howlett asked about the possibility of a pole barn being constructed for the storage of the vehicles.

Mr. Duquette said he has taken care of the property better than it has ever been taken care of before and he doesn't want a junk yard. He also lives three (3) houses away from the business. He said he would appreciate any solution the Planning Commission might have for this problem.

Discussion was held at length over the many possibilities which would help to solve the excess car problems. The Board also discussed the possibility of eliminating the drainage problem from the west side of the property, which would benefit Mr. Duquette's business a great deal.

Moved by Howlett, supported by Mayor Nimcheski to approve Site Plan Review #89-18, contingent upon DPW recommendations as listed on the attached sheet and also for Mr. Duquette to check into and arrange to have the drainage problem corrected, remove cars and take the motors inside the building and move 20 cars into the fenced storage area, allow a gravel parking area for one (1) year. Motion carried 6-0. *(NOTE: The attachment is also a part of the approval for this site plan).

G. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #90-69

BY: Sorenson Gross Construction Company
3407 Torrey Rd.
P. O. Box 7718
Flint, MI 48507

RE: Shu-Han Medical Office
1501 S. Center Rd.
Suite 4
Burton, MI 48509

FOR: New Use Within A Tenant Space.

Mr. Strasser said this business is in Walli's Park and is the second Doctor's office North of Lippincott.

Moved by Howlett, supported by White to approve Site Plan Review #90-69, contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #90-72

BY: Great Lakes Gas Transmission Co.
300 Bay St.
Petoskey, MI 49770

RE: Grand Trunk Railroad Siding East of
Belsay Rd. North of Bentley High Sch
Q-112, Section 12
M-1 Zoned

FOR: Pipe Storage for a Gas Transmission
Line Project.

Mr. Strasser said if the railroad decides to use that particular area, they want to use this for a stockpile to be used for construction from Imlay City to Lapeer. There are no other railroad sidings in that area and this is the closest one to the area they will be working in. It could take as long as three (3) years before the project is completed. The equipment on site would be a crane, bulldozer and loader. There will be a lease signed with the railroad that the site has to be left better than it was found.

Moved by Howlett, supported by Bertram to approve Site Plan Review #90-72, contingent upon DPW recommendations. Motion carried 6-0.

H. BOARD DISCUSSION:

Mayor Nimcheski said she received a call from Bonnie McCord of Dotty's Pet Center and the Planning Commission made a decision that Connell Street has to be closed off. She said if the concern was the trucks she would be willing to put up posts so the trucks wouldn't use this drive. She said she has driven to some of the other businesses and has found they were given the approval to use the side streets for traffic ingress and egress.

Mr. Grantner recalled one of the problems of concern was the walkway which the children use and the safety of these children.

Mr. Berry said Mrs. McCord did not mention anything about posts being constructed when she was previously before us.

Mr. Bertram said another businessman was denied the access drive off Connell Street and he is using that strictly as a parking lot.

Further discussion continued regarding the use of a drive off Connell Street.

Moved by Howlett, supported by Mayor Nimcheski to adjust having access to Connell Street, but absolutely no trucks will be allowed to use this drive going onto Connell Street. Also, there is to be a sign posted as such and the posts are to be installed. Motion carried 6-0.

Mr. Berry also said he had a concern about the business at the corner of Atherton and Center Roads. There are more vehicles there than are allowed.

Mr. Bertram said Ryan Expediting is also another problem area where there are more vehicles parked outside than is allowed.

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Mr. Strasser said he will be certain that these concerns are looked into.

Mr. Berry announced there will be a meeting held on November 27, 1990 at 7:00 P.M., for zoning cases to be heard.

Mrs. Howlett said she would not be in attendance at the December meeting.
Mayor Nimcheski said she too would not be present.

The next regularly schedule meeting will be held November 27, 1990 at 7:00 P.M.

Mr. Berry adjourned the meeting at 8:22 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk