

CITY OF BURTON

MARCH 4, 1996, 7:00 P.M., COUNCIL CHAMBERS

This Special Meeting was called to order by Ted Hammon, President, at 7:05 P.M.

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

MEMBERS ABSENT: Abbey and Martinbianco.

OTHERS PRESENT: J. Major, DPW; G. Webster, Clerk.

PURPOSE OF THE MEETING: Discussion and Possible Action Concerning the rezoning of Lots 59, 60, 61, 63 and 64 of Supervisor's Plat, located at 2224 S. Center Rd., Section 21, from C-2 to C-4 for the purpose of a shopping center (Robert Keely, Keely Realty, Inc., 2224 S. Center Rd., Burton, MI)

PRESENTATION:

Bob Keeley, 2224 S.Center Rd., Keeley Realty, requested rezoning of property from C-2 commercial to C-4 for a planned shopping center. The parcel contains 5.12 acres and has sewer, water and storms. The property contains 225,000 square feet of land area. The area is isolated because it is surrounded on three sides by roads Center Rd., Byers St. and Bilsky St. The site is located in heavy commercial zones. The C-4 zoning would be more beneficial to the City because it provides for yearly maintenance and inspection by DPW. Due to the predicted increase in traffic, at least three outlets have been planned.

AUDIENCE PARTICIPATION: None.

COUNCIL DISCUSSION:

Mr. Cross inquired about the parking lot, driveways and traffic problems caused by the new development.

Mr. Keely said there would be access to three outlets one on Center Rd., one on Bilsky Rd. and one on Byers St. He said this topic will also be addressed through site plan revenue.

Mr. Major said there are benefits to one developer being in that location. With C-4 zoning the lot could end up with a series of driveways on Byers St. and Center Rd.

Mr. Cross inquired about any opposition to the shopping center.

Mr. Major said there has not been any letters to him or the Clerk's office in opposition to the development.

Mr. Cox was concerned with the traffic problems a major mall would create in that area. The highrise has already been complaining about the difficulty they are having trying to turn left on Center Rd. He wanted to know if a traffic

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signal could be installed.

Mr. Major said there are no through way intersections at that location. They are all T-type intersections. The area will probably not generate the numbers for the road commission to give us a favorable response to adding a traffic signal.

Mr. Keeley said he wouldn't be able to afford to put a light at that location.

To help with this matter, they are only using 67,000 square foot of coverage instead of 90,000 square foot of coverage; and plus, there are four possible outlets.

COUNCIL ACTION:

Cox moved and Walls supported the following motion:

1. Approve and authorize the rezoning of Lots 59, 60, 61, 63 and 64 of

Supervisor's Plat, located at 2224 S. Center Rd., Section 21, from C-2
to
C-4 for the purpose of a shopping center (Robert Keely, Keely Realty,
Inc.,
2224 S. Center Rd., Burton, MI).
Motion carried 5-0.

Meeting Adjourned at 7:20 P.M.

Gayle Webster
Burton City Clerk

GW/cml