

CITY OF BURTON
REGULAR COUNCIL-PLANNING COMMISSION MEETING
FEBRUARY 24, 1981, 8:00 p.m., COUNCIL CHAMBERS

This Special Joint Meeting of the Regular Council and the Planning Commission was called to order by President Dombrowski. Those in attendance were: J. Mikulich, N. Goulet, K. Wright, N. Dombrowski, J. Vecellio, J. Nimcheski, J. Mann, K. Houston, B. Howlett, H. Berry, M. Estep. Others: J. Rabine, J. Major, D. Woodbury, Representatives from Parkins-Rogers, Genesee County Planning Commission and the Press.

Council President Dombrowski then introduced Brendan Rogers and Jerry Meers. Mr. Rogers stated that they were originally retained in 1973 to prepare a Zoning Ordinance. He briefed council members and planning members about the departure from the master plan because of the regional shopping center. He feels the perimeter must be carefully guarded by thoughtful planning and zoning. Mr. Meers said they had made a recommendation in favor of the shopping center because they felt it was a major asset to the city and the Davison-Belsay site the most conducive. He further informed the members that the master plan must be strengthened should there be any future litigation.

Councilman Mikulich expressed his concern of the property east of Belsay and Davison Road frontage and feels it is in jeopardy of encroachment by commercial development. He also made clear his feelings regarding the mall site on Davison Belsay Road and his preference to the 160 acre area near the interchange.

Mr. Houston also voiced concern of the land north of Davison Road and East of Belsay and the impact on the residents within the area. Mr. Meers stated that the original master plan did not address a regional mall and that a land use study of the surrounding area is recommended.

Councilwoman Goulet expressed her desire to have the master plan revised to maintain the residential areas there. Commission Member Estep stated the need to discuss the perimeter area and spot zoning and the need to make some decisions regarding this. Commission Member Howlett said she had requested a comprehensive study of the area some time ago and is still very much in favor of such a study. Mr. Rogers confirmed the need for such a study and stated that this could be compiled by input from the Council, Administration and the Members of the Planning Commission. Councilman Wright expressed his desire to see a study which would update the master plan.

Mr. Meers stated that because of a request for rezoning of a parcel within the area in question, it would be beneficial to place a moratorium on rezoning in this area until a study could be completed.

Mr. Chapin Cook from the Genesee County Planning Commission then spoke briefly and confirmed the recommendations by Parkins-Rogers regarding a study of the affected area and the need to update our master plan. He offered the city the assistance of the Genesee County Planning Commission.

Commissioner Estep asked Council to take action on such a corridor study. President Dombrowski said that it was apparent that some decision must be reached regarding this area and wanted council to be aware of the cost factor involved. Councilman Mann stated that he felt the council should consider the requests for this study which was made by the Planning Commission some time ago. Mr. Meers said that such an indepth study would deal with properties on a lot to lot basis and Commission Member Estep was in favor of this proposal. Councilman Mikulich expressed his approval of Parkins-Rogers. Mr. Major's view was favorable to this firm because they were not involved politically with the city of Burton.

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President Dombrowski then suggested that Planning Commission send a letter to the City Council requesting a study and ask for Council action on this request. The firm of Parkins-Rogers will draft a preliminary work study letter which suggests the area to be studied and a price quote.

The meeting was then adjourned.

Respectfully submitted,

Darene Woodbury
Clerk