

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
FEBRUARY 5, 2001, 6:30 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Bob Centilli, Chairman, at 6:30 P.M.

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

MEMBERS ABSENT: Wells.

OTHERS PRESENT: J. Major, DPW Director; R. LaDuke, Assistant DPW Director and C. Ladd, Deputy Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #257, to rezone Parcel #59-10-100-022, fronting on Center Road, from M-2 to C-2 for the purpose of Medical Offices; Outpatient and/or Emergency Medical Services (Delphi Automotive Systems, L.L.C., 1450 W. Long Lake Dr., Troy, MI 48096 and Genesys Health Systems, One Genesys Parkway, Grand Blanc, MI 48439).

PRESENTATION:

Timothy Keener, One Genesys Parkway, Grand Blanc, MI, said he is representing Genesys Health Systems in this case. He explained they are seeking final approval of the zoning request for a parcel of property near the intersections of Center and Davison Roads. St. Joseph Hospital formerly existed on Longway Blvd for approximately 60 years. With the creation of Genesys Health System in the early 90's and the new medical center we moved several services off that campus. We have relocated the entire in-patient component and in doing so, we left some of the services there to serve the people who live in that locality, particularly the emergency services, a diagnostics components of x-ray and laboratory services and our medical education family practice clinic, which is the primary teaching facility for our medical education program. In addition to that, we have left the oncology center, our linear accelerators for our radiation treatment for cancer patients and a variety of smaller programs and services. In January of 1998, we reached an agreement with Mott Foundation to donate the bulk of that property to the Mott Foundation and ultimately to Mott College who would demolish the hospital building and replace it with a trade and technical center created by Mott Community College. In addition to that, we also agreed to vacate the site of what is now the administration building and the emergency center on that campus and transfer those buildings as well to Mott Foundation for potential alternate use by the Foundation itself. We are operating under an agreement to vacate that site by February 1, 2002. The oncology center that is on that campus will remain there. We have been looking for a new home for the emergency center, for the medical education family practice health center and for a variety of smaller program related services. One of the key elements of our search for an alternate site is to remain adjacent to the populations that we have traditionally served with those programs. Several sites have been ruled out and we arrived at the Center Road site through conversation with Delphi Automotive representatives. They indicated that they are in the process of getting rid of some of the property and we found the site to be ideal for our needs. We want to begin construction as soon as we complete the site plan approval process. The size of the parcel is appropriate for our needs. We plan to put a 40,000 square foot structure on the property with requisite parking. This property is just shy of 3-1/2 acres. We are proposing a very clean occupant with low level activity for chemicals. We believe that it is a very upscale development and will improve the entire intersection.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., inquired about a study being done on the railroad traffic in that area.

COUNCIL DISCUSSION:

Mr. Martinbianco inquired whether Delphi was represented at this meeting.

Mr. Major replied no, but they were present at the Planning Commission meeting.

Mr. Martinbianco commented that he was not aware of any movement from GM or Delphi Automotive Systems portion that they have planned any comprehensive use of that site in total. It looks like they are piece mealing the
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outer skirts of that property for apparently whatever development comes along. The other issue is the reduction in zoning from M-2 to C-2. Would R-O also have been an appropriate zoning for the type of application you are planning for that site.

Robert Reid, Counsel for Genesys Health Systems, replied yes. He explained that rather than pushing the zoning down to R-O, they thought the C-2 zoning classification would be appropriate.

Mr. Martinbianco asked if this is so, even though they are asking for office, as opposed to a commercial facility. Mr. Reid replied yes.

Mr. Martinbianco asked Mr. Reid the following questions:

1. Would there be any access from Davison Road?
2. Are there any plans to obtain a property easement from Davison Road back?
3. Have any options been taken on any property other than the property in question?

Mr. Reid replied no to all three questions.

Mr. Martinbianco questioned whether the C-2 zoning would remain if this were not a viable product.

Mr. Major replied that one of the alternates in the on-going master plan study is to take C-2 and bring it down Center Road, because obviously it appears that GM is not going to expand in that area. It is viable C-2 property and it was suggested at the Planning Commission meeting to continue with the C-2 zoning in that area.

Mrs. Tinnin questioned the exact location of the property and spoke concerning the traffic in that area.

Mr. Keener replied that the property is located south of the automotive store. Regarding the traffic, Mr. Keener stated that they estimate an additional 212 vehicles per day over a 20-hour operation.

Mr. Cross asked what the total footage of the front lot area would be.

Mr. Keener replied the front lot is 219 feet and the property is just under 3-1/2 acres. The proposed building will be Approximately 50'-60' wide.

Mr. Brawner inquired about the hours of operation.

Mr. Keener said the hours would be the same as they are now, from 9:00 a.m. to Midnight, 7 days per week.

Mr. Cross asked Mr. Hamilton if the fact that he is GM Retiree, would hinder him from voting on this case. He was advised no.

COUNCIL ACTION:

Brawner moved and Martinbianco seconded the following motion:

1. Approve and authorize the Second Public Hearing for Zoning Case #257, to rezone Parcel #59-10-100-022, fronting on Center Road, from M-2 to C-2 for the purpose of Medical Offices; Outpatient and/or Emergency Medical Services (Delphi Automotive Systems, L.L.C., 1450 W. Long Lake Dr., Troy, MI 48096 and Genesys Health Systems, One Genesys Parkway, Grand Blanc, MI 48439).

Motion carried 6-0.

Meeting Adjourned at 6:47 P.M.

Cheryl M. Ladd, CMC

Deputy Clerk