

CITY OF BURTON
SPECIAL PLANNING COMMISSION MINUTES

The Special Meeting was called to order by Homer Berry, Chairma, at 6:03 P.M.

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

MEMBERS ABSENT: Mayor Smiley, Perez, Grantner and Merrell.

OTHERS PRESENT: J. Major, DPW Director; T. Strasser, Dep. Planning Official and C. Ladd, Deputy City Clerk.

A. SITE PLAN REVIEW:

1. SPR #95-35

BY: Corrugated Packaging
610 S. Dexter
Flint, MI

RE: Just We Three
5350 Davison Rd.
Q-89-F
Section 11
Zoned C-2

FOR: Light Industrial

Bruce Siegel of Siegel Realty & Management, Inc., said the owner purchased the building and asked what could be done with it. We suggested they not put in a retail facility but an alternative could be to use the existing building as a light industrial type business. The front of the building could eventually be used for offices or smaller retail. The site plan tonight focuses mainly on the back side of the property. There will be inside renovations done and on the front of the exterior of the building, there will only be one door and will be eliminating the glass and only leaving a couple of windows. The finish will be done with a drivet type of material. The exterior of the building is in good condition and the roof has been inspected by a roofing engineer. The driveway off Belsay Road will be used for the ingress and egress of the trucks. There will be 50 parking spaces around the building and there are only 15 employees, so the parking is ample. There may be a parking lot island to separate the front from the back. Nothing will be done in the middle until we know what will be going into the front of the building.

Mr. Berry asked if there were any problems with any of the DPW requirements. Mr. Siegel said no.

Mr. Berry asked what is a drivet material?

Mr. Phillip Watters, 10452 Maple Ave., Davison, MI., said he is the contractor for Corrugated Pallet Corp., and explained that drivet material is a synthetic plaster and look like stecco.

Audience Participation:

L. Stephens, 3049 Vineland, asked about the business abiding by the DPW requirements and the zoning of the property.

Bud Prottengeier, 5492 N. Sycamore, said he is president of the Beechwood Estates Association. He said a meeting was held between the City Administration and the homeowners of Beechwood. He read a resolution adopted by the Association

which supports the business coming to the site. He said they also suggest that contact be made with Al Kessel and ask him to make similar improvements to his site.

L. Petrella, 1081 Howe Rd., asked about the lighting of the facility and whether there will be one or two shifts.

Mr. Siegel said they would utilize the lighting presently on the property and there would only be one shift.

Mr. Berry inquired about their intentions of the sign. He was advised that it would be left there for now but a different sign may be used at a later date. Mr. Siegel they would eventually like to have one sign announcing the businesses for the entire development and possibly call it Davison Place.

Mr. Strasser said the separation between the parking lots there is a barrier free ramp and the walkway is about 50 feet away. This doesn't line up and would look much more balanced if it did. They indicated this would be done.

Mr. Strasser asked if a time frame could be given.

Mr. Michael Aggeler, owner, 34151 S. Gratiot, Clinton Township, MI was introduced by Mr. Siegel. Mr. Aggeler apologized for being late, as he was with a cleanup crew who will begin the cleanup of the property this weekend. He said they will begin construction as soon as the boards give their approval and the permits are issued.

Mrs. Walls asked if this would be a noisy operation. She was advised no.

Moved by Howlett, supported by White to approve Site Plan Review #95-35 contingent upon DPW recommendations. Motion carried 5-0.

B. AUDIENCE PARTICIPATION:

P. Dargel, 6119 Hugh St., asked about the zoning of the corner property on Davison and Belsay Rd. and how long it has been since a review has been done on the master plan by Brandon Rogers.

C. BOARD DISCUSSION:

Discussion was held concerning the need for the applicants to attend the meetings when they are under Administrative Site Plan Reviews.

Moved by Howlett, supported by Bertram to bring the language back the next regular meeting of June 13th when the full board was present. Motion carried 5-0.

The next regularly scheduled meeting will be held June 13, 1995 at 7:00 P.M.

Meeting Adjourned at 6:44 P.M.

Cheryl M. Ladd, CMC/AE
Deputy City Clerk