CITY OF BURTON

MARCH 17, 1997, 7:00 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Ted Hammon, President, at 7:10 P.M.

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

MEMBERS ABSENT: Cross.

OTHERS PRESENT: J. Major, DPW Director; R. Hamilton, Attorney; G. Webster,
City Clerk.

PURPOSE OF THE MEETING: Discussion and Possible Action for Zoning Case #222
to rezone property at 4157 Lippincott Blvd., from RO
to M-1 for the purpose of a mini storage facility
(Ralph Capan, 4225 Miller Rd., #205, Flint, MI 48507).

PRESENTATION:

Ralph Capan, 5428 Country Hearth Lane, Grand Blanc, reviewed plans for the proposed 20 unit mini storage facility. He is requesting the present zoning of restricted office (RO) be changed to Manufacturing (M-1). The facility would be located on Lippincott Blvd. east of Center Rd. on the north side of the street. The property runs parallel along the Consumers Power right-of-way. The project will include features, such as, security lights, landscaping, fencing and a retention pond for drainage, if needed.

Mr. Major voiced his concerns over the rezoning of this property. He said the Planning Commission had a difficult time with this proposal. It was proposed to deny this project, however, it did receive approval by a 4-3 vote. Our master plan should be given consideration when making this decision. The plan calls for the zoning to remain RO. Once the property is zoned M-1, it can be used for any M-1 purpose. He pointed other issues that relate to the rezoning of the property: Drainage, bobbed wire fencing, street improvements and lighting.

AUDIENCE PARTICIPATION:

Ken Krieger, 2018 Pierce St., CEO Auburn Counseling Association, said the property has been for sale since 1989 and no one has shown any interest in purchasing it. The people in the surrounding medical offices think the land is not safe, due to the Consumers high tension wires. He spoke in favor of the mini storage facility being placed there.

Don Boone, 4165 Lippincott, owner of Dots Scientific, said the storage facility would not conform with the shopping center area and it would cut off land usage down Lippincott. Mr. Boone spoke against the mini storage facility being placed at that location.

Grant Hamady, 1315 Maxine Ave., Flint, real estate broker, said the property has been promoted heavily, yet no one has shown any interest in it. He thinks this a reasonable use for the property.

Art Arvoy, 1180 Denton, Flint, said nobody wanted this land for office use. He thought the rezoning should be considered.

COUNCIL DISCUSSION:

Mr. Cox asked about flammables being stored, unannounced inspections, tax base, roof pitch and bobbed wire fencing.

Mr. Cappan said the lease agreement would not allow flammables in the storage facility. The fire department would be able to make unannounced inspections. The facility would not need bobbed wire fencing according to the Alliance Insurance Company. The tax revenue generated would be about $2,500 per building per year. The buildings would have slightly pitched roofs.

Mr. Martinbianco wanted to know if some of the land, in addition to the Consumer's right-a-way, could be used as a transportation source. Also, he wanted to know if the rezoning would allow for open storage.

Mr. Major said a street could have been a possibility in the future. Open storage would not be allowed under this zoning change, only under M-2. Once the property has been zoned M-1, it is easier to obtain different variances.

Discussion continued on these issues.

Mrs. Walls said she agreed with Mr. Major, Planning had a hard time making a decision. The vote could have been different, if all the members had been present. I have not changed my mind. It is not a good place for it, and I am totally against this.

Mr. Cox said it basically comes back to the intent of the city, when they broke things down into different zoning areas. Our decision shouldn't be based on public pressure or opinion. We always have to take into consideration the proposed land use and our Master Plan. Each zoning case has to determined on its own merits and facts. I will vote not to change the zoning.

COUNCIL ACTION:

Abbey moved and Martinbianco seconded the following motion:

1. Approve and authorize denial to rezone the property for Zoning Case #222,
   located at 4157 Lippincott Blvd., from RO to M-1 for the purpose of a mini
   storage facility (Ralph Capan, 4225 Miller Rd., #205, Flint, MI 48507).

Motion carried 4-2 with Hammon and Zelenko voting no.

Meeting Adjourned at 7:40 P.M.

Gayle Webster
Burton City Clerk

GW/cml