

CITY OF BURTON
SPECIAL PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 30, 1997, 6:00 P.M., COUNCIL CHAMBER

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

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

MEMBERS ABSENT: White.

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

PURPOSE OF THE MEETING: Public Hearings for Zoning Case #230, Zoning Case #231 and Site Plan Review #97-56.

A. PUBLIC HEARINGS:

1. ZC #230

BY: Mid State Bolt & Screw
2435 S. Grand Traverse
Flint, MI

RE: Mid State Bolt & Screw
Parcel #59-31-200-002
Section 32
R-1C to M-1

FOR: Light Industrial

Blake Rizzo, Burton, MI, said he is the developer for this project. He said they are asking for rezoning from R-1C to M-1 for light industrial. M-1 for light industrial. They will be constructing a building for Mid-State Bolt & Screw and other similar types of businesses. There will be no outside storage allowed. The types of businesses allowed in M-1 zoning are warehousing, truck terminals, brake shop and small manufacturing plants.

Mr. Rizzo said the industrial area will be behind the bank and set about 1,200 feet back. It will go beyond the school. He said there will be about 12 businesses in the industrial area.

Audience Participation:

The following residents spoke concerning this zoning case:

Charlene Roberts, 1400 E. Schumacher, said she is concerned about the children at the school. She would also rather have housing than an industrial area. She does not want the loss of trees in this area.

Andy Krish, 1453 E. Judd Rd., asked for explanation of what the plans are for this location. He also inquired about whether a tax abatement would be issued. Mr. Krish said he would like to see the developer find another location rather than going into a residential area.

Lee Ann Gibson, 1403 McLean, asked where the buildings will be located and if they would go beyond the school. She asked if there would be a driveway on Bristol Road and said she is concerned about the amount of traffic and the number of traffic signals in that area.

Violet Aymore, 1480 E. McLean, asked how many stores or industries would be located in the area. She was also concerned about the traffic on Bristol Road, as well as use of water and sewer.

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Judy Estes, 1413 E. Schumacher, asked why they wanted to move to this location. She said she would rather have single family homes than the industrial park.

Carl Roberts Jr., 1400 E. Schumacher, asked if the new business would bring in new jobs or just move from one location to another.

Jerry Thick, 5620 Oak Brook, Flushing, said he owns businesses in Burton. He asked what the expected income from the development would be. He was advised approximately \$2.5 Million. Mr. Thick said the positive side of the development is the taxes that would benefit the City.

Madelyn Ackerman, 1499 E. Judd Rd., asked if the property is rezoned, would Judd Road be used for the traffic.

Mr. Rizzo said when the property is surveyed, he will deed 100 feet of property and no one can take the trees away from the area.

Herb Sommers, owner of Mid State Bolt and Screw, explained they need to relocate because they have run out of space. The building they are presently in is long and narrow and they can't build any more on that property because of the Creek. He said they have five (5) other locations in Michigan, with Flint being the headquarters. He said he would save as many trees as possible. There is a 166 foot driveway that goes back to this property.

Mayor Smiley commented that the Genesee County Road Commission has the final say so regarding traffic lights. They are now in the process of evaluating north and south Grand Traverse. We asked the Road Commission about a light at the mobile home entrance.

Discussion was held concerning the possibility of a tax abatement.

Mr. Rizzo said he would agree to a 100 foot buffer around the property to save the trees. He said they plan to construct an attractive building for Mid State Bolt and Screw and will have other types of buildings located in the area also. Again, there will be no outside storage.

Mr. Sommers said he would most likely be adding another dozen or so workers.

Mr. Strasser said this is a zoning issue, not a site plan review. If the zoning is approved by the Planning Commission, then it goes before the City Council and if they agree, then Mr. Rizzo must come back to the Planning Commission for their Site Plan Review. He said the DPW thinks this proposal is a reasonable request. This type of development will create less traffic than a residential development would. He said as a safe guard to the people, the developers will have to come before the Planning Commission for their site plan and that is where the restrictions are required. As far as the Bristol Road traffic, this is in the hands of the Genesee County Road Commission.

Mr. Bertram asked what is done at this business and if Mr. Sommers has purchased the property. He also asked if this is a phase program for the property.

Mr. Sommers said they buy bolts, nuts and screws from all over the country and package them. He said they deal with every state in the Union. We do not manufacture parts nor is there any toxic waste from the business. He said they have an option on the property, pending the outcome of tonight's meeting.

He was advised the first phase would go back about 1,500 feet and the rest will depend on the demand for prospective tenants. They will most likely be other businesses such as ours.

Mr. Grantner asked if this property is rezoned, could it be considered spot zoning.

Mr. Strasser yes, but keep in mind the location of the property. It fronts on I-475. This is a difficult piece of property to sell. This will be somewhat considered an office park. A front office with light industrial behind it.

Mr. Grantner said this is a sizable piece of property and he has some reservations as to the use of the rest of the development.

Mr. Perez said it has been mentioned that something will go in there. Modular housing wasn't wanted by the residents and this developer has guaranteed he would build a buffer around the school. There would also be more traffic with a residential neighborhood. Each business that goes into the industrial park will have to come before the Planning Commission for their site plan review and we will take one business at a time. There will be some things that residents don't like, but this is a tax base for the school district and he said he would vote in favor of the proposal.

Mr. Bertram asked if there was another zoning classification that would fit this type of business.

Mr. Strasser replied C-2, but that would be stretching the zoning because of the size of the building. He thinks this particular business would fit better into the light industrial zoning.

Mayor Smiley said he has listened to the concerns about the traffic problems on Bristol Road. Before dollars can be allocated, there has to be some urban congestion. The industrial park will bring in more jobs. We are trying to maintain GM jobs and the County is trying to diversify. This zoning won't have an impact on the schools as far as attendance, but will bring in tax dollars. This is not like a factory and there is a tremendous demand for this type of area throughout the County.

Moved by Howlett, seconded by Perez to recommend approval of Zoning Case #230 to the Burton City Council, contingent upon DPW recommendations. Motion carried 7-1 with Mr. Grantner voting no.

2. ZC #231

BY: A. F. Jonna
2555 S. Telegraph, Ste.443
Bloomfield Hills, MI 48302

RE: Rite Aid
4007 S. Saginaw St.
Lots 1-9, 468-471, 576-579 of Bendlecrest Sub
Section 32
C-2 Zoned

FOR: Rite Aid Pharmacy

Arkin Jonna, 2255 S. Telegraph, Ste. 443, Bloomfield Hills, MI 48302, explained they are looking to acquire the existing Spring's Drugs and the adjacent properties next door. They plan to demolish all of the existing buildings, build a new building, and move the Spring's Drugs operation into the new building. Mr. Jonna said he has submitted the site plan to the DPW. He noted that if there are any concerns about screening for the residential zoning to the east of this property, he would put in a screening wall. The lighting was protruding outward into the residential zoning, but we have changed this to go downward, not outward. He said the building would face the corner of Saginaw and Bristol Roads. The trash receptacle will be screened. This will be a typical Rite Aid Pharmacy.

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Audience Participation:

Jerry Thick, 5620 Oak Brook, Flushing, stated this is a class act and more progress for Burton. He said he encourages the Board to approve this request.

Judy Estes, 1413 E. Scottwood, said she is not against progress, but would like to see trees and shrubs planted, not just blacktop.

Mr. Jonna stated they are creating more landscaping on three sides. There will be landscaping in the front as well.

Melody Ursha, 2027 Whittemore, noted that Spring's Drugs is used by many people in the neighborhood. She asked if they would be open 24 hours per day. Mr. Jonna replied no, this is not a 24 hour per day operation.

Mr. Strasser noted that this is a zoning case and following this is the site plan review. He said Mr. Jonna has taken a blighted corner on Dort & Atherton and made it into a great looking corner. When he says he will be doing something, it gets done. There are parking requirements on each establishment and they have met these requirements and will be putting in landscaping on the property.

Mrs. Millard asked how far back on Whittemore would they be building? She was advised the first four lots would be rezoned.

Mr. Bertram asked if there was a target date to start the project. He was advised the construction would start as soon as they have formal approval from the Council.

Mr. Jonna noted that those who are presently employed by Spring's Drugs will be approached to come to work for Rite Aid.

Moved by Howlett, seconded by Walls to recommend approval of ZC #231 to the Burton City Council, contingent upon DPW recommendations. Motion carried 8-0.

B. AUDIENCE PARTICIPATION:

Jerry Thick, 5620 Oak Brook, Flushing, suggested that possibly the City should start looking at the possibility of commercial building down Whittemore and Bristol to the school. There is plenty of venture capital out there but the lots are not deep enough. We need to make it more attractive down Bristol Road.

Mr. Bertram said when we start to update the Master Plan Bristol Road will be discussed.

Mr. Jonna said he has enjoyed working with Burton on the projects. He said he has developed real estate in the Detroit area and is now in the Genesee County area. It is great coming into a community and being accepted and have a community work with a developer. With the good working relationship, we want to do more with the municipality. He thanked the Commission and the City Staff for working so well with them.

C. SITE PLAN REVIEW:

1. SPR #97-56

BY: Arkan Jonna
2555 S. Telegraph , Ste 443
Bloomfield Hills, MI 48302

RE: Rite Aid
4007 S. Saginaw
Lots 1-9, 468-471, 576-579 of Bendlecrest Sub.
Section 32
C-2 Zoned

FOR: Rite Aid Pharmacy

Mrs. Howlett asked Mr. Jonna if he had read the DPW requirements. He replied yes, and he agreed to all of them.

Mr. Berry asked if there was anything new on the site plan that hasn't been addressed.

Mr. Jonna said he will give Tom a copy of the plans, as revised. The dumpster will be on the southeast of the development. There will be proper screening and the lighting will be directed away from the residential homes.

Mr. Berry asked if they would be picking up the dumpster in the early morning hours. Mr. Jonna said this was determined by the rubbish company, but there would be no deliveries or truck before 7 a.m. and they would deliver probably as late as 6 p.m.

Mr. Berry asked what is being proposed on the corner of Bristol and Saginaw. Mr. Jonna said the landscaping will be done on this corner and there will be signs placed by the entrances.

Moved by Howlett, seconded by Perez to approve Site Plan Review #97-56, contingent upon DPW recommendations. Motion carried 8-0.

D. BOARD DISCUSSION:

The next regularly scheduled meeting will be held on October 14, 1997, at 6:00 P.M.

Meeting Adjourned at 7:15 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

cml