

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING
DECEMBER 14, 1993, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Grantner, Berry, Mayor Smiley, White, Merrell, Walls, Perez and Bertram.

MEMBERS ABSENT: Howlett.

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

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

Moved by Grantner and supported by Bertram to approve the minutes of the Regular Meeting of November 9, 1993 at 7:00 P.M., as printed. Motion carried 8-0.

B. FIRST PUBLIC HEARING:

1. LS #93-54

BY: Lorna J. Sills
3047 Eugene St.
Burton, MI 48519

RE: Lot 17 Thomas Replat of
Lots 5 & 6 Burton Homesites

FOR: Residential Building Site

Ms. Sills was present and said she wants to keep the house but there is too much land for her to maintain. She wants to have it split and sell it for a residential building site.

Audience Participation:

Philip Kinsel, 3035 S. Eugene St., said his concern is that the land is not sold for a commercial building.

Ms. Sills said she plans to sell it for a single residence or just for someone to purchase the land as an investment.

Mr. Strasser said the property on Vineland exceeds the ordinance requirements. DPW recommends approval.

Mr. Bertram inquired about the size of the lots. Ms. Sills said the lot being split off is 123'x135'.

Moved by Grantner, supported by Perez to approve Lot Split #93-54 contingent upon DPW recommendations. Motion carried 8-0.

C. SPECIAL USE PERMIT:

1. BCPC #93-58

BY: Russ & Lynda Caldwell
6252 W. Mt. Morris Rd.
Mt. Morris, Mi 48458

C. SPECIAL USE PERMIT:

1. BCPC #93-58

RE: Q-126-A1
1174 Kettering
Section 13
R-1B Zoned

FOR: Adult Foster Care Home for the
Elderly. Twelve (12) patrons
requested.

Mr. Russ Caldwell said he plans to build an adult foster home for the elderly. He presently has a home located on Packard St., in Burton, which houses 12 patrons. He has been in the adult foster care business for the past 12 years.

Audience Participation:

Michelle Johnson, 1190 Adams Rd., asked if Mr. Caldwell would be building from the ground up. He replied yes. She also asked how many lots he would be purchasing and would the property have to be rezoned? If approved what would be the next step for Mr. Caldwell?

Mr. Caldwell said he will be purchasing three (3) lots and this will be a residential structure, so the property does not have to be rezoned. He said the home will be large enough to accommodate 12 residents comfortably, because he doesn't believe in jamming people in together.

Mr. Strasser said the Board's function tonight is not to look at a site plan, but to determine whether or not this location is suitable for an adult foster care home. If approved, he would have to get a building permit and must meet State mandates for the home.

Mr. Berry asked how many bathrooms would be in the home. He was advised at least five bathrooms.

Mrs. Walls asked if the Board was to determine whether they would allow a home with 12 residents or for the home in general. Mr. Strasser said they are to make a determination on a home with 12 residents. Anything up to 12 patrons is zoned residential. A home with more than 12 residents is zoned commercial.

Mayor Smiley asked if there has been any complaints filed regarding the home? Mr. Strasser said he has never had a complaint.

Mr. Caldwell said the people in his homes are elderly, not mentally and physically handicapped. When the home is completed, it will be in the price range of about \$180,000.00.

Mr. Johnson, 1190 Adams Rd., asked how this would affect the taxes on her home. He was told this would have no affect on the taxes.

Pauline Dargel, 6119 Hugh St., said an adult foster care home went in her neighborhood and never came before the Planning Commission. Is there a reason it did not? Mr. Berry said if there are six (6) or less residents, there is not a requirement for them to come before this Board.

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Mr. Strasser said the driveway will be paved and if there is a dumpster on the site, it must be enclosed. Mr. Caldwell runs a Class "A" operation.

Mr. Caldwell said because of the homes surrounding the property, he doesn't think he will have a dumpster. He will pay for garbage pickup.

Moved by Bertram, supported by Grantner to approve BCPC #93-58 contingent upon DPW recommendations. Motion carried 8-0.

D. AUDIENCE PARTICIPATION: None.

E. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #93-60

BY: Cheryl Coon
1653 Jane St.
Flint, MI 48506

RE: Hydraulics Unlimited
3205 E. Bristol Rd.
Lot 7 Follo Acres
Section 28
M-2 Zoned

FOR: Hydraulic Repair in Building

There was no one present to represent this case.

Mr. Strasser said the site is being up and is beginning to look much better. The Staff review was held this morning and no contact has been made with the applicant for about one week.

Mr. Berry asked if this was approved, would it have to be screened off from Bristol Road. Mr. Strasser said yes.

Mr. Bertram asked what kind of equipment are they repairing. He was advised it would be dump trucks.

Moved by Grantner, supported by Bertram to approve Site Plan Review #93-60 contingent upon staff recommendations and the environmental safety of the community. Motion carried 8-0.

F. C-4 ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #93-61

BY: Jean M. Jajou
2528 Grand Blanc Rd.
Grand Blanc, MI 48539

RE: Dollar Time
1380 E. Bristol Rd.
Q-335-D
Section 31
Bristolwood Plaza

FOR: Retail Operation

Mr. Strasser said the tenant is going into a strip mall. All of the site recommendations are complete and the building is very well kept.

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Mr. Berry said the building is kept very neat and clean. He lives across the street from the business and the only complaint he has is that papers sometimes blow out of the dumpster. Mr. Berry said a phone call takes care of that problem.

Moved by Grantner, supported by White to approve Site Plan Review #93-61 contingent upon DPW recommendations. Motion carried 8-0.

G. SCHEDULE FIRST PUBLIC HEARING FOR JANUARY 11, 1994 AT 7:00 P.M.

1. LS #93-62

BY: Tom Bowles
1174 W. Cook Rd.
Grand Blanc, MI 48439

RE: South End Salvage
Q-318-C
Section 28
M-2 Zoned

For: Industrial Use

Moved by Grantner, supported by Bertram to schedule Lot Split #93-62 for first public hearing for January 11, 1994 at 7:00 P.M. Motion carried 8-0.

H. BOARD DISCUSSION:

Mayor Smiley said he, along with the three (3) DPW Superintendent and Tom Strasser, will be meeting before the Planning Commission and Zoning Board of Appeals meetings to review the cases and make recommendations. Please let us know if you would like more detail than what you are getting. Mayor Smiley invited Mr. Berry, as Chairman of Planning Commission, to meet with them. The meetings will be held the second Tuesday of each month at 8:30 a.m. in Mayor Smiley's office.

The next regularly scheduled meeting will be held January 11, 1994 at 7:00 P.M.

Meeting Adjourned at 7:40 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk