

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
FEBRUARY 4, 2013, 6:30 P.M., COUNCIL CHAMBERS
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The Special Council Meeting was called to order by President Thomas Martinbianco at 6:40 p.m.

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

MEMBERS ABSENT: Haskins.

OTHERS PRESENT: Mayor P. Zelenko, S. Bassi, Assessor and J. Adams, City Clerk.

PURPOSE OF THE MEETING: Public Hearing for the following Zoning Case:

- 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:

Mayor Zelenko said the City is a participating community in the I-69 International Trade Corporation and this project is one of the things driving us to step up the rezoning of this area. This involvement helps us to take advantage of the international marketing and project participation to promote our community for new businesses to locate. The City is asking to rezone parcels of land back to the previous zoning for the purposes of qualifying for this Renaissance Project. Burton is just a small piece of this project and hopefully it will promote future development and bring new jobs to the area.

Janice Karcher, 519 S. Saginaw, of the Genesee Regional Chamber of Commerce said her intention is to help provide an overview of the I-69 International Trade Corridor efforts including the Michigan Development Corporation. The goal is to pursue the specific opportunities created for Burton as a result of participation on that Board. The partnership originally created across the 4 counties between the 4 economic development organizations quickly became a support network for 35 municipalities and counties that came together to form this corporation. The State Legislation that was created about 2 years ago allows for up to 5 of these in the State and are meant to be regional in nature and allow for joint marketing and the opportunity for additional incentives. She referred to the tax free Renaissance Zone, which would give the opportunity to see if a gap or competitive issue existed and if that incentive would help make a difference in landing a project in the community. She said looking at the individual recommendations from the participating municipalities we are well within the maximum of both district and acreage allowed in the program. Assuming all these districts are approved, each project that surfaces that could be a candidate for benefits would come before the applicable Board for consideration.

AUDIENCE PARTICIPATION:

SPECIAL COUNCIL MINUTES
FEBRUARY 4, 2013 / 6:30 P.M.
PAGE 2

Thomas Lilly, 2171 Sycamore, said he is a CPA and is here on behalf of his clients who may be interested in this. Renaissance Zones can be helpful to drawing new business to an area and as a CPA he sometimes sees that's the difference in helping clients make a decision to pick an area. He would like to see this in place.

Rick Fuhst, 1208 S. Genesee, asked who DPG-Burton LLC was. He was in favor of this.

COUNCIL DISCUSSION:

Mr. Wells said this property was rezoned before because there was a developer who had development to put in there and in order for that to happen it had to be changed to a residential type setting. He asked for an update on what happened at the Special Planning Meeting.

Ms. Bassi indicated the public was concerned regarding what kind of businesses could come in to that location. The administration advised them that garbage companies etc., would be a Special Use and the public would certainly have the opportunity to come to the Meeting and give their opinion ahead of time.

Ms. Karcher said one thing that must be considered for these potential Zones is that they must be zoned in order to accommodate companies that would qualify as specific projects in the future.

Mr. Wells said he would not support any more tax abatements and rebates. We are doing nothing more than changing the Zoning to meet the stipulations of the Renaissance Zoned Property.

Mr. Smith said Grand Blanc Township and Swartz Creek are going through this process. He asked what other local communities are looking at doing this.

Ms. Karcher responded Grand Blanc Township, City of Grand Blanc, including property around the airport within the Cities of Mundy and Flint Township, City of Flint, Mt. Morris Township and Davison Township.

Mr. Smith asked what type of objections Ms. Karcher has heard.

Ms. Karcher responded the majority of responses have been in the positive. This first round of designation has no impact on current taxation so it gives you the opportunity to focus on an area you would like to promote.

Mrs. Ellenburg said at the Special Planning Meeting the Board was in agreement to move this forward to the Council for a decision. She said the resident's main concern was that a new company or industry would come in and disrupt their neighborhoods.

Mr. Martinbianco asked Ms. Karcher if there has been much competition between municipalities.

Ms. Karcher said having a designation like this could raise parcels and portions of the County towards the tops of a list of areas that companies might consider. She is seeing an increase in inquiries from outside the County as well.

Mr. Martinbianco said Burton has been a business friendly community as much as they can but everyone must still pay their way. He asked if any other communities are going to offer tax incentives that would be beyond what Burton could offer.

Ms. Karcher said there would be other players within this region who can take claim to the same status. They won't all have the same millage rates, status, infrastructure, freeway access, etc. She said it is still a select group of communities who have this opportunity.

Mr. Wells asked how often this opportunity comes about just in case Burton doesn't make the first go around.

Ms. Karcher said this is a one-time shot.

COUNCIL ACTION:

INTRODUCTION OF AN ORDINANCE:

Wells moved and Ellenburg seconded the following motion:

1. Approve and authorize the Introduction 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 6-0.

Meeting adjourned at 7:16 p.m.

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