

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 14, 1995, 7:00 P.M., COUNCIL CHAMBERS

The Meeting Was Called To Order By Homer, Berry, Chairman, at 7:00 P.M.

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

MEMBERS ABSENT: Mayor Charles Smiley and White.

OTHERS PRESENT: R. Stewart, Building Inspector and C. Ladd, Deputy City Clerk.

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

Howlett moved and Perez seconded the motion to approve the Minutes of the Regular Meeting of October 10, 1995 at 7:00 P.M., as printed. Motion carried 7-0.

B. SCHEDULE PUBLIC HEARING FOR DECEMBER 12, 1995 AT 7:00 P.M.:

1. ZC #212

BY: John Stewart
1765 Eastern Ave.
Traverse City, MI 49686

RE: 59-31-100-026 & 59-31-300-002
Southwest corner of I-475 and
Bristol Road
Zoned C-4 & R-M to RMH

FOR: Mobile Home Community

Moved by Howlett, seconded by Perez to schedule Zoning Case #212 for December 12, 1995 at 7:00 P.M. Motion carried 7-0.

C. PUBLIC HEARINGS POSTPONED FROM OCTOBER 14, 1995:

1. ZC #211

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

RE: Ordinance No. 19
Section 21.01

FOR: Text Addition

Mr. Stewart said the text change is for an appointment of two alternate members to the Zoning Board of Appeals for a two year term.

Mr. Berry said the members of the ZBA have urged approval of the text change. There are times when some of the ZBA cases need four (4) and five (5) votes and we don't have a full board present, and therefore, it's difficult to get the proper amount of votes needed.

Mrs. Howlett asked if the alternate members would be sent the same materials as the other members. Mr. Berry said yes.

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Mr. Bertram said he has concerns about how they would know they would be needed for the meeting.

Audience Participation:

Larry Stephens, 3049 Vineland, said he spoke with some of the Council members and they are uncertain if having the alternates would be a good idea.

Richard Hamilton, 2250 Ridgemoore, said he has some concerns about the language of the ordinance.

Pauline Dargel, 6119 Hugh, asked how the alternates would be selected to attend the meetings.

Mr. Berry said an alternate wouldn't be called unless a regular member was absent.

Mr. Perez said he doesn't think we are solving the problem and we can't expect an alternate to inspect the sites when they are only on call.

Mr. Hamilton said this would be a recommendation to the City Council but how to administer the ordinance is up to the administration. Someone will have to coordinate the attendance of the members and alternate members.

Mr. Grantner said there shouldn't be a problem with the ordinance as long as rules are set up as to how this would be handled.

Moved by Bertram, seconded by Howlett to recommend approval of ZC #211 to Burton City Council. Motion carried 7-0.

2. LS #95-66

BY: Vassar Road Associates
702 Church St.
Burton, MI 48502

RE: Vassar Road Associates
59-01-300-005
Section 1
R-1A Zoned

FOR: Residential Use.

Richard Hamilton, 2250 Ridgemoore, said he is requesting a lot split for part of what will become the second phase of Ridgemoore Sub.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked if this would be a platted subdivision. She was advised yes.

Moved by Howlett, seconded by Perez to approve Lot Split #95-66 contingent upon DPW recommendations. Motion carried 7-0.

D. AUDIENCE PARTICIPATION:

There was no one who wished to speak.

E. PUBLIC HEARING:

1. LS #95-73

BY: Gary Church
4096 S. Vassar Rd.
Burton, MI 48519

RE: 4096 S. Vassar Rd.
59-36-200-019
Section 36,
SE Zoned

FOR: Residential Use.

Mr. Church said he would like to have the property split to build a house on the other lot.

Mrs. Howlett asked if the lot meets all the requirements. She was advised yes.

Mr. Stewart said there is a pole barn on lot A and the ordinance says there cannot be an access structure on a lot without a primary structure.

Mr. Church said the Zoning Board of Appeals approved this for one (1) year.

Moved by Howlett, seconded by Bertram to approve Lot Split #95-73 contingent upon DPW and ZBA approvals. Motion carried 7-0.

F. SITE PLAN REVIEW POSTPONED FROM OCTOBER 10, 1995 AT 7:00 P.M.:

1. SPR #95-78

BY: Waste Management of Mich., Inc./
DBA Valley Rubbish
3309 Associates Dr.
Burton, MI 48519

RE: 3376 Associates Dr.
Lots 11 & 12 Fourteen Associates
Commercial Sites
Section 29,
M-1 Zoned

FOR: Transfer Station

Mr. Stewart said the owners requested an indefinite postponement.

Mr. Berry said they were before the ZBA for M-1 use and the Zoning Board determined it did not fit in M-1 Zoning because of the change of use. There were several people from the school and 96 people from the area against this. It is an M-2 use. He said the business has grown from its original use.

Mr. Bertram said he looked at the site and the playground abuts up to the property. He said he spoke with the latchkey person and was told flies are so bad they can't serve lunch and that is some concern about rodents. There are babies at the school.

Moved by Howlett, seconded by Bertram to postpone SPR #95-78 indefinitely.
Motion carried 7-0.

F. SITE PLAN REVIEW POSTPONED FROM OCTOBER 10, 1995 AT 7:00 P.M. CONTINUED:

2. SPR #95-80

BY: Michael Downer
G-3408 S. Dort Hwy.
Burton, MI 48529

RE: 4086 S. Dort Hwy.
Lot 33 of Supervisor's Plat No. 25
Section 32,
M-1 Zoned

FOR: Proposed Inside Storage Facility.

Randy Fickes, 6408 Cook Rd., Swartz Creek, MI, said he was representing Mr. Downer. He explained there would be seven bays for an inside storage facility for contractors, mainly for manufactured houses. He went before the Zoning Board and was granted approval for front and side yard setback.

Mr. Berry asked if he agreed with the DPW requirements. Mr. Fickes said he had no problems with the requirements.

He also said there would be an office on the front and there would be no outside storage.

Moved by Howlett, seconded by Perez to approve SPR #95-80 contingent upon DPW recommendations. Motion carried 7-0.

G. SITE PLAN REVIEWS:

1. SPR #95-81

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

RE: Veteran's Memorial Park
4092 Manor Dr.
Burton, MI 48519
59-34-300-003

FOR: Construction of Relocated Veterans
Memorial Park

Mr. Stewart said this site is for the Veteran's Memorial Park which is being moved from Center and Atherton Roads to Manor Drive. DPW recommends approval of this site plan. There will be no problems with parking and this will be located between the police department and the court house.

Mr. Berry said he thinks it's a good idea to move the memorial park.

Moved by Howlett, supported by Walls to approve SPR #95-81 contingent upon DPW recommendations. Motion carried 7-0.

H. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #95-82

BY: Tammy Ancira
3625 Hogarth
Flint, MI 48506

RE: Tammy's Fine Gifts & Home
Accessories
3336 S. Saginaw St.
Lot 23 Baker Park
Section 31, C-2 Zoned

FOR: Change of Use.

Mr. Stewart asked Ms. Ancira if she had her application for the building reinspection and she replied no, but she would do that on Monday.

Mr. Berry said said two or three months ago a used car sales was approved for this location. Will this have any bearing on that business?

Mr. Stewart said he doesn't think the used car sales business will be going in at this site. He explained there are new ADA regulations and some of the businesses are having a problem meeting the new accessibility laws that went into effect a couple of months ago.

Moved by Howlett, supported by Perez to approve Site Plan Review #95-82 contingent upon DPW and if problems, would have to adhere to it or not take possession of the building. Motion carried 7-0.

I. BOARD DISCUSSION:

There was no board discussion.

The next regularly scheduled meeting will be held December 12, 1995 at 7:00 P.M.

Meeting Adjourned at 7:59 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML