

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

Council President Larry Brawner called the Special Meeting to order at 7:05 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: J. Major, DPW Director; M. Butzke, Building Inspector; K. Wright, Building Inspector and C. Ladd, Deputy City Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #273 to rezone vacant property from RM to R-1B for the purpose of single family development.
(Tim Cocke, 13009 Croftshire Ct., Grand Blanc, MI 48439)

PRESENTATION:

Mr. Cocke was present and stated he owns the property on Maple Road and he is asking for the property to be rezoned single family, which would be in line with the other properties in that area. He said in four or five years he plans to build a home there as well.

Mr. Major commented that Mr. Cocke did ask for the property to be rezoned R-1B and the Planning Commission didn't agree that R-1B was the appropriate zoning. However, they did approve R-1A zoning for the property, which is 85-foot lots. All of the properties around there are zoned R-1C. Mr. Major reviewed the various zoning classifications and the number of lots that would be allowed for each classification.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., inquired about the R-1C zoning and said the Planning Commission denied the R-1B zoning request but made a recommendation for R-1A zoning. The Planning Commission sees what the 75-foot lots look like in The Orchards Subdivision and that is how they determined that the zoning should be R-1A. She also supports the R-1A zoning classification.

Janice Heit, 2173 E. Judd Rd., said if there is someone who is willing to develop five more lots it will bring in tax dollars for the City. She has no problem with the R-1B zoning.

COUNCIL DISCUSSION:

Mr. Bement said Mrs. Dargel gave a brief summary of what occurred at the Planning Commission Meeting concerning this zoning request. People want larger lots and he thinks that is why the R-1B was denied and the R-1A approved. If everything around the area is smaller lots then the R-1B zoning should fit in that area. This was not brought up in that meeting.

Mr. Major said he reviewed this with Mr. Strasser and these facts should have been discussed in that meeting. If the petitioner can work with the R-1A sized lot that is okay also.

Mr. Martinbianco said three lots to the west appear to be lots of equal size to these lots in question. The depth of the property gives those property owners the ability to have turnarounds. It is difficult to back out on a five-lane road such as Maple. By introducing an excessive number of lots there may not be enough space needed to provide proper access to Maple Avenue from both directions. Mr. Martinbianco agreed with the recommendation of the Planning Commission to approve the larger lots with the R-1A zoning.

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Mr. Cocke inquired about the various lot sizes and noted that each lot would be about 79.7 feet. He didn't think four lots would be too much for the area.

Mr. Major reviewed the lot sizes and said that Mr. Cocke could create R-1C lots without the approval of the City Council. The property is zoned RM and he is asking for single-family residential. There are three different philosophies that would work and all are acceptable.

Mr. Cocke stated that each lot would be 160 feet deep and the minimum is 125 feet.

Mr. Centilli said he concurred with Mr. Martinbianco. The traffic moves at a good rate of speed in that area and the more homes in that area the more difficult it would be getting out onto Maple Road.

Mr. Wells commented that cost effectively, R-1B zoning fits better than R-1A. He asked what would happen if the R-1B zoning were denied.

Mr. Cocke said he would build something on the property within the next four to five years. He is hoping to develop or sell the lots. He is not in agreement that the larger lots would not help to make an established neighborhood. He thinks that R-1B zoning should be an option.

COUNCIL ACTION:

Wells moved and Tinnin seconded the following motion:

1. Approve and authorize the second public hearing of Zoning Case #273 to rezone vacant property from RM to R-1B for the purpose of single-family development. (Tim Cocke, 13009 Croftshire Ct., Grand Blanc, MI 48439).

Motion carried 4-3 with Cross, Centilli and Martinbianco voting no.

Meeting Adjourned at 7:25 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML