

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
FEBRUARY 11, 2013, 6:00 P.M., COUNCIL CHAMBERS
www.burtonmi.gov

The Special Council Meeting was called to order by President Tom Martinbianco at 6:05 p.m.

MEMBERS PRESENT: Martinbianco, Heffner, Smith, Wells, Ellenburg, O'Keefe and Haskins.

MEMBERS ABSENT: None.

OTHERS PRESENT: Atty. M. Joliat, S. Bassi, Assessor and J. Adams, City Clerk.

PURPOSE OF THE MEETING: Second Reading of an Ordinance for ZC #310.

- 1. Zoning Case #310, Parcel #59-10-200-003, Vacant Land located on the Southwest Corner of Davison & Genesee, by The City of Burton and DPG-Burton LLC, 30600 Northwestern Hwy., STE 430, Farmington, MI 48334, for changing the zoning district classification from R-1B, RM and C-2 to M-2 and C-3 for the purpose of reverting the property back to the previous zoning for qualification in a Renaissance Zoning Project and for potential future development.**

PRESENTATION:

Mr. Martinbianco asked if DPG-Burton LLC had a willingness to be here or were they satisfied that their attendance at the previous meeting was sufficient.

Ms. Bassi said she has a letter from them in support of the zoning change for the Renaissance Zone.

AUDIENCE PARTICIPATION: None.

COUNCIL DISCUSSION:

Mr. Wells asked why we would want to restrict ourselves back to M-2 and C-3 zonings instead of leaving that open to a multiple zoning area. If someone else came in and wanted to purchase the land and build something he doesn't know why we would restrict that.

Ms. Bassi said there was discussion on doing something like a PUD but because of the time constraint we had to stay within the options available for zoning and the M-2 is the best fit for being able to put a bigger building there. If someone comes in and decides to do something else we can address it at that time just as long as it is somewhat Industrial.

Mr. Wells asked if we are simply looking for some manufacturing outlet to buy that land.

Ms. Bassi said in order for them to qualify for the Renaissance Zone they have to be some type of Industrial Use for that as well as using 2 different types of transportation.

Mr. Wells said we are trying to bring businesses, workers and tax dollars into the City and the Renaissance Zone seems very restrictive. He said in the past, Mr. Martinbianco and Mr. Bement

SPECIAL COUNCIL MINUTES
FEBRUARY 4, 2013 / 6:00 P.M.
PAGE 2

had been against the Renaissance Zone. If we approve this tonight all we are basically looking for is a manufacturing company to come in.

Mr. Martinbianco said because we have rail and road we meet some of the qualifications. Any future tax abatement going forward would have to be approved by the Council. He said the property has always been Industrial and if the property doesn't get picked as a Renaissance Zone then no harm, no fowl, and its back to an Industrial rated property.

Mr. Wells asked if we are locked into a C-3 or M-2 Zoning and what are the City's options.

Mr. Martinbianco said if approved, the property would be rezoned to M-2 and C-3 Zoning.

Ms. Bassi said the Renaissance Zone is good for 10 years if someone accepts it.

Mr. Haskins asked
if the State approves the Renaissance Zone can the Zoning Board still authorize the changing to rezone if they qualify or does it have to stay Renaissance Zoned.

Ms. Bassi said they are taking the Renaissance Zone to the I-69 Corridor meeting for the initial approval then they would go to the State. She said the City can do what we want with the property. It just gives us the incentive to try and draw in a business.

COUNCIL ACTION:

SECOND READING OF AN ORDINANCE:

Haskins moved and Heffner seconded the following motion:

1. Approve and authorize the Second Reading of an Ordinance for Zoning Case #310, Parcel #59-10-200-003, Vacant Land located on the Southwest Corner of Davison & Genesee, by the City of Burton and DPG-Burton LLC, 30600 Northwestern Hwy., STE 430, Farmington, MI 48334, for Changing the Zoning District Classification from R-1B, RM and C-2 to M-2 and C-3 for the Purpose of Reverting the Property Back to the Previous Zoning for Qualification in a Renaissance Zoning Project and for Potential Future Development.

Motion carried 7-0.

Meeting adjourned at 6:30 p.m.

ms