

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
MAY 17, 1999, 7:00 P.M., COUNCIL CHAMBERS

THE SPECIAL MEETING IS CALLED TO ORDER BY TED HAMMON AT 7:05 P.M.

MEMBERS PRESENT: Hammon, Cross, Walls, Cox, Centilli,

MEMBERS ABSENT: Martinbianco, Zelenko

OTHERS PRESENT: Attorney Richard Hamilton, J. Adams, Clerk's Office.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #244, to rezone property at Part of Parcel #59-34-100-009 (Located east side of Center Road, South of Bristol Road) from RO to RM.

AUDIENCE PARTICIPATION:

Mary Down, 3467 E. Scottwood, Burton, MI, said she interviewed managers/owners of apartment complexes and people that live in apartment complexes. She discovered apartment complexes do depreciate homes. The Riverbend complex in Grand Blanc was built as high income housing units, the owner went bankrupt and ince then someone purchased it. Mrs. Down said it went to low income and nothing could be done about it. She and other residents met with Mayor Smiley last week and they all agreed it would be very difficult with traffic on Center Road and the depreciation of homes. Mrs. Down stated further, that she interviewed Deb Jones the Assistant Principal at Atherton School who indicated they are already overcrowded, and there will be a millage proposal to work on badly deteriorated buildings. She also spoke to another worker that indicated many students are low income which makes it extremely difficult to teach in a classroom situation and having good discipline.

Pauline Dargel, 6119 Hugh St., Burton, MI, inquired regarding presentation by the applicant.

PRESENTATION:

Jeff Wright, 2174 Sycamore, Burton, MI, stated a month ago they presented this proposal to the Planning Commission and it was approved 7-0. Mr. Wright presented a map to the Council of the proposed project and location site. He indicated there are utilities including water, sewer, storm sewers and roads that are well within minimum requirements. There is RM zoning to the north of the property, the east borderline has a 130 ft. set back due to Consumer Powers high wire. The south side of the property also has a 130 ft. set back. They chose to leave the 400 feet along Center Road which is currently zoned C-2, they are asking to re-zone the rear 21 acres of the property to keep it more isolated from the surrounding areas.

Mr. Wright spoke further that this property has been in his family since 1968, and the last 20 years it has been RO. They have had two different realty companies trying to market this as office park and it has not been successful. Mr. Wright said they have met with the Atherton School Superintendent and some of the school board members. They asked to have adequate roadway systems to accommodate the buses. This will make a transition between commercial to multiple to single family as opposed to commercial next to single family. Mr. Wright said there will be approximately 214 units, and indicated further, there is a master Plan study presently going on, and this property would remain RM.

COUNCIL DISCUSSION:

Mr. Cross inquired as to the 214 units and how many buildings that would be for.

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Mr. Wright stated 18 buildings.

Mrs. Walls said Mr. Wright is in her family and she does not expect to have any financial gain from this. Mrs. Walls made a motion to abstain from voting, motion failed for lack of support.

Mr. Cox inquired as to any tax benefit for the City, and the project cost.

Mr. Wright indicated the City has the exact cost. A rough calculation is approximately \$225,000 a year and Mr. Lowthian has put those costs together. The project cost is estimated between 10 and 12 million dollars. Mr. Wright stated further, that this is not a homestead, it is fully taxed.

Mr. Cox asked if there is an egress off of Bristol Road.

Mr. Wright said the property does not abut Bristol Road. Mr. Wright reviewed the map and drawings with the Council.

Mr. Cross inquired as to the rent.

Mr. Wright said the rent is between \$500 to \$600 a month, there is no subsidized housing and there will be one and two bedrooms approximately 900 sq. ft.

Mr. Cox addressed earlier concerns of traffic and asked if there would be additional lanes for turning.

Mr. Wright said Kevin Cleaver from Gould Engineering did a traffic study.

Mr. Cleaver from Gould Engineering said they have done some preliminary reviews of the project. The full engineering will not be done until it goes to site plan. They looked at some other areas that have larger ingress and egress, there also is traffic light issues to be addressed by the County Road Commission. Mr. Cleaver said not all of the 214 units are going to be built at one time, it will be a phased project. The traffic issues can be addressed during site plan review, once they have approvals and recommendations from the County Road Commission and Planning Commission.

Mr. Cross inquired regarding how many phases, and units per phase.

Mr. Cleaver indicated there will be three phases, depending on the economy. The units per phase is not broken down yet.

Mr. Cox spoke regarding dollars being put aside for parks, lights and traffic lights, and inquired as to how close this project would be from residential.

Mr. Wright stated close to 600 ft.

Mr. Cox said the idea of leaving the portion along Center Road as commercial zoning appeals to him, and the set back off the road being almost invisible is appealing. Mr. Cox he is also concerned with traffic, and they have heard of another multi-family development north of this. He does not know if that will happen, he has not heard anymore other then what the Mayor has mentioned to the press of a 1,500 unit development.

Mr. Centilli inquired as to the exterior of the buildings, and the set back of 400 ft. off of Center Road.

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Mr. Wright said they have looked at different aspects, and nothing is set in stone at this time. It would meet zoning requirements, but at this time there is no color or style worked out yet. Mr. Wright stated further, that they calculated before the last Planning Commission meeting based on 46 mills that would generate close to \$225,000 a year. Mr. Lowthian would have those exact figures.

Mr. Centilli questioned the right-of-way.

Mr. Wright said it is 100 ft., and as much as 130 ft.

Mr. Cross said in reference to areas of recreation, is there plans of a playground area for the community of the project.

Mr. Wright said there is a large green belt area, and near the office complex there is planned but not detailed a playground area as yet.

Mr. Cox commented on the close proximity to other multi housing, and indicated further, that he does not believe the figure of over \$200,000 is for the entire tax base and not just the City of Burton.

Mr. Wright said the 46 mills is based on all school taxes, whether is be Mott College, Atherton, or Genesee Intermediate School District. Mr. Wright said it will generate water and sewer revenues.

Mr. Cox indicated that in the Master Plan it had been discussed in moving that property to multiple housing. The set backs off of Center Road is for the protection of residential. The commercial along the back is the golf range and across the street on Bristol Road is the modular home park. Mr. Cox stated further, that it is not there job to request or require space be available, and of the 214 units he does not know what the ratio of children would be. He hopes as a developer, he would consider making space available.

COUNCIL ACTION:

Moved by Centilli, seconded by Cross the following motion:

1. To approve and authorize the Second Public Hearing for Zoning #244, to rezone property at Part of Parcel #59-34-100-009 (Located east side of Center Road, South of Bristol Road) from RO to RM.

Motion carried, 5-0.

MEETING ADJOURNED AT 7: 35 P.M.

JRA