

CITY OF BURTON

JANUARY 8, 1996, 6:30 P.M., COUNCIL CHAMBERS

The Special Meeting Was Called To Order By Ted Hammon, President, At 6:32 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: J. Major, DPW Director, R. Hamilton, City Attorney and C. Ladd, Deputy City Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #212 to rezone
the property at the Southwest Corner of I-475
and
Bristol Road to change the zoning from C-4 & RM
to RMH
for the purpose of Mobile Home Community.

PRESENTATION:

Ian Hohloch, 4422 Hedgethorn, from CHMP, said he was representing Greenbrier Development. He said they are proposing 320 sites and the developer has agreed to pay for the installation of a traffic signal. He said his clients own the property and the project will be upscale. The smallest lot is 50'x100' and will have a lit masonry gate. The fencing has been agreed upon between the developers and the residential neighborhood and there will be walkways provided for the children.

Walt Walker, Developer, said the area south of Judd Rd. will have double sectional units with a 412 pitched roofs. There will be screening along the creek bed and behind the homes. They have eliminated three (3) lots to facilitate the additional screening. There will be no ingress or egress onto Judd Rd. unless the Planning Commission so stipulates.

AUDIENCE PARTICIPATION:

Doug Serrells, 4435 Lawnwood Ln., said the committee has worked with the

developer and they have agreed upon many of the residents requests. He said they would like to have their requests included with the city's requirements, and would like some kind of assurance that the requests, agreed to between the residents of Shenandoah Estates and the developers, are addressed properly.

Mr. Major said the Planning Commission agreed take into consideration at the time of the site plan, the requests of the Shenandoah residents. If they are requests are not addressed, you have seven (7) days to bring this back to the City Council. The requirements are on file in the DPW.

Bob Centilli, 4479 Lawnwood Ln., said the developers have agreed to sign the document that has been drawn up. He also asked about the flood plain area.

Leonard Krawczyk, 4295 Lawnwood Dr., said he hasn't had an opportunity to meet with the committee members and was concerned about having an egress onto Judd Road.

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Chuck Richards, 4416 Lawnwood Ct., asked how long it would take for the project to be completed. He was advised the project would be done in three (3) phases and each phase would be approximately 1 to 1-1/2 years to complete.

Chad Hatt, 4319 Fairwood Dr., inquired about the right-of-way.

COUNCIL DISCUSSION:

Richard Hamilton, City Attorney, said he received a copy of the outline of the agreement between the residents and the developer. He explained that the Council is only dealing with this matter as a zoning case and nothing concerning the building portion of the development. He said there are a number of items in the agreement that will be controlled through the site plan review process. There

are other items involved in the agreement which are beyond the Planning Commission's right to agree to. The City has nothing binding with the agreement, as this is an agreement between the association and the developer and the Council cannot rezone the property contingent upon the agreement.

Mr. Major said the conditions that are listed in the document could be incorporated into the site plan. The developers are not planning to rent any of the mobile homes.

Mr. Martinbianco asked if all costs for the traffic signal would be incurred by the developer. He was advised that they would incur all costs except for the maintenance of the signal.

Mr. Major said the Road Commission would pick up the maintenance of the signal.

Mr. Martinbianco inquired about the rezoning of the front of the property. He was advised the zoning of the property would remain C-4.

COUNCIL ACTION:

Abbey moved and Zelenko supported the following motion:

1. Approve and authorize the rezoning of the property at the Southwest Corner of

I-475 and Bristol Road to change the zoning from C-4 & RM to RMH for the purpose of Mobile Home Community.

Motion carried 6-1 with Cross voting no.

Meeting Adjourned at 7:15 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML

