CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
DECEMBER 11, 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: G. Grantner; H. Berry; M. White; J. Merrell and C. Smiley.

MEMBERS ABSENT: Mayor, Jane L. Nimcheski; B. Howlett; L. Bertram and B. Beggs.

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

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

Moved by Grantner, supported by Merrell to approve the minutes of the Regular Meeting of November 27, 1990 at 7:00 P.M., as printed. Motion carried 5-0.

B. SCHEDULE FIRST PUBLIC HEARINGS FOR OCTOBER 9, 1990:

1. L.S. #90-75

BY: Chuck L. Sekrenes
2405 N. Vassar Rd.
Burton, MI 48509

RE: Q-6-3 & Q-6-4
Section 1
R-1A Zoned
"South side of Brookwood Dr.
East of Belsay Road."

FOR: Residential Development

Moved by Grantner, supported by White to schedule Lot Split #90-75 for First Public Hearing for January 8, 1991 at 7:00 P.M. Motion carried 5-0.

2. Z.C. #187

BY: City of Burton
4303 S. Center Road
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.

Mr. Berry said he was informed by DPW that the paper work was not complete for this zoning case and this would be on the next meeting agenda.

C. AUDIENCE PARTICIPATION:

Richard Blackford, 211 Frances St., asked to have the property he owns, running parallel to railroad tracks east of Ludwig, between Hemphill and Atherton Roads, rezoned back to heavy industrial. He thinks the property would not be good for residential.

D. PRELIMINARY PLAT - TENTATIVE APPROVAL

1. SPR #90-74

BY: Chuck L. Sekrenes
2405 N. Vassar Rd.
Burton, MI 48509

RE: Q-6-3 & Q-6-4
Section 1
R-1A Zoned
"South Side of Brookwood Dr. East of Belsay Road"

FOR: Residential Development

Chuck Sekrenes, 2405 N. Vassar Rd., said he would like to plat out the property and build about eight (8) new homes. There would be 8 parcels, 11 splits with meets and bounds. He said he wants to be certain everything is running smoothly so they can continue with this project.

Mr. Strasser said the reason this gentleman is on the agenda for a lot split is to turn money quickly, which is legal. The project would have road front plats and the lot sizes exceed ordinance requirements. There is a minor change to be made for the easement for the drain. If this is tentatively approved, the project must go through the entire procedure for plat review.

Moved by Smiley, supported by Grantner to approve Site Plan Review #90-74, contingent upon DPW recommendations. Motion carried 5-0.

E. SITE PLAN REVIEWS:

1. SPR #90-73

BY: Nu Horizon Properties, Inc.
700 S. Main, Suite 213
Lapeer, MI 48446

RE: Q-302, Section 27
RMH Zoned
"North side of Bristol between Ellis Park Dr. & Consumers R.O.W."

FOR: Development of a Manufactured Home Community.

The developers were not yet at the meeting and it was moved by Smiley, supported by Grantner to table Site Plan Review #90-73 until the end of the meeting. Motion carried 5-0.

Mr. Strasser said DPW recommends approval.

Moved by Grantner, supported by Merrell to approve Site Plan Review #90-77, contingent upon DPW recommendations. Motion carried 5-0.

SITE PLAN REVIEWS:

1. SPR #90-73

BY: Nu Horizon Properties, Inc.
700 S. Main, Suite 213
Lapeer, MI 48446

RE: Q-302, Section 27
RMH Zoned
"North side of Bristol between Ellis Park Dr. & Consumers R.O.W."

FOR: Development of a Manufactured Home Community.

Mike Coulter, 700 S. Main, Suite 213, Lapeer, MI 48446, introduced his associates and said they would like to develop a 336 site manufactured home community on the north side of Bristol Road 1/4 mile east of Center Road. The Engineer, Paul Monoghan, has been in touch with DPW and the DNR. They want to develop a park to be proud of. The plans call to utilize the open spaces very well and reserve some of the wooded area and wetland for parking area. The park will be serviced by an 18" sanitary sewer line and there will be a large drain to collect the storm water. The water will be supplied by 12" extension coming off a 30" existing line off Center Road.

Mr. Berry asked if the park would exit off Bristol Road. Mr. Coulter replied the boulevard was put in for emergency vehicles to get in and out of the property. Mr. Berry said he is unsure there should only be one entrance and exit to the park.

Mr. Strasser said most of the DPW comments have been addressed in the memo given to the Board. The concerns are the same as other mobile home parks in the City. He then explained the procedure to the developers, if their request is approved tonight. Mr. Strasser also said a set of mylars are to be filed with the DPW and a pre-construction meeting will be held to set a schedule of the plans.

Mr. DuBois, Superintendent of Atherton Schools, said he would like information about when the construction will begin and possibly the number of students which will be attending the schools.

Mr. Smiley asked if they had built other mobile home parks in the area. Mr. Coulter replied, no, this is their first. However, they have constructed three rental apartment complexes and they maintain them very well.

Moved by Smiley, supported by Grantner to approve Site Plan Review #90-73, contingent upon DPW recommendations. Motion carried 5-0.

G. BOARD DISCUSSION:

There was no board discussion held.

The next regularly scheduled meeting will be held January 8, 1991 at 7:00 P.M.

Meeting adjourned at 8:02 P.M.

Respectfully Submitted,

William T. Walworth

Cheryl M. Ladd

Cheryl M. Ladd, CMC
Deputy City Clerk

CML