

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
DECEMBER 12, 1995 7:00 P.M. COUNCIL CHAMBERS

This regular meeting is called to order by H. Berry, Chairman at 7:00 P.M.

Members Present: Howlett, Bertram, Perez, Berry, Smiley, Merrell, Walls, Grantner, and White.

Members Absent: None.

Others Present: J. Major, DPW Director; T. Strasser, Deputy Planning Official; J. Brown, Clerk's Office.

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

1. Regular Meeting of November 15, 1995 AT 7:00 P.M.

Moved by Howlett, supported by Perez to approve the above minutes as printed.
Motion carried 9-0.

B. SCHEDULE FIRST PUBLIC HEARING FOR JANUARY 8, 1996 AT 7:00 P.M.:

1. ZC #213

By: Deborah Metzgar
8302 Butternut Ct.
Grand Blanc, Mi 48439

Re: 2173 S. Center Road
Burton, MI 48519
59-22-100-009
Section 22

For: Rezone property from R-0 to C-2
for the purpose of retail stores.

Moved by Howlett, seconded by Bertram to schedule a public hearing for ZC #213 for January 8, 1996 at 7:00 P.M. Motion carried 9-0.

C. FIRST PUBLIC HEARING

1. ZC #212

By: John Stewart
1765 Eastern Avenue
Troy, MI 48066

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

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1. ZC.#212 (contd.)

John Stewart and Mr. Walker represented the mobile home developers. They presented a large drawing of their proposed plans and explained that there would be 320 home sites on large 50' x 100' lots. There would be evergreens and trees planted on the side bordering Shenandoah Estates. There is a committee made up of four (4) residents from Shenandoah who will be overseeing the plans with the developers.

In the audience, Deacon Howard Lake, 1227 Bristol Rd, said he represented Holy Redeemer and spoke on the traffic. Mr. Stewart said there would be traffic studies and they hoped to install signal lights that would be an improvement to the area traffic. Bob Centelli, 4479 Lawnwood, Bob Beckers, 4375 Fairwood, Chad Hatt, 4319 Fairwood, Theresa Custodio, 1137 Judd, spoke on trees, flood plain, and crash gate. Herb Summers, 8044 Green Valley, Grand Blanc spoke on construction of a new business in the area. He said he felt this would be a good use for this area. Harry Powell, 7304 Vienna Road said the developers were very reputable and trustworthy. The Neighborhood Block Club passed out a printed list of requirements that were agreed to at a meeting on December 11, 1995. (see attachment)

Board discussion followed. B. Howlett said she thought this would be a great addition to the City of Burton, L. Bertram asked about the truck traffic in the area, S. Perez spoke on traffic lights. Ian Hohloch, representative for Green Briar Association said their contractor would count the traffic. Mayor Smiley said he feels the residents and City of Burton's needs are being met. H. Berry reminded the audience that the Planning Commission was a recommending body and City Council had the final say.

Moved by Howlet, seconded by Perez to recommend to City Council to Approve ZC #212 contingent upon DPW recommendations.

Motion carried 9-0

D. SITE PLAN REVIEWS:

1. SPR #95-86

By: Flint Cellular Telephone Company
26935 Northwestern Hwy., Suite 100
Southfield, MI 48034

Re: 3283 S. Dort Hwy, Burton
Part of Lots 45 & 46 of Hemphill-
Dort Commercial Sites #2
Section 28, M-2 Zoned

For: Construction of a CellularOne Tower.

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1. SPR #95-86 (contd.)

Kim Shierk, and William Varrasso represented CellularOne. They explained their plans with a drawing of a tower. They said the MonoPoles are designed for 80 MPH winds. Cellularone is very helpful to all municipalities, and in a time of disaster, they do whatever it takes to help out.

P. Dargel 6119 Hugh asked if this would be in conjunction with Ameritech. They said no, they are competitors.

T. Strasser said this fits the locale, it is FAA approved and they need a variance from the Zoning Board.

Board discussion followed. T. Hammon asked what types of services they provided. Mayor Smiley asked about franchise fees.

Moved by Howlett, supported by White to approve SPR #95-86 contingent upon DPW recommendations and approval from the Zoning Board. Motion carried 9-0.

E. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #95-88

By: Nail Artistry II
4157 Corunna Rd.
Flint, MI 48532

Re: 4300 S. Saginaw St.
Burton, MI 48529
Lots 313 thru 316 of Webber Place
Section 31, C-2 Zoned

For: New Business

There was no one to represent Nail Artistry II. T. Strasser said they were aware of the meeting. He said this is shared by three other tenants, nothing needed to improve it. The Site Plan is in order.

Moved by Howlett, supported by Walls to approve SPR #95-88 contingent upon DPR recommendations. Motion carried 9-0.

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F. C-4 ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #95-84

By: Kim M. Raley
4147 Springfield St.
Burton, MI 48509

Re: The Bushwhackers
5242 Lapeer Rd., Suite B
59-14-300-106
C-4 Zoned

For: New use within a tenant space.

Mr. Raley said he has been there for the past thirteen (13) years. Due to new State guidelines and regulations he needs this approval in order to continue selling, as a sideline, firearms. He does not keep an inventory of guns and ammunition in his store. He orders them by mail when customers come to him and know specifically what they want.

T. Strasser said Mr. Raley is very reputable and is well thought of in the community. He sees no problems with this approval. Short Board discussion followed.

Moved by Howlett, supported by Perez to approve SPR #95-84 (Barber Shop with Firearms by mail order only) contingent upon DPW recommendations. Motion carried 9-0.

G. AUDIENCE PARTICIPATION

P. Dargel, 6119 Hugh spoke on business's that do not apply for Site Plan review.

H. BOARD DISCUSSION:

L. Bertram gave a report on the Planning Seminar he attended. He would like to sponsor one in the Burton area that most of the members on both Planning and Zoning could attend.

The next regularly scheduled Planning Commission meeting will be held on January 9, 1996 at 7:00 P.M.

Meeting adjourned at 8:35 PM


Jeanette Brown, Clerk's Office