

CITY OF BURTON

AUGUST 19, 1996/7:00 P.M., COUNCIL CHAMBERS

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

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

MEMBERS ABSENT: Martinbianco.

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

PURPOSE OF THE MEETING: Second Public Hearing to rezone property located at

6449 E. Maple - vacant land, from Residential-Suburban

to R1A for the purpose of site condo. (Ron Bell, 3497 Dolan Dr., Flint, MI).

PRESENTATION:

Ron Bell, 3479 Dolan Dr., wants to build a conventional subdivision, with \$150,000 homes, that contain 1,200 sq. ft. and it will be located on Maple Rd.

east of Maple Pointe. The sewer is in place and the water is coming down Maple

Rd. The drainage will be into Gilkey Creek. Consumers power lines go through the

area at the present time. All homes will be single family dwellings. His partner, Mr. Young, has lived in the area for 30 years and his new home will be

the first one built in the subdivision. The subdivision will consist of 27 lots

at this time. There may be some minor changes as plans are completed.

AUDIENCE PARTICIPATION:

Larry Petrella, 1081 Howe Rd., inquired about the potential for drainage problems in the area.

Mr. Hammon asked if we have had any water problems in the area.

Mr. Major said, to his knowledge there are no water problems. However, we haven't reached that stage of the development, as this is just a zoning change,

and still has to go through site plan approval. In addition, it will need to

pass the site condo review by the Drain Commission, both water and waste, the

storm division and the Road Commission. We can't really address the drainage at this time.

A short discussion continued on this issue.

COUNCIL DISCUSSION:

Mr. Cox asked about the time line of the project.

Mr. Bell said as soon as the Zoning is completed, they will move forward with the engineering project. He plans to start construction this fall.

Mr. Cross inquired about the number of homes that would be built in the subdivision.

Mr. Bell plans to build 27 homes. They already have a retention pond included in the preliminary plans.

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Mr. Abbey asked about the average lot size.

Mr. Bell said the smallest lot would be 85ft. x 130 ft.

COUNCIL ACTION:

Abbey moved and Zelenko seconded the following motion:

1. Approve and authorize the rezoning of property at 6449 E. Maple - vacant land from Residential-Suburban to R1A for the purpose of site condo. (Ron Bell, 3497 Dolan Dr., Flint, MI).
Motion carried 6-0.

Meeting Adjourned at 7:15 P.M.

Gayle Webster
City Clerk

GW/cml

