

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
APRIL 2, 2002, 6:00 P.M., BURTON SENIOR CITIZEN'S CENTER

Council President Larry Brawner called the meeting to order at 6:00 P.M.

MEMBERS PRESENT: Bement, Brawner, Centilli, Cross, Martinbianco, Tinnin and Wells.

MEMBERS ABSENT: None.

OTHERS PRESENT: Mayor Charles Smiley; C. Abbey, Administrative Assistant; J. Major, DPW Director; R. LaDuke, Assistant DPW Director and C. Ladd, Deputy City Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #267 to rezone property at Genesee Road south of Bristol Rd. from SE to R-1B for the purpose of Residential Development (Claro Recto, 46500 Maidstone, Canton, MI 48187)

PRESENTATION:

Mr. Recto gave a brief presentation stating that the Planning Commission approved the request for a senior housing development. He explained that there would be approximately 120 units and they would provide a 20-foot wide berm between the development and the existing homes. A walkway would be provided in the center of the development along with a clubhouse. Some of the features include one-floor units, streetlights, a gated boulevard and a gated entrance to be used for emergency vehicles only. Mr. Recto presented a preliminary rendering of the project.

Mr. Major commented that the Planning Commission reviewed the proposal after the developer met with the Mayor and his administrative team. The developer will bring water and sewer to the site and the project does conform to the master plan and R-1B zoning. There has only been one resident who had any concerns and she met with the administrative team and her concerns were addressed. There was no opposition at the Planning Commission meeting.

AUDIENCE PARTICIPATION:

Don Sanderlin, 4460 Killarney Park Dr., had concerns about the units being placed on cement slabs and drainage problems.

Mr. Major said the developer would be putting in 42" footings and he would also be offering crawl spaces or basements.

Diana Dumler, 4231 Leith St., said because of the small sized lots, Council should consider the possibility that the residents may request variances from the City.

Terry Parker, 4360 Sunnymead, said as a Zoning Board of Appeals member, he has concerns about the 70-foot lot size and the number of variance requests that come before the Zoning Board of Appeals. He spoke of the recent change in the ordinance regarding accessory structures.

Paul Piske, 4051 Howe Rd., inquired about the size of the berm, the field drain and the walkway.

Mr. Major said these questions would have to be addressed during the site plan review process or the platting process. He said nothing has been presented to the DPW staff other than the concept of what they want to do.

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COUNCIL DISCUSSION:

Mr. Martinbianco addressed several issues such as allowing the developers to bring in a plan and dictate the type of zoning that would fit their plan. Another issue is the conceptual party store/shopping center, which would need some type of rezoning. He also spoke concerning the drainage problems on Bristol Road.

Mr. Major said the he spoke with the Drain Commissioner regarding the drainage problems being made a priority for this year.

Mrs. Tinnin asked Mr. Recto if the development would continue should the property be rezoned to R-1A rather than R-1B. Mrs. Tinnin had reviewed the Zoning Board of Appeals minutes and the number of variances requested.

Mr. Recto replied that if the property were zoned R-1A they would not be able to offer some of the items he mentioned in his presentation. He said the request is for R-1B zoning. He indicated that there might be less than 120 units in the project. They want to build a signature development so it would be attractive to potential buyers.

COUNCIL DISCUSSION ACTION:

Mr. Wells made a motion to approve and the motion failed for lack of a second.

Mr. Brawner temporarily adjourned the meeting.

Attorney Hamilton advised the Council that action must be taken on the zoning case.

After advisement of the City Attorney, the meeting was reconvened.

COUNCIL ACTION:

Cross moved and Tinnin seconded the following motion:

1. Approve and authorize the introduction of an ordinance for Zoning Case #267 to rezone property at Genesee Road south of Bristol Rd. from SE to R-1B for the purpose of residential development (Claro Recto, 46500 Maidstone, Canton, MI 48187).

Motion denied 7-0.

Attorney Hamilton advised that the motion should be in the affirmative.

Martinbianco moved and Tinnin seconded the following motion:

2. Approve and authorize denial of the introduction of an ordinance for Zoning Case #267 to rezone property at Genesee Road south of Bristol Rd. from SE to R-1B for the purpose of residential development (Claro Recto, 46500 Maidstone, Canton, MI 48187).

Motion carried 7-0.

Meeting Adjourned at 6:37 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML