

CITY OF BURTON

JUNE 16, 1997, 6:45 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Ted Hammon, President, at 6:50 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: R. LaDuke, Building Supervisor; C. Abbey; R. Riess, Water and Sewer Supervisor and G. Webster, Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #224, Rezoning of Parcel #59-12-400-001, from M-1 Light Industrial to RMH for the purpose of an addition to Centennial Farms Manufactured Housing Community (A. Bart Lewis, 401 N. Woodward, Birmingham, MI).

PRESENTATION:

Mr. LaDuke said the proposed addition will run behind the cinema and up to the railroad tracks. He doesn't see any problem with rezoning the property.

Kenneth Thompson, 60630 New Haven Rd., Brookside Communities, said the proposed property is land locked. The new addition will be built behind Centennial Farms and the cinema. The other surrounding area will probably become a wetland preserve. The addition will include 69 sites.

AUDIENCE PARTICIPATION:

Don Sanderlin, 4460 Killarney Park, commented on water rates and taxes in relationship to modular home parks. He wanted to know if the City would be able to assess the same amount of taxes on this property as individual homes. Will the property value go up?

Mr. Martinbianco said this would fall under the category of a revenue based assessment property and be taxed accordingly.

Mr. Cox was concerned with the park having only one exit and the safety hazards that might arise.

Mr. Thompson said the original park has 392 units and the new addition will have

69. He said there are parks with 600 units that haven't had any safety problems

with a single exit. The residents prefer one exit, hoping to cut down on traffic. A break through gate could be added, if needed.

Frank Howe, 1065 Peach Blossom Circle, Manager of Centennial Farms, said the

traffic seems to flow pretty smooth and there hasn't been any complaints of

congestion. Residents are coming and going on different shifts.

COUNCIL DISCUSSION:

Mr. Cox asked if there were any plans to widen the road in that general area.

Mr. LaDuke said there are no plans at this time to change the major streets in the area.

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Mr. Cox suggested some of the new development share in the burden of adding

infrastructure to the local street system.

Mr. Thompson said a Financial Study has been conducted on the major and minor

roads on a per capita basis. The roads involved in this project are being constructed by the developer. The park will bring in considerable money

to the

City.

Mr. Centilli inquired about the land that was purchased for the addition of the

project.

Mr. Thompson said the parcel had natural boundaries. The land is bordered by

wetlands, railroads and the cinema.

Mr. Martinbianco said a crash gate would be a good idea and suggested they

contact the cinema to see if it might be a possibility.

Mrs. Zelenko commented on the possibility of a toxic waste spill from the railroad or a potential health hazard from the power lines.

Mr. Thompson would be glad to sit down with the City's emergency planning unit to discuss all safety concerns. He is not aware of any health concerns at this time. These issues could be discussed further, during site plan review.

Discussion continued on the following issues; crash gates, additional exits, security guards and traffic congestion.

COUNCIL ACTION:

Cross moved and Cox seconded the following motion:

1. Approve and authorize second public hearing for Zoning Case #224, to rezone
Parcel #59-12-400-001, from M-1 Light Industrial to RMH for the purpose of
an addition to Centennial Farms Manufactured Housing Community (A. Bart
Lewis, 401 N. Woodward, Birmingham, MI).
Motion carried 7-0.

Meeting Adjourned at 7:20 P.M.

Gayle Webster
City Clerk

GW/cml

