

CITY OF BURTON
SPECIAL PLANNING COMMISSION MEETING MINUTES
OCTOBER 29, 1996, 6:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Mayor Smiley.

OTHERS PRESENT: R. LaDuke, Building Supervisor and C. Ladd, Deputy City Clerk.

A. SITE PLAN REVIEW:

1. SPR #96-72

BY: David L. Hodge
4475 Dort Hwy.
Burton, MI 48529

RE: Laidlaw Environmental Services, Inc.
4475 Dort Hwy.
59-33-300-012
M-1 Zoned

FOR: Bulk Transfer Operation

Mr. Hodge explained that he is the facility Manager for Laidlaw at Dort and Maple. They are proposing a bulk transfer operation at this site. Materials will be brought to the site, in containers, by truck and put in the building. The materials will be dumped into gondola railroad cars with the doors closed, and then shipped to Utah. There will be one or two gondolas in every days or two. Mr. Hodge explained that when the empty containers are brought to the site, they are clean. Each car that is brought in by truck is washed before leaving the building.

Mr. Berry asked Mr. Hodge if he had any problems with the DPW recommendations. Mr. Hodge said no.

B. AUDIENCE PARTICIPATION:

None.

Mr. LaDuke said this request has been through Zoning Board of Appeals and approved for a special use permit. Inspections will be done by the DPW or Fire Department. Laidlaw has agreed to pay a \$50,000 service fee to the City to make on site inspections daily. A performance bond should be required with the Building permit our with the site plan itself. They have agreed to a 15 year commitment, in writing.

Mr. Hodge said there is a \$100,000 penalty performance bond required.

Mr. Bertram said the ZBA granted a variance for one year. He asked about the hours of operation and said they should be posted on the site at the outside gate. Mr. Hodge said they are open from 6:00 a.m. until 6:00 p.m., but if anyone is in the office, the outside gate is not closed. The hours of operation could be posted on the gate.

Mr. Perez inquire about the name change and where the base office is located.

Mr. Hodge said in January of 1995, Laidlaw bought USPCI. They are based in South Carolina.

Mr. Grantner said he has no problem with what they are requesting, but is concerned about whether or not they meet all regulations, and will there be regular inspections.

Mr. LaDuke said the City is working with the State and Air Filtration, but we don't have the capability of checking that, but will find out from the State.

Mr. Bertram asked if the question of open storage had been resolved yet. Mr. LaDuke said Mr. Hamilton, Attorney, hasn't made it clear what is considered open storage.

Discussion was held concerning the possibility of hiring an employee to do inspections on this site and having the \$50,000 service fee pay for the employee.

Mrs. Walls said if the employee is hired for inspection of this site, they would be working for this company and who says the employee would be giving a proper report. Also, if an employee is hired by the City, they would then be given a wage increase, benefits, etc., and this concerns me some.

Mr. Hodge explained the oversite fee and said an outside contractor, with credentials, costs about \$50,000.

Mr. LaDuke said the employee would not be working 40 hours per week for Laidlaw. If the City had to supplement the employees wages some, it would not be a bad investment for the City.

Mrs. Walls asked if there will be a contract and was advised yes.

Mr. Hodge said part of the contract is that payment is paid quarterly.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #96-72, contingent upon DPW recommendations and getting proper permits. Motion carried 8-0.

C. BOARD DISCUSSION:

None.

The next regularly scheduled meeting will be held November 12, 1996 at 7:00 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

cml