

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
MARCH 20, 2000, 7:00 P.M., COUNCIL CHAMBERS

The Special meeting was called to order by Council President, Paula Zelenko at 7:00 P.M.

MEMBERS PRESENT: Brawner, Centilli, Cross, Hammon, Martinbianco, Tinnin and Zelenko.

MEMBERS ABSENT: None.

OTHERS PRESENT: J. Major, DPW Director and G. Webster, City Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #248 to rezone Parcel #59-22-100-041, Center Road, 1st property adjacent to senior high rise, from C-2 to HRM for the purpose of a high rise development (Blake Rizzo, 5273 Empress Dr., Grand Blanc, MI 48439).

PRESENTATION:

Jim Spoor, CHMP, Grand Blanc, represented Mr. Rizzo on this case. He indicated that the site was located on the east side of Center Rd. between Atherton and Lippincott. The property is currently zoned C-2. Mr. Rizzo requested the property be rezoned HRM for the purpose of building a senior high rise. The complex will be just north of the existing senior high rise. The entrance will have a 100-foot frontage off Center road with a 400 foot set back for the complex. He predicted Level C traffic capacity at this location. The traffic involved with HRM zoning is less intense than with C-2. Other traffic issues and considerations were discussed in reference to the complex. He indicated that the zoning classifications of the surrounding area were compatible with this zoning. There is a great demand for this type of housing, as he referred to the waiting list at the existing senior high rise. Utilities are available to the site. The complex will include a ten-story building along with two story buildings.

AUDIENCE PARTICIPATION:

Mark Ely, 4283 Howe Rd., expressed his concerns for pedestrian traffic in the area. He wanted to know if sidewalks would be added to the site.

Pauline Dargel, 6119 Hugh, commented on Blake Rizzo and Rizzo Development, the option status of the property, special assessment properties and the fire department. She questioned the need for such a complex.

John Stapish, 5160 Atherton Rd., asked for clarification on tax abatement for this project.

COUNCIL DISCUSSION:

In response to the audience comments, Mrs. Zelenko clarified the following information.

Mr. Spoor said there would be sidewalks added to the project and along Center Rd. With cooperation from the existing high rise, there was a possibility of connecting this project to the existing senior complex and Meijer's. Mr. Rizzo and Rizzo Development is one in the same business association. The property is being purchased on a land contract option, and there are no plans of tax abatement for this project. The Planning Commission recommended approval of this zoning case February 8th.

Mr. Martinbianco asked if there were plans of a by pass lane being added along Center Rd. to alleviate the traffic congestion. He thought this issue should be dealt with in the near future.

Mayor Smiley said there has been discussion between the administration and planning commission in regards to this issue. McDonald's will be financing a traffic light in the area. He will continue working on a solution to help alleviate traffic congestion at this location.

Mr. Brawner made reference to a nearby church purchasing land to build a senior complex.

SPECIAL COUNCIL MEETING MINUTES

MARCH 20, 2000/ 7:00 P.M.

PAGE -2-

Mr. Martinbianco saw a sign that referenced such a project. He would like a report from Mr. Strasser on this issue.

Mayor Smiley said the city has not been notified by the church of any plans to build a senior project.

Mrs. Tinnin made reference to a correction that needed to be made to the February 8th Planning Minutes.

Mr. Cross wanted to know if it took four votes to carry a rezoning issue.

There was an agreement that zoning cases took a majority vote. This would take four approval votes by council.

COUNCIL ACTION:

Centilli moved and Brawner seconded the following motion:

1. Approve and authorize the Second Public Hearing for Zoning Case #248 to rezone Parcel #59-22-100-041, Center Road, 1st property adjacent to senior high rise, from C-2 to HRM for the purpose of a high rise development (Blake Rizzo, 5273 Empress Dr., Grand Blanc, MI 48439).

Motion carried 7-0.

Meeting Adjourned at 7:25 P.M.

Gayle Webster
Burton City Clerk