

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
MARCH 15, 2004, 6:15 P.M., COUNCIL CHAMBERS
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President Danny Wells called the Special Meeting to order at 6:15 P.M.

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

MEMBERS ABSENT: Cross.

OTHERS PRESENT: J. Major, DPW Representative, T. Strasser, and G. Webster, City Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #284 to rezone Parcel #59-25-100-003, Parcel No. 59-25-200-009. Parcel #59-25-300-001 and Parcel #59-25-400-010 Outlots A/B Brisdale Sub. Section 25 to rezone from R-1A to R-1B for the purpose of residential development (Blake Rizzo, 5273 Empress Dr., Grand Blanc, MI 48439).

PRESENTATION:

Jim Spoor, CHMP, representing Blake Rizzo gave an overview of the 195-acre conceptual plan. His presentation included the following topics: Reserving 12 acres of wetlands, the safety of the street layout and the number of lots that exceed 75 feet. Adjacent zoning is a combination of R-1B and SE. He requested the land be rezoned from R-1A to R-1B.

AUDIENCE PARTICIPATION:

The following residents spoke in opposition to Zoning Case #248 because they felt the development would have a negative impact on Davison Schools, the environment, wetlands, traffic and infrastructure. They thought the zoning should remain R-1A as designated in the Master Plan.

Stanette Amy, 6128 E. Atherton Rd.
Mike Dement, 7141 Kessling
Roger Sumner, 6306 E. Bristol Rd.
Pauline Dargel, 6119 Hugh Street
Don Sanderlin, 4460 Killarney Park
Laurie Tinnin, 2340 Harmony Dr.
John Moss, 3140 S. Eugene

COUNCIL DISCUSSION:

Mr. Martinbianco opposed the rezoning for the following reasons: The rezoning had been denied in the past and did not follow the Master Plan designation of R-1A. A study should be conducted to determine the impact this development would have on Davison Schools, traffic, drainage, roads and the residents in the area.

Mr. Curtis spoke in favor of the rezoning. He said the development would comply with the Master Plan with lot sizes being at least 75 feet wide.

Mr. Centilli spoke in favor of the rezoning. He said the lots were going to be 75 feet or wider. Adjacent zoning included 70 feet lots. This should have a positive effect and add to our tax base.

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Mr. Isham spoke in favor of the rezoning. He said Atherton would welcome more students and the construction would have a positive effect on Burton.

Mr. Bement was in favor of the project. He said the surrounding area was zoned R-1A and R-1B. There was no problem with lots being 75 feet or larger.

Mr. Spoor responded to residents concerns and spoke in support of the project. He said the road lay out was safe, the wetlands would be reserved, the density would be low and all necessary requirements would be met. He said the project would probably improve drainage in the area.

COUNCIL ACTION:

Curtis moved and Bement seconded the following motion:

1. Approve and authorize the Second Public Hearing for Zoning Case #284 to rezone Parcel #59-25-100-003, Parcel No. 59-25-200-009. Parcel #59-25-300-001 and Parcel #59-25-400-010 Outlots A/B Brisdale Sub., Section 25 to rezone from R-1A to R-1B for the purpose of residential development (Blake Rizzo, 5273 Empress Dr., Grand Blanc, MI 48439).

Motion carried 5-1, with Martinbianco voting no.

Meeting Adjourned at 7:10 P.M.

Gayle Webster
Burton City Clerk

GW/cml