

CITY OF BURTON
SPECIAL PLANNING COMMISSION MEETING MINUTES
JUNE 16, 1998, 5:00 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Homer Berry, Chairman, at 5:00 P.M.

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

MEMBERS ABSENT: Mayor Charles Smiley and Millard.

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

PURPOSE OF THE MEETING: Site Plan Review #97-43 by John Gazall, Gazall Reno & Associates, 400 N. Saginaw Street, Flint, MI (New Restaurant for George Zaravelis, Southwest Corner of Center & Bristol Roads, Parcel #59-33-200-007, Zoned C-2).

A. SITE PLAN REVIEW:

1. SPR #97-43

BY: John Gazall
Gazall Reno & Associates
400 N. Saginaw Street
Flint, MI

RE: New Restaurant for George Zaravelis
Southwest Corner of Center & Bristol Roads
Parcel 59-33-200-007
Zoned C-2

FOR: New Construction for a Restaurant.

George Zaravelis was present and explained that he has submitted revised plans to the DPW for the restaurant he plans to construct on Center Road. He has downsized the project from the original site plan because of finances. He said he wants to start the business on a smaller scale and add to it if there is a need.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked if a liquor license is involved and if there is a mutually shared property line with the old Kowloon restaurant. She asked if the liquor license would include a permit for entertainment.

Mr. Zaravelis replied he would be having a liquor license, but it will be in a family type setting. The permit also provides for entertainment.

Mr. Strasser said there are two lines that are common between Mr. Zaravelis' property and Kowloon property.

Mr. Berry asked if there would still be an entrance off Bristol Road and where the parking would be located. He was advised no, only off Center Road. The parking will be south of the Kowloon restaurant.

Mr. Strasser said the applicant missed the regular meeting and before any permits can be issued, he must get approval from the Planning Commission. The building is half its original site plan and it does meet all ordinance requirements.

Mrs. Howlett asked how many people the restaurant would seat. She was advised 150 plus 16 around the bar.

SPECIAL PLANNING COMMISSION MINUTES
JUNE 16, 1998/5:00 P.M.

PAGE -2-

Mr. Bertram asked if this is a phased project where you will be adding to it later.

Mr. Zaravelis said he is hoping in the future he will have a need for a banquet facility, as there is a lack of them in the County. If there is a need for another entry, he will put one in off Bristol Road. There is room for expansion towards Center Road.

Mr. Perez questioned if Mr. Zaravelis transferred his liquor license from his previous establishment. He was advised yes.

Mr. Zaravelis stated his restaurant would be on the order between Chili's, Beech Tree and Damon's. He said there is no future in having a place just selling liquor. His will be a place where you can have dinner and a mixed drink, wine or beer. The hours will be 11:00 a.m. until 2:00 a.m. and he will try to cater to the more mature crowd.

Mr. Perez asked if he would have any TV's in the restaurant. He was advised yes.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #97-43, contingent upon DPW recommendations. Motion carried 7-0.

B. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, asked Mr. Zaravelis the square footage of his restaurant. She was advised 6,000 sq. feet.

C. BOARD DISCUSSION:

Mr. Berry reminded the Board there will be a Special Meeting on Tuesday, June 23, 1998 at 6:00 P.M. to discuss the Master Plan.

Mr. Perez asked Mr. Strasser if there was any discussion with Mr. Piggott about returning the graphs, charts and maps to the Council Chambers for the public's review.

Mr. Strasser said he found they are in the DPW, just not on boards as they were presented at the meeting.

The next regularly scheduled meeting will be held on July 14, 1998, at 6:00 P.M.

Meeting Adjourned at 5:15 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk