

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
DECEMBER 17, 1998, 6:00 P.M., SENIOR CITIZENS CENTER

The Special Meeting was called to order by Ted Hammon, Council President, at 6:03 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: Mayor Charles Smiley; D. Lowthian, Assessor; J. Major, DPW Director and C. Ladd, Deputy City Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #240 to rezone the following
Parcels for the use of Commercial, Residential and Mobile Home Park:
Parcel 1 from M-2 to RMH
Parcel 2 from M-2 to C2
Parcel 3 from M2 to R1A
(Sam Ragnone, 1019 Church St., Flint, MI 48502)

PRESENTATION:

Mayor Smiley gave a few opening remarks and informed the audience that on November 12, 1998, the Planning Commission made a recommendation to deny the request for rezoning by a 9-0 vote. This case now is before the City Council for their decision.

Mr. Ragnone said he is here to ask the City Council to approve his request for the rezoning of 196 acres at Genesee and Davison Roads. He presented an overhead view of the property and explained that he is proposing a mixed use for this property. Mr. Ragnone said there are various uses for this property with the present zoning, such as a junk yard, foundry, etc. There hasn't been a proposal on this property other than his in several years. He said his proposal is something that would be in the best interest of the City of Burton. There is a need for Senior Citizens housing. He noted that the property on Davison Road would be zoned commercial, while the property facing Genesee Road would be zoned residential and the property behind this would be mobile home park. On Genesee Road, there would be 37 homes developed with lot sizes 102'x125'. The park will be a gated community with 24 hour guard. Mr. Ragnone said he has met with the School District representatives, but wasn't received very warmly. He was told the District didn't want manufactured homes, only stick built. The school district seems to have a problem with the number of prospective new students. According to the 1998 census, there were 6 new students added to the district. This development will not impact the school district all at one time, but over a period of time. He commented that he is still willing to work with the school district and the City of Burton to resolve any issues.

Mr. Ragnone said he is also willing to meet with the people and let them know what he is planning to build. He said he is willing to be flexible with the site plan and work with the City of Burton to get this plan approved. He noted that each entrance by the Senior Citizen and family park will have their own club house. The people in the fixed homes will also have use of the club house facilities. There will be 5,500 sq. ft per lot with a 40 acre green space and five nature preserves. There will be two off-street parking sites and the people will have patios and garages. The density is 3.8 per acre and normally there are 5 per acre. The one major concern is traffic. He explained he is willing to put in a left turn lane at the light at Genesee and Davison Roads.

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AUDIENCE PARTICIPATION:

The following people addressed their concerns against the proposed development:

Jeff Morgan, 4396 Underhill Dr., Kearsley School Superintendent, spoke on behalf of Kearsley Schools regarding the population growth arising out of the proposed development. They adamantly oppose the development.

Ed Levine, 4396 Underhill Dr., Business Manager for Kearsley Schools, spoke concerning revenues for Kearsley Schools and the burden this development would have on the school district.

Kim Hubble, 4418 Hedgethorn Ct., said she had copies of petitions from residents opposing the zoning change.

Bill Young, 1061 Arapaho Dr., spoke concerning the existing traffic problems on Genesee and Court Street. He thinks this property should be kept in the bank for future use.

Bernard Meader, 4033 Woodrow Ave., spoke concerning left turn lane on Genesee and Davison Roads. He also spoke about junk and debris along the railroad tracks and stated that the railroad company is against the rezoning.

Neil Jones, 4455 N. Genesee Rd., said he isn't a Burton resident, but is a resident in Kearsley School District. He was a member of the Vision 2000 for the school district. He said there are already too many mobile home parks between Burton and Genesee Township. There are too many children for the number of teachers to handle. He is against the proposed rezoning.

Kristy Richards, 6258 E. Potter Rd., spoke about the positive influence the Kearsley School District has on her children and asked the Council to consider the ramifications that could come with the rezoning of this property.

Donna Glann, 1475 Ives Ave., said she is against the rezoning for a mobile home park because of the way they are taxed. She is also concerned about the traffic at Davison and Genesee Roads.

Pauline Dargel, 6119 Hugh, spoke concerning a market study showing the need for this type of housing. Also, there are other subdivisions in the City which have affordable housing. Please follow the recommendation of the Planning Commission and deny the request for rezoning.

Chris Haack, said he recently purchased his home and wants his children to have a quality education. He stated that the resale value on the mobile homes are not good and he is against the rezoning. He asked the Board to deny the rezoning.

Barbara Yehle, 2135 Blackthorn Dr., said she is new in this area, but not to Burton. She has concerns about decreasing property values with a mobile home park. She asked the Board to deny the rezoning.

Don Fader, 1029 Pawnee, asked about a traffic study being done on Court and Genesee Roads. He asked if there was a report. He also spoke concerning how the railroad affects the traffic and the safety issues.

Dwaine Burnash, 2239 Covert Rd., said he has three children in the school district. He said the added traffic is an issue and he thinks there is a better use for this piece of property.

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Diane Jakoviac, 4178 Weston Dr., said she has set at Davison and Genesee Roads for three or four traffic lights when coming home from work. She said she has concerns about the property values.

Bill Aikman, 4477 Hedgethorn Cr., said he followed a mobile home about 6-1/2 miles and how long will it take for 600 of them to be brought in?

Carl Carlson, Flint Engineering and Surveying, answered questions concerning the availability of sanitary sewers and storm sewers. He said there is a 75 foot buffer proposed along the railroad tracks and this area will be landscaped and bermed.

Mr. Ragnone spoke again in response to the questions raised by the audience. He said this proposal would be good for the City and thanked the Council for their time and consideration.

Jim Howell, 1472 N. Genesee Rd., said he didn't receive notification of this meeting and he lives within 300 feet of the property. He asked if this is approved, have a fence installed to keep the trash from blowing across the road.

Daniel LeGrange, 2047 N. Genesee Rd., asked how many times this comes before the Board?

Mr. Hammon explained the process for a zoning case.

COUNCIL DISCUSSION:

Keith Cox apologized for arriving late to the meeting. He said they have had the information on this proposal for sometime and have had a number of calls about the rezoning.

Mrs. Walls stated that Mr. Ragnone has given a great deal of information about the project and the Council has been kept informed. Letters have been received by several residents. She said she would vote no on the rezoning request.

Mrs. Zelenko left the meeting.

Mr. Hammon said there are several mobile home parks expanding now and he has no desire to have Burton the manufactured home capital. The City doesn't want another manufactured home park. Mr. Hammon extended Mrs. Zelenko's apology for leaving the meeting early. He said he doesn't think this request is in the best interest of the public and only affects the applicant.

Mr. Cross said he opposes the rezoning.

Mr. Centilli said traffic is a problem and this is also the last piece of prime property in the City. He said he would be voting no.

Mr. Martinbianco spoke concerning the land use and the possibility of future development to provide jobs for kids in Genesee County.

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COUNCIL ACTION:

Cox moved and Cross seconded the following motion:

1. Approve and authorize denial of Zoning Case #240 to rezone property on the southwest corner of Davison and Genesee Roads for Commercial, Residential and Mobile Home Park (Sam Ragnone, 1019 Church Street, Flint, MI 48502).

Motion carried 6-0.

Meeting Adjourned at 7:42 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML