

CITY OF BURTON

FEBRUARY 20, 1995, 7:00 P.M., COUNCIL CHAMBERS

THIS SPECIAL MEETING IS CALLED TO ORDER BY KEITH COX, PRESIDENT AT 7:08 P.M.

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

MEMBERS ABSENT: Zelenko.

OTHERS PRESENT: Mayor Smiley, J. Major, DPW Director, R. LaDuke, Building/
Inspection Supervisor, and W.Walworth, City Clerk.

PURPOSE OF THE MEETING: DISCUSSION AND POSSIBLE ACTION CONCERNING SECOND
PUBLIC HEARING FOR ZONING CASE #205; RIZZO DEVELOPMENT,
31511 GRATIOT AVENUE, ROSEVILLE, MI 48066.

PRESENTATION:

Louis Albert-Blake Rizzo, President Rizzo Development, said he would like to develop the property for homes.

AUDIENCE PARTICIPATION:

Jim Delano, 5349 W. Maple, representing residents in the area gave his objections to the deveolpment. He also presented a petition opposing the development.

Charles Doherty, 4320 S. Belsay Rd., said he has a major drain problem and was opposed to the project.

Dan Rozboril, 5360 W. Maple, Grand Blanc, expressed opposition to the project.

Betty Howlett, 5465 Maple Rd., spoke in favor of the project. She said that the only reason the land was not zoned R-1A was the lack of sewer and water at the time of the Master Plan.

Pauline Dargel, 6119 Hugh, said she felt this was spot zoning and that a zoning map should be available in the Council Chambers.

Larry Stephens, 3049 Vineland, also spoke against the rezoning.

COUNCIL DISCUSSION:

Mr. Martinbianco reviewed the responsibility of the Council in rezoning cases. He noted that the County can create a drainage district if the area needed it. Mr. Abbey asked when an engineering study had been done. He was advised, January 1993.

Mr. Major said he saw no road improvement at this time as it is a secondary road.

Mr. Abbey questioned the development at the expense of the people in the area.

Mr. Hammon asked if the developer was going to bring in City water. Mr Rizzo said he hoped to.

Mr. Hammon asked how long the development would take. Worst cases seemed to be 5 years.

**SPECIAL COUNCIL MEETING MINUTES
FEBRUARY 20, 1995 7:00 P.M.**

PAGE 2

Mrs. Walls said we must be concerned for all the citizens and that Council was only allowing a rezoning and that there are many more hurdles to cross such as a Site Plan review. She said that the Planning Commission recommended the rezoning.

Mr. Cox asked about the number of homes. He was advised around 200 maximum. Mr. Abbey asked price range. He was advised \$120,000 to \$150,000. Mr. Hamilton said he would have to investigate if five votes were needed to pass in light of the opposing petition and how it related to the State Statutes.

COUNCIL ACTION:

Hammon moved and Walls supported the following motion:

1. Approve and authorize the rezoning of property described as Q-431, Q-432, Section 35, north side of Maple Road between Genesee and Belsay Roads, from SE to R-1A for the purpose of residential development (Rizzo Development 31511 Gratiot Avenue, Roseville, MI 48066).

Motion carried 4-2 with Abbey and Cross voting no. Attorney Hamilton to research if 5 votes required for approval in light of an opposing petition presented at the meeting.

MEETING ADJOURNED AT 8:30 P.M.

Respectfully Submitted:

William R. Walworth,
City Clerk

WRW:jb