MINUTES OF THE SPECIAL CITY OF BURTON PLANNING COMMISSION MEETING HELD MARCH 22, 1979 AT 4303 SOUTH CENTER ROAD, BURTON, GENESEE COUNTY, MICHIGAN

Meeting was called to order at 7:58 P.M. by H. Berry, Committee Chairman

MEMBERS PRESENT: Major, Back, Berry, Wright, Howlett and Estep

MEMBERS ABSENT: Houston

OTHERS PRESENT: Rabine, DPW Director; Martz, Civil Engineering Technician; Ladd, Deputy Clerk.

1. SPR #332
   NEW STRUCTURE

By: Tabernacle Christian Academy
G-3450 S. Saginaw Street

Kenneth W. Maurey
743-1710

Re: Proposed Academy School
Location - Maple Road at I-75
Interchange

Zoning HRM -R-1B

Mr. Major said a review could not be made from the Site Plan submitted by Tabernacle Christian Academy. Mr. Major said the time should be taken to review this Site Plan with the gentlemen. This could then come back to a regular meeting or a special meeting could be held.

Mr. Maurey asked if the major concern was the gravel parking and driveway. If so they would be willing to pave. Mr. Maurey also asked if there was a certain time the paving had to be done.

Mr. Major said the paving must be done during the construction season.

Mr. Berry said the next regular meeitng would be held on April 10th. Would this be holding you up to long?

Mr. Maurey said they had to meet a very strict deadline.

Mayor Wurtz said Crim's office called to see if this Site Plan could be expedited. He asked if DPW could go over the plans and then go before Planning Commission on Monday or on Tuesday, March 27th at 7:00 P.M.

Moved by Wurtz, supported by Howlett to table this Site Plan until March 27, 1979 at 7:00 P.M. Motion carried 7 - 0.

ADJOURNED: Time 7:03 P.M.

Submitted by,

Cheryl M. Ladd
Deputy Clerk

CML:fg

MINUTES OF THE SPECIAL CITY OF BURTON PLANNING COMMISSION MEETING
HELD MARCH 22, 1979 AT 4303 SOUTH CENTER ROAD, BURTON,
GENESEE COUNTY, MICHIGAN

Meeting was called to order at 7:07 P.M. by Homer Berry, Commission Chairman.

MEMBERS PRESENT: J. Major; C. Back; H. Berry; M. Estep, B. Howlett; Mayor Wurtz; and K. Wright.

MEMBERS ABSENT: K. Houston.

OTHERS PRESENT: J. Rabine, DPW Director; N. Martz, Civil Engineering Technician; C. Ladd, Deputy Clerk.

Mr. Major said Mr. Gutterman came before the Planning Commission for preliminary approval on June 28, 1978. We granted a preliminary Site Plan Approval and Preliminary Plat Approval.

Mr. Gutterman said he would be building a livable 3-bedroom home for about $40,000.00. The only way a home can be built for this amount of money and give adequate square footage, is to save on the lot. Young married, singles, and early nestors are really interested in this type of housing. There is a market for this kind of home. The only difference between a zero lot line and a condominium is the description of the lot. A Zero lot line is the width of the unit and 110 feet deep.

The owners of the lots will belong to an Association. The Association maintains the lawns and the exterior of the building such as painting, etc.

Mr. Major said this will have to go to the City Attorney and the City Council. After this presentation, he will have to have Engineering Plans.

Mr. Berry asked what would happen if one owner let his place run down?

Mr. Gutterman said the Association has control and would not allow this to happen.

Mr. Martz said the City had the right to see that the area was properly maintained.

Mr. Howlett commented on the housing development located on Irish Rd. and said it was a beautiful well-kept place to live.

Mr. Gutterman said a Zero lot line included a back yard as well as a front yard.

Mr. Martz said he has spoken with several businesses who have done business with Mr. Gutterman and he is very reputable.

Mrs. Estep asked Mr. Gutterman when he proposed to start construction.

Mr. Gutterman replied as soon as possible.

Mr. Gutterman said he would like to get two (2) models up during this construction season.

Moved by Mayor Wurtz, supported by Estep to approve Site Plan Review #243 for a Preliminary Plat Tentative Approval. Motion carried 7-0.

Moved by Howlett, supported by Major to adjourn. Motion carried 7-0.

ADJOURNED: Time 7:27 P.M.

Submitted by,

Cheryl M. Ladd
Deputy Clerk

MINUTES OF THE SPECIAL CITY OF BURTON PLANNING COMMISSION MEETING HELD MARCH 22, 1979 AT 4303 S. CENTER ROAD, BURTON, GENESEE COUNTY, MICHIGAN

Meeting was called to order at 6:03 P.M. by H. Berry, Commission Chairman.

MEMBERS PRESENT: Berry, Estep, Howlett, Major, Back, Wright, Mayor Wurtz

MEMBERS ABSENT: Houston and Paris

OTHERS PRESENT: J. Rabine, Director of DPW; N. Martz, Civil Engineering Technician; C. Ladd, Deputy Clerk

Mr. Berry explained there has been a request by Jacobs - Visconsi - Jacobs to reschedule the Public Hearing from March 27, 1979 to April 25, 1979. It is the opinion of the City Attorney, Richard Hamilton, that action can be taken outside of the Council Chambers by any commission other than Council. The meeting will be held at Bentley Senior High School.

Mrs. Estep said the Planning Commission has received materials from Jacobs - Visconsi - Jacobs and the delay in time would allow them to go over the materials received and try to make a sound decision regarding the Shopping Mall.

Moved by Estep, supported by Howlett to hold a Special Planning Commission Meeting at Bentley Senior High School on April 25, 1979 at 7:00 P.M. for the purpose of reviewing and possibly taking action on Jacobs-Visconsi-Jacobs Zoning Case.

Mr. Major said the new date should be printed in the Flint Journal and Suburban News.

Mr. Wright asked why the Planning Commission could not hold their meeting on March 27th to hear the public's opinions.
Mayor Wurtz said the meeting has been cancelled in the Suburban News.

Mrs. Estep pointed out that J-V-J has paid for the Special meeting and has now requested it to be moved to April. As long as there is sufficient time to notify the public of the change, we should grant them an extension of time to make their presentation.

Mayor Wurtz said he did not think anyone would show up at Bentley School on March 27th, as there has been proper publication of the meeting being cancelled.

Motion carried 6-1 with Mr. Wright voting against the motion.

CONCURRENCE WITH SITE PLAN REVIEW:

SPR # 321
Proposed Parking Lot and Demolition of Existing Structures

By: Fisher Body # 1 Division of General Motors Corporation 4300 S. Saginaw Street, Flint, Michigan - George Yaskanio, P.E.

Re: Proposed Parking Lot for Fisher Body # 1. Location: Southeast Corner of Hemphill Road and Saginaw Street

Mr. George Liljibald of Carlson, Hohloch, Mitchell and Piotrowski, Inc. gave the presentation reviewing the Site Plan. He explained the ingress and egress, drainage, fencing of greenbelt, raising of elevation, and adequate landscaping. The parking will be screened and there will be a major walkway.

Mr. Wright asked if Fisher Body had any security.

Mr. Sisk, Plant Manager, replied there is a security patrol and television cameras.

Mrs. Estep asked what would be done about the employees sitting on curbs and on the greenbelt areas during lunch hours. There is always such a mess left after the lunch hours.

Mr. Sisk replied the City Ordinance says that Fisher Body is responsible to maintain this property.

Mrs. Estep said A.C. on Davison Road and Dort Highway have special picnic tables and receptacles provided for the employees for their lunch hours. They have been good neighbors.

Mr. Sisk said they would do their best to see that the area is properly maintained.

Mr. Wright asked if the area had a sufficient amount of lighting ?

Mr. Yaskanin said there would be proper lighting in the area.

Mr. Rabine said we have been working on widening Hemphill Road. There is a continuous problem with the traffic. We are proposing to make a five-lane intersection. G.M. could not be allowed to have any traffic on Hemphill Road unless G.M. wants to make it five lanes.

Mayor Wurtz said he objected to requesting G.M. putting in five lanes on Hemphill Road. We have been talking for months re/this issue and now DPW wants to make another requirement at the last minute. Why wasn't this done for an Administrative Site Plan ?

Mr. Sisk said we granted a 17 foot easement. Mr. Sisk said this would go before the Executive Board on the 20th or 24th of April and he sees no problem with the granting of an easement.

Mr. Major said the Road Commission has looked at the location of the proposed parking lot and there would be signals put in as needed.

Mr. Berry asked Mr. Sisk if he could see any problems with the DPW recommendations.

Mr. Sisk said he could see none.

Further discussion held re/Proposed Parking Lot.

Moved by Wurtz, supported by Howlett to approve Site Plan Review contingent upon DPW recommendations eliminating # 1. Motion carried 7-0.

Moved by Estep, supported by Major to adjourn the meeting. Motion carried 7-0.

ADJOURNED:

TIME 7:51 P.M.

Submitted by

Cheryl Ladd
Deputy Clerk

CML/alh