

CITY OF BURTON
SPECIAL PLANNING COMMISSION MINUTES
MAY 14, 1990, 7:00 P.M., COUNCIL CHAMBERS

This Special Meeting was called to order at 7:00 P.M. by Homer Berry, Chairman.

MEMBERS PRESENT: H. Berry, Mayor Jane Nimcheski; M. White; B. Beggs, B. Howlett; G. Grantner and C. Smiley.

MEMBERS ABSENT: L. Bertram and J. Merrell.

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

A. FIRST PUBLIC HEARING:

1. Z.C. #90-182

BY: Dan Rowe
3458 W. Bristol Road
Burton, MI 48519

RE: Select Mobile Homes
3076 E. Bristol Road
Lots 22 - 27 Way Acres
Section 33
C-2 Zoned

FOR: Rezoning from C-2 to M-2 for
retail mobile home sales center.

Mr. Dan Rowe was present, representing Select Mobile Homes, 3458 W. Bristol Rd. Flint, MI 48507. He explained they are asking for a zoning change and site plan review approval.

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

Mr. Berry asked if a report had been sent to the Genesee County Metropolitan Planning Commission.

Mr. Strasser replied it has not been returned yet. Also, the property around this site is industrial with the exception of one parcel which was recently rezoned to commercial.

Moved by Howlett, supported by Beggs to recommend approval of the rezoning of the property located at 3076 E. Bristol Rd., from C-2 to M-2 for retail mobile home sales center, to the Burton City Council. Motion carried 7-0.

B. SITE PLAN REVIEW:

1. SPR #90-025

BY: Dan Rowe
3458 W. Bristol Road
Burton, MI 48519

1. SPR #90-025

RE: Select Mobile Homes
3076 E. Bristol Road
Lots 22 - 27 Way Acres
Section 33
C-2 Zoned

FOR: A Manufactured Home Outlet

Mr. Dan Rowe was present and introduced Mike Pifer of R. H. Kraft Engineering.

Mr. Pifer said they are proposing a manufactured home sales office with nine (9) display models and eight (8) storage units. There is adequate parking in the existing lot and we will meet the setback requirements. Storage will be in back south side of existing parking lot.

Mr. Berry asked if there are any landscaping plans. Mr. Rowe replied they haven't presented any as of this time. However, they are proposing that the homes will have shrubs and will be placed in front of each display home.

Mrs. Howlett asked if the driveway was up to the requirements. Mr. Rowe said he was asked to request an extension of the widening from the Board, but they are willing to widen the driveway to 25 feet as required.

Mr. Berry asked what the time frame would be for an extension. Mr. Rowe said they would like at least six (6) months or whatever is reasonable.

Mr. Berry asked about the placement of the nine (9) units. Mr. Pifer replied they would be placed on concrete pads.

Mrs. White asked if the homes would be brought in through the main driveway. Mr. Rowe replied yes. Limestone will be brought in prior to bringing in the mobile homes. The front area will be fenced off to prohibit people from parking there.

Mr. Strasser said the 25 foot driveway requirement was adopted by the Burton City Council and he doesn't think this should be waived. He also reviewed some of the other requirements with the Board.

Mrs. Beggs asked if they would need the circle drive if they widen the driveway. Mr. Rowe stated the circle drive is presently there. Mrs. Beggs said she thinks the Board should stay with the required criteria as we have with other mobile home sales.

Mr. Rowe said the Engineers have strategically placed the homes on the property so as not to interfere with the radial signals which are underground. Also, the widening of the driveway is not an issue. The owner prefers the customers to park back by the sales office and not in front. Mr. Rowe then explained the process by which the homes are brought in on the property.

Mr. Pifer said the homes are only moved approximately every six (6) months.

SPECIAL PLANNING COMMISSION MINUTES

MAY 14, 1990/7:00 P.M.

PAGE -3-

The Board then reviewed the following requirements:

1. Landscaping: There will be landscaping done to the front setback of Bristol Road.
2. Driveway: The driveway will be widened to 25 feet. No extensions allowed.
3. Future Storage Area: Location will be to the south of proposed parking lot and is to be limestoned prior to use.
4. Fencing: Fencing will be placed on the west side of drive and is to be of split rail fence from front to 2nd walkway to Bristol Road.

Mr. Rowe and Mr. Pifer agreed to the above stated requirements of the Planning Commission.

Moved by Mayor Nimcheski, supported by Howlett to approve Site Plan Review #90-025, contingent upon DPW recommendations and with the above required items #1-4 of the Planning Commission. Motion carried 7-0.

C. AUDIENCE PARTICIPATION:

There was no one in the audience.

D. BOARD DISCUSSION:

None.

Meeting adjourned at 7:37 P.M.

Respectfully Submitted,

Cheryl M. Ladd
Deputy City Clerk

CML

The next regularly scheduled Burton City Planning Commission meeting will be held on Tuesday, June 12, 1990 7:00 P.M.