

CITY OF BURTON
SPECIAL PLANNING COMMISSION MEETING MINUTES
MARCH 24, 1998, 6:00 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Homer Berry, Chairman, at 6:00 P.M.

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

MEMBERS ABSENT: Mayor Smiley and Walls.

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

PURPOSE OF THE MEETING: Discussion and Possible Action Concerning Site Plan Review #98-24
for Rizzo Industrial Complex, SE Corner of Bristol & I-475 and Mid-State
Bolt & Screw Co., South side of Bristol Rd. and East of I-475.

A. SITE PLAN REVIEWS:

1. SPR #98-24

BY: Rizzo Industrial
5273 Empress
Grand Blanc, MI 48439

RE: Rizzo Industrial Complex
SE Corner of Bristol & I-475
59-31-200-002
M-1 Zoned

FOR: Preliminary Plat

Blake Rizzo, 5273 Empress Drive, Burton, MI, explained he was asking for approval for the preliminary plat for the property at Bristol Rd. and I-475. He has met all of the required guidelines and provisions of the DPW.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked to see a drawing of the proposed site. Mr. Rizzo presented a drawing and explained the layout of the property.

Mr. Strasser said the property plat and all of the lots meet the zoning ordinance. There is a setback area shown on the plans and all of the public utilities are there, water, sewer gas.

Mr. Berry said he questions the exit onto Bristol Road because of the traffic congestion.

Mr. Rizzo said the traffic would be included in the 9 to 5 traffic flow and there would be mainly business cars and some trucks going in and out of the driveway.

Mr. Perez noted at the first meeting, he understood Mr. Rizzo to say there would be a 100 foot buffer and the plans show 75ft. in some areas, and 100 ft. buffer in other areas.

Mr. Rizzo explained there would be a 100 ft. buffer from the power lines to south of the property and they will put in deed restrictions along the edge so the trees will not be taken down. There will be trees along another perimeter of the retention pond.

SPECIAL PLANNING COMMISSION MINUTES
MARCH 24, 1998/6:00 P.M.

Moved by Howlett, seconded by Grantner to approve SPR #98-24, for a preliminary plat, contingent upon DPW recommendations. Motion carried 7-0.

2. SPR #98-23

BY: Mid-States Bolt & Screw Co.
2435 S. Grand Traverse
Flint, MI

RE: Mid-States Bolt & Screw Co.
South side of Bristol Rd., East of I-475
Lot 4 of Rizzo Industrial Park (Proposed)

FOR: New Construction for an industrial facility.

Jim Spoor, CHMP, said he is representing Mid-States Bolt and Screw Company. This facility will occupy Lot 4 of the proposed plat just approved. The lot fronts on I-475 and is about 5 acres. There will be a 60,000 square foot warehouse and a 12,000 square foot office space. All utilities are available. The Road Commission has an approximate idea of the location and entrance onto Bristol Road and it doesn't appear to be a problem with them. The Drain Office reviewed the proposed retention pond and it will not be place on Lot 4 of the site. We have met all of the ordinance requirements. He said Scott Summers was present from Mid-States Bolt & Screw, should anyone need to ask any questions of him.

Audience Participation:

Virginia Berry, 1415 E. Bristol Rd., Burton, MI, stated a light needs to be installed because of the heavy traffic that is currently there. Any additional traffic will only make it worse. She objects to site plan being approved.

Charles Cross, 1092 S. Packard, asked when the business is scheduled to be open and when the last traffic count was taken for this area. He asked if the County Road Commission thinks the traffic can be handled efficiently.

Mr. Berry said the traffic study was done just prior to the placement of the green arrow lights on Grand Traverse.

Pauline Dargel, 6119 Hugh, stated she thinks it's important for these cases to be referred to the County where the traffic studies were reviewed on an ongoing basis.

Mr. Strasser stated the plan meets or exceeds the ordinance requirements and there are no variance required. The retention pond will travel east toward S. Saginaw and won't impact Bristol or I-475.

Mrs. Millard asked where the water hydrants will be located on the street. She also inquired about whether the Company would have a sprinkler system.

Mr. Spoor said there would be a sprinkler system in the building.

Mrs. Howlett inquired whether a traffic light could be obtained. She was advised this would be up to the State Highway Department.

Mr. Spoor said there is another traffic light at I-475, which is 360 feet away from the entrance into the site.

Mr. Bertram asked what type of business is conducted at the company. Also, is there any oil related with the business and if so, how is it taken care of when being disposed.

SPECIAL PLANNING COMMISSION MINUTES

MARCH 24, 1998/6:00 P.M.

Mr. Summers replied they have retail and wholesale for nuts, bolts, screws, but don't do manufacturing. He said they do some altering of the products. He stated there is some oil, but nothing is drained at the property. The oil is completely drained and reused again. There are no toxins involved.

Mr. Perez asked if the plan was to construct the road prior to Mid-States going into business there. He asked if the City would eventually be taking over the street as a city street.

Mr. Rizzo said the development would be done all once and they would be starting in mid May or June. He said once the project is completed and approved, the City would be taking over the street.

Mr. Berry inquired about the facing material of the building.

Mr. Spoor said the building would be masonry block for the first 7 feet and then siding above that.

Moved by Howlett, seconded by Millard to approve Site Plan Review #98-23, contingent upon DPW recommendations and check with the traffic engineer about the possibility of getting a light at the entrance of the site. Motion carried 7-0.

B. AUDIENCE PARTICIPATION:

There was no one who wished to speak.

C. BOARD DISCUSSION:

There was no Board Discussion held.

SITE PLAN REVIEW:

1. SPR #98-25

BY: Genesee Land Co.
8469 S. Saginaw St.
Grand Blanc, MI 48439

RE: Proposed Residential Site Condo
Davison Road Vacant Parcel
#59-01-300-002
R-1A Zoned

FOR: 8 Unit Site Condo.

Neil Martz, 6489 S. Saginaw St., Grand Blanc, MI, distributed a set of plans to the Board. He explained he was before the Board two weeks ago with the same layout and has since gone before the Zoning Board of Appeals for a variance. He has met with the City Attorney so he could review the master deeds. The site plan is to the DPW requirements. He stated he met with the design engineer and he is working on the plans as we speak. The roof area is being reworked rather than having a double valley roof situation.

Audience Participation:

Mrs. Dargel, 6119 Hugh, asked if there would be a driveway across from Eastmoreland Drive. She also asked why this case is back before this board. She asked about the location of the waterline.

SPECIAL PLANNING COMMISSION MINUTES

MARCH 24, 1998/6:00 P.M.

PAGE -4-

Mr. Martz said there will be drive across from Eastmoreland. He explained the ordinance requires him to come back before this board after the deed are reviewed. He said he still needs to speak with the Road Commission.

under the ordinance.

Mr. Berry said according to the plan, the waterline is located on the north side of the road.

Mr. Martz said he has no preference about which side of the road the waterline is placed. Mr. Riess is in charge of the waterline issue.

Charles Cross, 1092 S. Packard, asked what size the watermain would be and if the developer would incur the total cost. He also asked what the next step would be for this request.

Mr. Martz replied the size hasn't been finalized by Mr. Riess. However, Mr. Martz is satisfied with an 8" minimum. He isn't certain if the developer would incur the total cost or not.

Mrs. Dargel asked about the addresses on the site condos.

Mr. Martz said they would be assigned an address, just as a house would, either by the County or the City.

Mr. Strasser said he thinks by the County, because this is a County road. He also said the document was reviewed by the City Attorney and was approved by the Zoning Board of Appeals and now they are here for the final approval.

Moved by Howlett, seconded by Bertram to approve Site Plan Review #98-25, contingent upon DPW recommendations and make certain any changes are submitted to Attorney Hamilton. Motion carried 7-0.

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

Meeting Adjourned at 6:34 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML