



CITY OF BURTON
BURTON CITY COUNCIL MEETING
JANUARY 10, 2018
MINUTES

Council Chambers

Special Meeting

6:30 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by President Steven Heffner at 6:35 PM.

A. ROLL CALL

Attendee Name	Title	Status	Arrived
Tom Martinbianco	Councilman	Present	
Duane Haskins	Vice President	Excused	
Dennis O'Keefe	Councilman	Present	
Steven Heffner	President	Present	
Danny Wells	Councilman	Excused	
Vaughn Smith	Councilman	Present	
Christina Conley	Councilwoman	Present	

B. STAFF PRESENT

Paula Zelenko, Mayor
Bob Slattery, DPW Director
Marcy Kimball, Clerk's Office

Rik Hayman, Chief of Staff
Amber Abbey, Planning/Zoning

C. APPROVAL OF MINUTES

1. City Council - Regular Meeting - Dec 4, 2017 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dennis O'Keefe, Councilman
SECONDER:	Vaughn Smith, Councilman
AYES:	Martinbianco, O'Keefe, Heffner, Smith, Conley
EXCUSED:	Haskins, Wells

D. ADMINISTRATIVE REPORT

Mayor Zelenko stated we are here tonight to approve the first reading of the ordinance for ZC# 319 Wilson Boji, and the construction engineering from Lippincott to Lapeer.

E. AUDIENCE PARTICIPATION

David Boji said my father is the owner of Southmoor Golf Course located at 4312 S. Dort Hwy. The Golf course has been failing for some time now and we are here to request the rezoning of two parcels out of three from the current C-2 zoning to M1 zoning. Our engineer Garrett Greenly is here tonight to give you a brief presentation on what we would like to do.

Garrett Greenly, stated if this zoning passes we will be able to repurpose the golf course

into a corporate cannabis park. This park will be a two-phase process. We will take less than 50 percent of the golf course and develop that into Phase One which is 5 Class C commercial grow houses. We will install security fencing, a guard shack and tree lines to help buffer the zone for the community. This project has a total capital improvement cost of about \$25 Million. This will be one of the most advanced grow operations in the entire state. Phase two will include five more grow houses. If the recreational issue is on the ballot and passes then we will know if we will be operating in the medical market or in the recreational market. We will build a biomass power generating plant. It's a 3.5 megawatt power generator. Biomass is a renewable energy. You can put agricultural waste into the boiler and the EPA certifies this as renewable energy. We scrub the stack, capture the CO₂ and put the CO₂ back into the process. The second phase will be about \$12 million in capital improvement. The total investment will be around \$60 million. Once fully developed, the annual revenue for both phases will be about \$163 million. We will employ just under 300 full-time employees with benefits. The annual payroll for the entire facility would be \$21 million. We will have two large draining ponds so there will be no impact to the community and local environment.

Mr. Boji said the total tax revenue for the city would be \$1.5 million per year. There will be no smell and it will be a safe and secure state-of-the-art development.

Attorney Doyle said I just wanted to clarify that you are just asking for a flat rezoning and that no other conditions are included in this.

Mr. Boji said that is correct.

Mrs. Abbey stated the entire parcel sits in a C-2 zone. They have since split the property and with that split they are requesting to rezone parcel A and B. There would be no large impact to Dort Highway because it is an industrial zone and no impact to Judd Road because that section is all M1 industrial. The nearest residential property to this zone is 300 feet and the nearest school to this zone is 1000 feet. So there would be no impact there either. The administration recommends approval.

F. COUNCIL ACTION

1. Approve and Authorize the Mayor and City Clerk to execute a contract with OHM Advisors, G3101 West Bristol Road, Flint, MI 48507, for construction engineering of Center Road, Lippincott to Lapeer, (DPW Project No. 16-003-P), at an estimated cost of \$122,664.63, contingent upon approval of the City Attorney.

Mr. O'Keefe asked what kind of timetable would we be looking at for this project to start if approved.

Mr. Slattery said we were looking for construction to start after a bid letting in April and hopefully be finished in July or August.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dennis O'Keefe, Councilman
SECONDER:	Christina Conley, Councilwoman
AYES:	Martinbianco, O'Keefe, Heffner, Smith, Conley
EXCUSED:	Haskins, Wells

G. FIRST READING OF AN ORDINANCE

1. Approve and Authorize ZC# 319 - Wilson Boji 3761 Coolidge Troy, MI 48084, requests a zoning change from C-2 General Business to M-1 Light Industrial on the following described parcel: being located at 4312 S. Dort Hwy. as follows: 59-32-400-030 parent parcel pending split described as: Parcel A: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE S01o12'00"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 32, 255.00 FEET; THENCE N88o50'00"W AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4, 1306.76 FEET; THENCE N01o05'20"E, 255.00 FEET TO A POINT OF SAID NORTH LINE OF THE SOUTHEAST 1/4; THENCE S88o50'00"E ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4, 1307.26 FEET TO SAID EAST 1/4 CORNER AND THE POINT OF BEGINNING; PARCEL CONTAINS 7.65 GROSS ACRES OF LAND Parcel B: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE S01o12'00"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 32, 255.00 FEET TO THE POINT OF BEGINNING; THENCE S01o12'00W CONTINUING ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 , 748.21 FEET; THENCE N88o44'00"W, 798.75 FEET; THENCE S01o12'00W, 600.19 FEET; THENCE N88o46'30"W, 505.40 FEET; THENCE N01o05'20"E, 1346.49 FEET TO A POINT 255.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 32; THENCE S88o50'00"E AND PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST 1/4, 1306.76 TO A POINT ON SAID EAST LINE OF SOUTHEAST 1/4 AND THE POINT OF BEGINNING; PARCEL CONTAINS 29.37 GROSS ACRES OF LAND.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dennis O'Keefe, Councilman
SECONDER:	Christina Conley, Councilwoman
AYES:	Martinbianco, O'Keefe, Heffner, Smith, Conley
EXCUSED:	Haskins, Wells

Meeting was adjourned at 7:00 PM.
