

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
FEBRUARY 17, 1997 5:00 P.M. COUNCIL CHAMBERS

This Special Meeting is called to order by President T. Hammon at 5:10 P.M.

Members Present: T. Hammon, A. Walls, P. Zelenko, K. Cox, C. Abbey,
T. Martinbianco.

Members Absent: C. Cross.

Others Present: Mayor C.Smiley, D. Hamilton, Attorney, J. Major, DPW
Director, J. Brown, Clerk's Office.

Purpose of the Meeting: Discussion and Possible Action Concerning Zoning
Case #219, to rezone property at the Northwest
Corner
of Atherton Road and Belsay Road from R-1A & C-2
to
RM and from R-1A to C-2 for the purpose of
Multi-
Family Residential and Commercial (The Tobin
Group,
31500 W. 10 Mile Road, Farmington Hill, MI
48336).

Presentation:

Ian Hohloch, 4222 Hedgethorn, spoke for The Tobin Group. He explained they are requesting rezoning for this property of seventy-nine (79) acres. Portions of it are zoned commercial. This will be a less dense use for this land. The streets will not be city streets. There will be more green area and more open area with this type of development. There is water available. There will be a club house, recreation facilities, fitness center and a pool. Michael Tobin showed large photos of a development similar to what The Tobin Group is proposing for the Atherton-Belsay Road area. It will have a boulevard entrance, and be built like Condo's, each apartment with a seperate entrance. Marshall Tobin explained further that each would have their own washer and dryer. He said they take good care of there developments. Each apartment has it's own garage. Rental fees run from \$600 to \$700 plus per month, there will be no subsidized renters. There also will be an attendant living above the

club house and on duty all the time.

Audience Participation:

Lynn Haynes, 3121 Eastgate
Lori Keeney, 3084 Eastgate
Sandra Riley, 2415 S. Belsay
David Smalledge, 3065 Connecticut
Ann Brown, 3111 S. Belsay
Richard Pearson, 6088 Nelson Ct.
Sandra Congdon, 3276 S. Belsay
Jim Wright, 3300 S. Belsay
Don Wymer, 5376 Lippincott Blvd.
John Stapish, 5160 E. Atherton

All of the above spoke against approval of this development. They are concerned with the increased traffic; fear a higher crime rate; the roads
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are in need of repair already; over-crowding of our schools; and the preference of home-owners over renters.

Council Discussion:

K. Cox asked for a review of how many units there would be. Marshall Tobin said there would be 161 units and 49 single family homes. Mr. Cox asked how long they planned to own this development. Mr. Tobin said when he retired it would belong to his children, he also said this would benefit the city through the taxes they would pay and there will be less children in apartments than houses. K. Cox felt that apartments don't necessarily attract the criminal element. He advised anyone who wants to see this property stay undeveloped, to buy it.

T. Martinbianco asked J. Major about the zoning, he said it was complex for this type of development. T. Martinbianco asked if there were other areas in the city that could accomodate this type of development. J. Major said yes. T. Martinbianco asked if the county had any plans to widen these two roads. J. Major said no, not unless the city was prepared to pay 50% of the cost of improvements. T. Martinbianco said he would have to take into account "managed growth".

P. Zelenko said she has lived in this area most of her life. She can see a need but not in this area. She said Atherton Schools can handle the influx. She feels a need to slow down growth until Council can review the

Master Plan.

C. Abbey said Burton needs these types of developments but not in this area.

He also feels the need to revisit the Master Plan. T. Martinbianco concurred.

Mayor Smiley said he is against approval of this request. He feels the Planning Commission has done a great job and also City Council.

President Hammon passed the gavel to Vice-President Zelenko and spoke on rezoning this property and changing the character of the neighborhood.

He

also spoke on spot zoning. He stated he will be voting against approval.

Council Action:

1. Approve and authorize the rezoning of the property by the Northwest Corner of Atherton Road and Belsay Road from R-1A & C-2 to RM and from R-1A to C-2 for the purpose of Multi-Family Residential and Commercial (The Tobin Group, 31500 W. 10 Mile Road, Farmington Hill, MI 48336).

Moved by Martinbianco, seconded by Abbey to deny the above motion. Roll call showed motion carried 6-0.

Meeting adjourned at 6:10 P.M.

Jeanette Brown, Clerk's Office