

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JUNE 8, 2010, 5:00 P.M., COUNCIL CHAMBERS
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Chairman Jerry Grantner led the Pledge of Allegiance.

Chairman Jerry Grantner called the meeting to order at 5:00 pm.

MEMBERS PRESENT: Bertram, Cummings, Smith, Grantner, White, Centilli and Walls.

MEMBERS ABSENT: None.

OTHERS PRESENT: A. Frost, DPW Representative and M. Snow, Clerk's Office.

Cummings moved and White seconded to approve the Regular Planning Commission Meeting Minutes on October 13, 2009 at 6:00 p.m. Motion carried 6-0. Mr. Smith arrived after the vote.

PUBLIC HEARING FOR:

1. ZC #308

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

RE: Chapter 157 of the Code of Ordinances,
Zoning Ordinance.

FOR: Regulations which permit and regulate the keeping
of chickens as a permitted accessory use within the
City of Burton, and providing for the penalties for
the violation of such regulations.

AUDIENCE PARTICIPATION:

Vicki Morgan, 4195 Springfield is interested in keeping chickens. They would be enclosed, are educational for children and provide fresh eggs.

BOARD DISCUSSION:

Mr. Centilli said only 1 resident has appeared at the meeting in favor of this. He discovered about 50 diseases the birds can carry. They are a lot of upkeep and the City should leave egg production to the farms. He suggested this be put on a ballot for the residents to vote. He said Flint turned down a similar proposal.

Mr. Cummings said he raised poultry before and it is a lot of work. His neighbors as well as himself are opposed to this. The grain can attract vermin and he thinks the City would be taking a step backwards if this passes.

Mr. Bertram agreed the City would be taking a step "back in time" if this passes.

Mrs. White has found 1 resident out of many she spoke with that is in favor of the Ordinance.

Mr. Walls said the City needs to obtain a city atmosphere. He is in opposition of the Ordinance.

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Mr. Grantner stated his vote would be in the negative. He believes the Zoning Board has a good process to handle requests. Having residents pay for their case to be heard sets a tone for serious people. The neighbors are notified of the meeting, which gives them a say in it. He feels the less Ordinances the better. The City can always fall back on the Zoning Board, which recognizes each case on it's own merit. He said the final decision would be determined by Council.

BOARD RECOMMENDATIONS AND/OR ACTION:

Bertram moved and Cummings seconded to approve ZC #308. Motion failed 7-0.

SITE PLAN REVIEW:

1. SPR #10-09

BY: Winans, Inc. / Barry Catrell
G-1460 E. Hemphill
Burton, MI 48529

RE: 1480 Hemphill, Parcel #59-30-576-013
Lots 48 thru 54, Baker Park

FOR: Pole Barn; 5,760 sq. ft.

Barry Catrell, 1460 E. Hemphill, said he needed more warehouse room. The 48' by 120' structure would have a concrete floor and match the rest of the building.

AUDIENCE PARTICIPATION: None.

Miss Frost said he is combining these lots with his other business. Paperwork has been submitted to the Assessors office so the lots would be one property. He will go before the Zoning Board regarding the 5 ft from rear property line issue. The Planning Boards decision will be contingent upon the Zoning Boards decision. She recommended approval.

BOARD DISCUSSION:

Mr. Walls asked if this addition will blend the buildings together and Mr. Catrell said they would be the same height but not together. The wall height will be 9 ft.

Mr. Granter said to be compliant with the by-laws, the Board needs a Secretary and Vice Chair.

BOARD RECOMMENDATIONS AND/OR ACTION:

Walls moved and White seconded to approve SPR #10-09. Motion carried 7-0.

Bertram moved and Cummings seconded the nomination of Mrs. White for Board Secretary and Mr. Walls for Vice Chairman. Motion carried 7-0.

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ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #10-01

BY: John Stack
5221 Brown Rd.
Millington, MI 48746

RE: 5515 Davison Rd.

FOR: In His Eyes Photography
(Photography business)
2. SPR #10-02

BY: JMOC, Inc. / dba Hill Street Homes
4235 Fenton Rd., Burton, MI 48529

RE: Parcel #59-31-501-075

FOR: Change of Ownership
3. SPR #10-03

BY: Steve Yaloo
2452 S. Center Rd.
Burton, MI 48519

RE: 2452 S. Center Rd.

FOR: Hair Salon
4. SPR #10-05

BY: May Shepherd / Gags & Games, Inc.
dba Halloween USA
35901 Veronica
Livonia, MI 48150

RE: 1245 S. Center Rd., STE 12

FOR: Temporary Halloween Retail Store
5. SPR #10-06

BY: Lance Valentine's Walleye 101, Inc.
3520 Dakota Ave.
Flint, MI 48506

RE: 5480 Lapeer Rd., Parcel #59-14-576-014

FOR: Warehouse equipment / sort and mail.

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ADMINISTRATIVE SITE PLAN REVIEWS (continued)

6. SPR #10-07

BY: Atanas Zelevarovski
4512 Cook Rd.
Grand Blanc, MI 48439

RE: 5522 Lapeer Rd.

FOR: Change of Ownership
Scotti's Restaurant

7. SPR #10-08

BY: Eddie Arsanot
G-5212 W. Pierson Rd.
Flushing, MI 48433

RE: 2450 S. Center Rd.

FOR: Retail / Pool Supplies

BOARD DISCUSSION:

Mr. Bertram asked where the Temporary Halloween store would located. Miss Frost responded at the vacant Pier One building.

The next regularly scheduled meeting will be held on **Tuesday, July 13, 2010, at 5:00 P.M.**

Meeting adjourned at 5:25 pm.

ms