

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
JANUARY 21, 2002, 7:00 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by President Larry Brawner at 7:00 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: Mayor C. Smiley; C. Abbey, Administrative Assistant; R. LaDuke, Park Director;
Attorney R. Austin and G. Webster, City Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #266 to rezone property from
SE to R-1A for the purpose of residential development. (Rizzo Development,
5273 Empress Dr., Grand Blanc, MI 48439).

PRESENTATION:

Jim Sporer, CHMP Engineers, gave a presentation on the Rizzo development. He requested the rezoning of property on Belsay Road from SE to R-1A. This project would complete the next phase of Maplewood Meadows, which is zoned R-1A. The property is surrounded by R-1A, R-1B and SE zoning. This development would complete the circular pattern of the subdivision out to Belsay Rd, tying into the rest of the subdivision. Mr. Sporer and Mr. Rizzo were available to provide more information on this project.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, wanted to know the status of a house on Belsay Road. She asked for clarification on lot splits on Maple Road and the total number of homes in the Maplewood Meadows Subdivision.

Mr. Sporer said there would be sixty new homes added in this phase. The house referenced on Belsay Rd was not part of the plot. Maplewood Meadows will have a total of 345 homes when this phase is completed.

COUNCIL DISCUSSION:

Mr. Cross asked how this land was classified under the new Master Plan.

Mayor Smiley thought this land remained residential on the new Master Plan.

Mr. Brawner said this land was classified low density, which includes R-1A and R-1B zoning.

Mrs. Tinnin asked if there were future phases planned for this development.

Mr. Rizzo said any future phases depend on the market for homes in that area. If there were a need for more homes, he would consider additional phases.

Mrs. Tinnin asked for information on the lot splits on Maple Road. She indicated that she had not received anything on the Planning Commission's decision. She asked if the planning minutes were available tonight.

Mr. Rizzo said the lot splits are not part of the Maplewood Meadows Subdivision.

Mrs. Webster provided Mrs. Tinnin with a copy of the Planning minutes from December 11, 2001.

The Mayor asked if the Council had received those minutes.

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Mr. Brawner indicated that the Council had received those minutes. He gave a brief update from the Planning Commission meeting that was held in December.

Mr. Centilli noted that Council had already received the Planning Commission minutes.

Mr. Cross asked for clarification on the lot sizes in the proposed development.

Mr. Sporer said the minimum lot size would be 85x125-foot lots, however, most lots would be much larger. These lots meet the requirements of the R-1A zoning.

Mr. Martinbianco asked for clarification on geological study and drainage issues relating to the property.

Mr. Sporer said engineering was conducted with respect to surrounding parcels. The final engineering on this property will comply with all county drain requirements.

A brief discussion continued on the drainage issues relating to the development.

Mr. Martinbianco planned to support this project because of its consistency with our current R-1A zoning classification and because of the continuity, consistency and reliability we have had with the developer in regards to past projects. However, he did not endorse the action of the Planning Commission in regard to the alleged adoption of the Master Plan. He was not in agreement that it was done on a legal level, despite the endorsement of our attorney.

Mr. Cross said he would support this development because it fits in with the surrounding area and there was no opposition to the project.

Mr. Centilli said the plotted subdivision would need to have the County Drain Commission's approval.

Mr. Sporer agreed that this project would need the County Drain Commission's approval.

Mrs. Tinnin was not in agreement with how the Master Plan was implemented and accepted. She does support this project because it is in conformity with the other development in that area. In addition, she hoped some current drainage problems would be eliminated with this new development.

COUNCIL ACTION:

Wells moved and Centilli seconded the following motion:

1. Approve and authorize the Second Public Hearing for Zoning Case #266 to rezone property from SE to R-1A for the purpose of residential development at 4162 S. Belsay Rd. & Parcels #59-35-200-003 and #59-35-200-002. (Rizzo Development, 5273 Empress Dr., Grand Blanc, MI 48439).

Motion carried 7-0.

Meeting Adjourned at 7:20 P.M.

Gayle Webster, CMC
City Clerk

GW/cml