

CITY OF BURTON
SPECIAL COUNCIL MEETING AGENDA
SEPTEMBER 15, 1997, 6:00 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Ted Hammon, President at 6:00 P.M.

MEMBERS PRESENT: Centilli, Cox, Cross, Hammon, Martinbianco, Walls and Zelenko.

MEMBERS ABSENT: None.

OTHERS PRESENT: J. Major, DPW Director and G. Webster, City Clerk.

PURPOSE OF THE MEETING: Discussion and Possible Action regarding Planned Unit Development (P.U.D.) for Tobin Development at the N.W. corner of Atherton & Belsay Roads.

PRESENTATION:

Michael Tobin, Tobin Developers, reviewed his proposal and pointed out the advantages of smaller lot sizes. He said there would be 174 lots with some lots being 65 feet wide. The smaller lot sizes allow for bigger ponds and open green areas. The homes would be no closer than 20 feet apart. There would be no fences except for around pools or roads. The homes will be 1,000 square feet. This project would allow for affordable homes with streets with curbs and gutters. If the P.U.D is not approved, the lots will need to be reorganized losing open spaces and larger ponds. He moved the original Eastgate entrance to another location to help alleviate traffic problems. The 70 foot lots will have the same size homes as the 65 foot lots with approximately the same footage on each side of the home. The homes with 70 foot lots will cost more, due to the bigger lot size.

AUDIENCE PARTICIPATION:

Lynn Haynes, 3121 Eastgate, spoke in opposition to the Planned Unit Development (P.U.D.) allowing 65 foot lots. He said high density areas invite more crime and trouble into the neighborhood.

Jack Getting, Eastgate, asked if all the homes would be identical and if the lots would be sold to the general public. He was against 65 foot lots.

Mr. Tobin said all the homes would not be identical and the land would be sold only to builders.

Laurie Tinnin, 2340 Harmony, asked if the developer had done a study in the area to determine if there was a need for such development. She opposed the 65 foot lot size.

Mr. Tobin hasn't conducted a study for the development, but thinks there is a great need in Burton for this type of affordable housing.

Pauline Dargel, 6119 Hugh, suggested the surrounding area includes Suburban Estates. This development would provide for ideal use of open spaces. She thought 65 foot lot sizes were adequate.

Larry Petrella, 1081 Howe, was glad a new entrance wouldn't be added directly across from Eastgate. He said Council should make a decision based on the consideration of what the people in the area want.

Connie Rhodes, 5339 E. Atherton spoke against the 65 foot lot size. He would like to see lot sizes of 90-100 feet. The prices of the homes have nothing to do with the sizes of the boxed up lots.

SPECIAL COUNCIL MEETING MINUTES
SEPTEMBER 15, 1997/6:00 P.M.

COUNCIL DISCUSSION:

Mr. Cox spoke in opposition to the 65 foot lots. He didn't feel the open green areas and bigger ponds were a good trade off for the smaller 65 foot lots. He wanted to know who would be responsible for maintaining the green areas and ponds.

Mr. Tobin said the Home Owner's Association and the Genesee County Drain Commission would be responsible for these areas.

Mr. Tobin's engineer commented on the size of the green areas and ponds.

Mr. Tobin said this project would lose a lot of green spaces if the P.U.D. was turned down. Also, it would increase the cost, making it difficult for the developer to provide curbs and gutters.

Mr. Martinbianco spoke in opposition to the 65 foot lot sizes. He said if the P.U.D. was approved it would set a precedence and other developers would ask for the same consideration.

Mr. Cross spoke in opposition to the 65 foot lot size.

Mrs. Walls asked about the drainage problems on the property. She suggested Suburban Estates has bigger homes on smaller lots.

Mr. Major said the drainage issue would be addressed through the platting process and the Drain Commission. He said it is getting to be the norm, constructing bigger homes on smaller lots.

Mr. Centilli said we shouldn't set the example of smaller size lots. We have plenty of land available in the City to built homes. He was in opposition to the smaller lot sizes.

Mr. Tobin said if the lots remained at 70 feet wide, the project would lose the park like setting of the green spaces. He didn't know how many parcels would be included in the revised larger lot sizes.

Mrs. Zelenko said the Council had to make the best decision for the entire community. The City has enough smaller lot sizes. We have plenty of land to built homes. She felt the approval of smaller lot sizes might set a precedence for future developments. She was against the smaller lot sizes.

Mr. Hammon discussed the guidelines of the proposed P.U.D. He felt this would be the same as spot zoning. He compared it to some property that was rezoned on Eastgate. He was in opposition to the P.U.D. and said it would even give the developer the flexibility to add multifamily sites to the subdivision.

Mr. Tobin said the housing would be all residential not multifamily.

Discussion continued on this issue.

COUNCIL DISCUSSION ACTION:

Mr. Martinbianco moved for denial of the P.U.D. The action was seconded by Mr. Cross.

Mr. Hammon announced to Council a yes vote would be a denial vote.

SPECIAL COUNCIL MEETING MINUTES

SEPTEMBER 15, 1997/6:00 P.M.

COUNCIL ACTION:

Martinbianco moved and Cross seconded the following motion:

1. Approve and authorize the denial of a Site Plan Review #97-39 Planned Unit Development (P.U.D.) for Tobin Development at the N.W. corner of Atherton & Belsay Roads.

Motion carried 7-0.

MEETING ADJOURNED AT 7:00 P.M.

Gayle Webster
City Clerk