

CITY OF BURTON
SPECIAL PLANNING COMMISSION MEETING MINUTES
JULY 29, 2003, 6:00 P.M., COUNCIL CHAMBERS

Jerry Grantner, Chairperson, led the Pledge of Allegiance.

Jerry Grantner, Chairperson, call the Special Meeting to order at 6:00 P.M.

MEMBERS PRESENT: Bertram, Grantner, Perez, Walls, White and Young.

MEMBERS ABSENT: Bement, Hohloch and Mayor Smiley.

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

A. PURPOSE OF THE MEETING: Site Plan Review #03-38 for Flint Warm Air & Supply Building
4187 Somers, Lots 11 & 12 Rizzo Industrial Pk., Section 31, M-1
Zoned for a New Construction. (Ted Hu & Associates, Inc.,
G-8285 S. Saginaw St., Grand Blanc, MI 48439)

B. PRESENTATION:

Ted Hu, Architect, G-8285 S. Saginaw St., Grand Blanc, MI, explained that he was representing Max Carpenter, the developer and Bob Carpenter, the builder. The project consists of an office and a warehouse. The warehouse would be about 32,000 sq. feet and the office space would be about 4,400 sq. feet. The remainder of the building would be used for storage. The ordinance requires 58 parking spaces and they are proposing 58 parking spaces with three handicap parking spaces. Mr. Hu presented a rendering of the proposed project and explained that the outside elevation would be a combination of textured block with metal siding. The office area in the front will be a combination of textured block and tinted glass and accent that with glass block and fascia, which is like a vinyl. The dumpster would be located in the rear of the building and would be screened. He explained what materials would be used in relation to the building. He said the building would be quite attractive and would blend well in that area.

C. AUDIENCE PARTICIPATION:

There was no one in the audience who wished to speak.

Mr. Strasser commented that anytime Mr. Hu makes a presentation to the Board, the site plan generally exceeds the ordinance. DPW staff recommends approval of the site plan.

Mr. Young asked if there were any problems with the city street department or the county drain department?

Mr. Strasser explained that when the subdivision was developed, the retention was put in place on the north and east boundary lines to take into consideration the entire development. All of the detention has been taken care of. With regard to the street department, there are mountable curbs throughout the project. There is no need for a curb cut. Our street department reviewed the plans and they concurred with the plans that were submitted.

Mr. Young asked if the plans still had to go before the county drain commission.

Mr. Strasser replied that any plans that come in, he likes to forward them to the drain commission for their concurrence and we have a record of their concurrence.

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Mr. Perez asked if Flint Warm Air was relocating from Flint. He was advised they were relocating. He commented that this would be a nice addition to our city.

Mr. Bertram inquired about the type of work that the business entails.

Mr. Bob Carpenter, Carpenter Construction Company, explained Flint Warm Air is a wholesale business that sells furnaces, duct work, etc. to various businesses and contractors.

Moved by Young, seconded by Walls to approve Site Plan 03-38 contingent upon DPW recommendations. Motion carried 6-0.

D. BOARD DISCUSSION:

Mr. Young asked about the status of the zoning ordinance.

Mr. Grantner replied that he met with the Mayor on a different issue and briefly discussed the zoning ordinance. Tom has given us all the information and at the August 12th regular meeting, we will try to get some concurrence and send the document off to the City Council.

Mr. Young asked if this would be put on the agenda

Mr. Grantner replied it would be on the agenda. Hopefully, we can move through the procedure without doing a lot of committee work. If there are any questions or concerns, please contact another board member or Mr. Strasser.

The next regularly scheduled meeting will be held on Tuesday, August 12, 2003, 6:00 P.M.

Meeting Adjourned at 6:13 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML