

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
MAY 3, 2004, 5:30 P.M., COUNCIL CHAMBERS
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Danny Wells, President, called the Special Meeting to order at 5:30 P.M.

MEMBERS PRESENT: Bement, Centilli, Cross, Curtis, Isham, Martinbianco and Wells.

MEMBERS ABSENT: None.

OTHERS PRESENT: Mayor Charles Smiley; J. Major, DPW and C. Ladd, Deputy City Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #291 to rezone property at the Southwest corner of Genesee Road and Davison Road, Parcel #59-10-100-027 General Motors Property, from M-2 General Industrial District to C-2, RM and R-1B for the purpose of a mix-use development (DPG-Burton LLC, c/o Ryan Rosett, 2550 S. Telegraph Rd., Ste 102, Bloomfield Hills, MI 48302 and General Motors Corp., c/o Worldwide Real Estate, 200 Renaissance Center, Mail Code: 482-838-696, PO Box 200, Detroit, MI 48265-2000).

PRESENTATION:

Mr. Jim Eppink, 39 S. Main St., Clarkston, MI, said he is representing Diversified Properties Group. Mr. Rosette is expected to arrive shortly. He explained that they are proposing a mix-use development on the corner of Davison and Genesee Roads. There would be 20 acres at the corner for a C-2 commercial use and a multiple-family attached residential behind the commercial. If the rezoning is approved, there would be 132 acres zoned R-1B for a single-family detached residential area. They would offer open space, parks, sidewalks, trails, etc. The commercial property would be built after the residential area is completed. Mr. Eppink noted that they appreciated meeting with the Mayor and the residents prior to the public hearings so they could have input both pro and con. Many of the resident's concerns would be addressed during the site plan review process.

Mr. Ryan Rosette, Diversified Properties Group, 2550 S. Telegraph Rd., Ste 102, Bloomfield Hills, MI, said the Planning Commission recommended approval of the rezoning request. We believe this property is well located for the type of development we are proposing. Also, the school district is in support of this proposal.

AUDIENCE PARTICIPATION:

There were several issues addressed by the residents listed below. The concerns included the relationship between the developer and Centex; why the project seems to be on a fast track; is a base line environmental assessment on file and has it been submitted to the DEQ; widening of Genesee Road; would the Diversified Properties Group do the developing or would the property be sold and developed by someone else.

Pauline Dargel, 6119 Hugh St., Burton, MI
Laurie Tinnin, 2340 Harmony Dr., Burton, MI

COUNCIL DISCUSSION:

Mr. Cross commented that the Planning Commission recommended approval of the rezoning of this property.

Council Members made inquiries about the following items: Consideration of a PUD; another location with this type of concept; lot sizes under the new guidelines; inquiry about an environmental study being done; the park area not being shown on the drawing; if the property were left at the present zoning a junkyard would be allowed on the property; construction of sidewalks; the number of single-family and multiple-family units.

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Other questions raised included whether the Diversified Group would be doing the work; on-site detention; increase in traffic; the number of phases before completion and length of time for completion and commercial development being completed after residential is built.

Mr. Rosette and Mr. Eppink responded to these issues noting that there are several other similar concepts in Canton Township and Brownstown Township, using conventional housing. They are proposing different lot sizes and styles of homes. Both Mr. Rosette and Mr. Eppink believe that the property is not needed for industrial use. An environmental study has been done with the majority of it being completed. All traffic issues would be addressed under the site plan review process. The actual number of units is unknown until the site plan is done, but there will be reasonable density. The Diversified Properties Group are developers and plan to develop this property by putting in roadways, detention and retention pond and do whatever is necessary to improve the development. Sidewalks would be throughout the project. The project would be done in six or seven phases and could take five to seven years to complete.

COUNCIL ACTION:

INTRODUCTION OF AN ORDINANCE:

Curtis moved and Centilli seconded the following motion:

1. Approve and authorize the Introduction of an Ordinance to rezone property at the Southwest corner of Genesee Road and Davison Road, Parcel #59-10-100-027 General Motors Property, from M-2 General Industrial District to C-2, RM and R-1B for the purpose of a mix-use development (DPG-Burton LLC, c/o Ryan Rosette, 2550 S Telegraph Rd., Ste 102, Bloomfield Hills, MI 48302 and General Motors Corp., c/o Worldwide Real Estate, 200 Renaissance Center, Mail Code: 482-838-696, PO Box 200, Detroit, MI 48265-2000).

Motion carried 5-2 with Bement and Martinbianco voting no.

Meeting Adjourned at 6:27 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML