

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
OCTOBER 20, 1997, 6:30 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Ted Hammon, President, at 6:30 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: Second Public Hearing for Zoning Case #230 to rezone property at Parcel #59-31-200-002, Section 32, Bristol Rd., from R-1C to M-1 for Light Industrial Use (Mid State Bolt & Screw, 2435 S. Grand Traverse, Burton, MI 48529).

PRESENTATION:

Blake Rizzo, 5273 Empress Dr., Burton, of Rizzo's Industrial, said Zoning Case #230 has been recommended through the Planning Commission to be rezoned from R-1C to M-1, for light industrial use. Mr. Rizzo said there would be a hundred foot buffer of trees around the site bordered by residential area. Mid State Screw and Bolt is going to built a 72,000 ft. facility on the property. He will be available to answer any questions.

AUDIENCE PARTICIPATION:

None.

COUNCIL DISCUSSION:

Mr. Martinbianco asked about the placement of the facility, buffer areas, open storage, uses for M-1 zoning and traffic concerns.

Mr. Rizzo said there would be enough area set aside to provide the 100 ft. buffer. There will be no buffer along I-475.

Mr. Major said there could be open storage, only if the appeal board granted it. At this time, only inside storage is allowed. Other uses for M-1 Zoning would include, enclosed manufacturing operations with office fronts and no outside storage. Some other possible uses might include; restaurants or service establishments, such as, contractor offices, plumbing and heating services and warehousing companies.

Mr. Rizzo said all the traffic will flow in and out on to Bristol Rd. No traffic study has been conducted in regards to the proposed Industrial Park.

Mr. Major said any signal light located in that area would probably require an expensive timing process due to other lights in the area. Also, it has not yet been determined who would pay for this signal.

Mr. Martinbianco suggested some of the area driveways flowing into a service drive.

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Mr. Major said Paul Parks of the Road Commission is looking into the possibility of shutting down some of the existing driveways and providing a single entrance on to Bristol Rd. with a signal. Several of the businesses could pay jointly for a traffic signal.

Mrs. Walls said the Planning Commission addressed Zoning Case #230 for approximately 1 ½ hours and approved it 7-0. Mid State Bolt and Screw said there would be no outside storage and she felt this would be a good use for this property.

COUNCIL ACTION:

Cox moved and Cross seconded the following motion:

1. Approve and authorize the rezoning of parcel #59-31-200-002, Section 32, Bristol Road, from R-1C to M-1 for Light Industrial Use (Mid State Bolt & Screw, 2435 S. Grand Traverse, Flint, MI).
Motion carried 7-0.

Meeting Adjourned at 6:42 P.M.

Gayle Webster
City Clerk

GW/cml