

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
SEPTEMBER 02, 1997, 6:30 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Paula Zelenko, Vice President, at 6:30 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: Mayor Charles Smiley; C. Abbey, Personnel Director; J. Major, DPW Director; R. Hamilton, City Attorney and G. Webster, Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #227 to rezone the NW Corner of Atherton & Belsay Roads from R-1A to R-1B, 59-23-400-008 & part of 59-23-400-010 for the purpose of residential development.

PRESENTATION:

Mayor Smiley addressed the flyer that had been distributed to the residents in the Atherton & Belsay Rd. area. The flyer was titled "Last Chance!" and printed on the back of a Special Council Agenda for Zoning Case #227. He pointed out several inaccuracies listed on the flyer. He said this project would not be another mobile home community, it will not be a low income project and there will be added play areas in the project area. By law, the City can't prohibit a manufactured home to be placed in the area, however, the developer assured us these would be stick build homes. The developer is responsible for putting in street lights and the roads will be brought up to our specifications. The Mayor will treat this developer equal to all others. The Mayor said this is a good proposal and will provide positive development for the City. The residential growth has been great for our City and home values have been increasing throughout the City. The Planning Commission has made recommendation for approval of this project.

Mr. Major said the developer would be responsible for entry ways and the roads would be paved with curbs and gutters.

Michael Tobin, came before Council prior to this request asking for a multi-family rezoning on this property that was denied. He said residents in the area preferred single family homes. Presently he is requesting rezoning to allow for development of approximately 188 single family stick built homes on 60 acres of property, located at the northwest corner of Atherton and Belsay Roads. He said they are affordable homes, not low income homes, with an equalized value of approximately \$47,5000. The cost of the homes would be around \$90,000+. The site plan review hearing for a P.U.D (Planned Unit Development) will allow for smaller lot sizes. This will be held on September 15. There will be one entrance off Belsay which dead ends, so there won't be a cut through and one entrance across from Eastgate that dead ends eliminating a cut through. Mr. Tobin discussed the green areas, the pond, common areas and play areas that have been set aside in the proposal. Through a P.U.D approval lot sizes could be 65 feet wide. Also, there will be no fencing to give the appearance of rolling open nature.

AUDIENCE PARTICIPATION:

The following residents spoke in opposition to Zoning Case #227 and the proposed development:

Lynn Haynes, 3121 Eastgate
Richard Pearson, 6088 Nelson Ct.
Brian Hoye, 2118 S.Belsay Rd.

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AUDIENCE PARTICIPATION CONTINUED

Connie Rhoden, 5339 E. Atherton Rd.
Melvin Hammon, 3182 Eastgate
Frank Richardson, 3197 Eastgate
David Smallidge, 3065 Connecticut
Larry Petrella, 1081 Howe Rd.
Vivian Rhoden, 5339 Atherton Rd.

Their concerns included the following comments:

- *Nearby residents do not want the entrance to the new subdivision directly across from Eastgate.
- *A Master Plan update should be in place before additional development is approved in Burton.
- *Small lot sizes of 65 feet give the appearance of a mobile home park.
- *Generally, nearby residents do not want lots to be 65 feet wide, most prefer 80+ foot wide lots.
- *Nearby residents do not want mobile homes located in the proposed development.
- *It wouldn't be good for the school system. All this new development causes overcrowding, which leads to millage increases so new schools will need to be built.
- *The new development would burden our sewer, water and road systems.

Pauline Dargel, 6119 Hugh, commented on the proposed development in regards to the placement of manufactured homes and the consideration of the P.U.D. She felt it was possible to have stick built homes on 65 foot lots.

Mr. Major said by law, we can't prevent manufactured homes from being placed anywhere in the City. However, Mr. Tobin plans on building regular stick built homes on this property. By law, notices do not have to be sent to residents informing them of the P.U.D.

In response to the sewer units, the Mayor said we have plenty of units left to purchase. This won't have a bearing at all. The County plans on adding an interceptor in the future and it is up to the Drain Commission to assess the work.

COUNCIL DISCUSSION:

Mr. Martinbianco clarified that the P.U.D would be added to the next agenda and would be voted on as a separate issue. If there was to be a comprise on lot size, how many homes would be built.

Mr. Major said it would probably reduce the number of homes by 25%.

Mr. Tobin said the lots would have to be smaller to build affordable homes.

Mr. Cox did not like the flyer that was distributed. He said it contained half truths and lies and didn't help this situation. He hopes this type of thing doesn't happen again. He thinks it is unrealistic for the City to put a moratorium on development, while the Master Plan is being completed. He addressed several of the resident's concerns, including the small lot sizes and rezoning. He thinks it should be left up to the buyer to decide if they want to purchase a home on a small lot. These single family stick built homes would provide affordable housing for our community.

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Mr. Martinbianco said the Legislative Committee is addressing required specifications that manufactured homes will need to meet, to be placed in the City. If these homes can be placed anywhere, at least we can make them better fit the surrounding neighborhoods. If possible, we should opt for stick built homes. Mr. Martinbianco addressed a number of the resident's concerns.

Discussion continued on these issues.

Mr. Cross wanted clarification on the rezoning and the minimum lot sizes.

Mr. Major briefly discussed the P.U.D. procedure. He said the new subdivision would have various lot sizes. The P.U.D. would allow for some lots to be less than 70 feet wide.

Mr. Centilli suggested Mr. Tobin charge \$5,000 more for the lots and increase the lot size.

Mr. Hammon has lived in the area all his life and it is hard to see it change. He thinks this is a much better alternative than a modular home park and individuals should have the right to ask for the rezoning.

Mrs. Walls said this property has been turned down before, because no one wanted a trailer park and residents agreed stick built would be a much better alternative. She would be voting in the affirmative on the rezoning.

Also, Mr. Hammon commented on his dissatisfaction of the midnight flyers that were distributed with half truths and lies.

Mr. Centilli commented on the price range of the homes and the cost of the lots.

Mr. Tobin said the curbs and gutters added to the cost of the project and it wouldn't be feasible to have larger lots and stay within the \$90,000 price range.

Mr. Martinbianco said the resolution for the P.U.D. (Planned Unit Development) would be added to the agenda tonight and it would be voted on as a separate issue.

COUNCIL ACTION:

Hammon moved and Walls seconded the following motion:

1. Approve and authorize the Second Public Hearing for Zoning Case #227 to rezone the NW Corner of Atherton & Belsay Roads from R-1A to R-1B, 59-23-400-008 & part of 59-23-400-010 for the purpose of residential development. (The Tobin Group, 31500 W. Ten Mile Rd., Farmington hills, MI 48336)
- Motion carried 6-1 with Mr. Centilli voting no.

Meeting Adjourned at 7:45 P.M.

Gayle Webster
City Clerk

GW/cml