

CITY OF BURTON

FEBRUARY 19, 1996, 7:00 P.M., COUNCIL CHAMBERS

The Meeting was called to order by Ted Hammon, President, at 7:00 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: J. Major, DPW Director; D. Lowthian, Assessor and G. Webster, City Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #213 to rezone property at 2173 S. Center Road from R-0 to C-2 for the purpose of retail stores. (Deborah K. Metzgar, 8302 Butternut Ct., Grand Blanc, MI 48439).

PRESENTATION:

Mr. Major said this project had the Planning Commission's approval after holding a public hearing to rezone the property at 2173 S. Center Road from R-0 to C-2, for the purpose of building retail stores. From a value standpoint there is not much difference. The DPW's standpoint was neutral on this issue.

AUDIENCE PARTICIPATION:

Spoke in Favor of Rezoning:

John Herman, G-4511 Miller Rd., Flint, Attorney, said by looking at the surrounding neighborhood, this area will eventually all become commercial. The church has some opposition to this project. He asked Council to follow the recommendation of the Planning Commission to rezone the lot to C-2. He said Mrs. Metzgar has no plans to build a fast food restaurant on that property.

Debra K. Metzgar, 8302 Butternut Ct., Grand Blanc, said the property had been in her family for 30 years. She has high regards for church, and wouldn't put

anything on the property to ruin the image of the church, but from her standpoint, the property needed to be rezoned commercial.

Spoke Against Rezoning:

Paul Hildrith, 2364 Meadowcroft Dr., representative of St. Nicholas Church, which borders adjacent property to 2173 Center Rd., said they weren't against office buildings R-O zoning, but they did object to commercial C-2 zoning. There are concerns for vacant buildings in the future or undesirable businesses. Also, he said the church has some intent to purchase the lot at a later date.

Phil Brown, 5426 Coral Ridge, Grand Blanc, business owner Lapeer Rd. and member of St. Nicholas Church said he objected to commercial rezoning. He doesn't want a high traffic area that commercial development would bring. Also, the church is interested in purchasing the property.

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John Zelenko, 2068 Amy, business owner Tadrick's Tax Service on Bristol Rd. and member of St. Nicholas Church said Planning Commission should consider all businesses around property when rezoning. They are afraid that a fast food restaurant might be located near the church, which would lead to excessive litter.

Mark Yonan, 2521 E. Court, Flint, member of St. Nicholas Church, said he doesn't know of any compelling reason to rezone this area.

COUNCIL DISCUSSION:

Mr. Martinbianco asked if Mr. Major reviewed the traffic count and he was advised he did not. He also asked about the lot size. He asked if the church preceded the old Master Plan and advised yes.

Mr. Major said if the property is zoned C-2, they can build up to the property line; C-1 zoning would be a little more restricted.

Mr. Hamilton said some of the R-0 Zoning was modified to C-2 from the south to the north.

Mr. Abbey asked Mrs. Metzger what type of stores she was planning to have in the shopping center. Mrs. Metzger said she planned to have a computer store, shoe store, bookkeeping service, bird store and stationary store.

Mr. Cox said it's important that the Council do what is best for the City's growth when looking at rezoning. He said he doesn't see the benefit for the rezoning of this property and would be voting against the rezoning request.

Mr. Cross said a strip mall is not appealing to him.

Further discussion was held by Council concerning the possible impact the development would have on the surrounding area.

COUNCIL ACTION:

Zelenko moved and Cross supported the following motion:

1. Deny the rezoning of the property at 2173 S. Center Road from R-0 to C-2 for the purpose of retail stores. (Deborah K. Metzgar, 8302 Butternut Ct., Grand Blanc, MI 48439).

Motion Carried 5-2, with Hammon and Walls voting no.

Meeting Adjourned at 8:00 P.M.

Respectfully Submitted,

Gayle Webster
City Clerk

GW/cml

