CITY OF BURTON
LEGISLATIVE SUB-COMMITTEE MEETING MINUTES
AUGUST 20, 1997, 9:30 A.M. COUNCIL CHAMBERS

This Legislative Meeting is called to order by Chairman Martinbianco at 9:35 AM.

Members Present: T. Martinbianco, C. Cross and B. Centilli.

Others Present: D. Lowthian, Assessor; R. LaDuke, Building Superintendent;
J. Brown, Clerk's Office; B. Becker, Treas./Controller entered at 11:00 A.M.

PURPOSE OF THE MEETING: Discussion and Possible Recommendation Concerning:

1. Pilot Ordinance
2. Report for Manufactured Homes

PRESENTATION:
Chairman Martinbianco reviewed the status of the Pilot Ordinance:
A proposal was brought to the City by First Centrum Corporation who proposes to
build a Senior Housing Facility on Atherton Road. Mr. Solomon represented
First Centrum. The financing would be in part from MSHDA for Burton Meadows
Senior Apartments. He said he has had a chance to research with other communities a Pilot Ordinance with which First Centrum has been doing business.
Mr. Solomon thanked the committee for inviting him here this morning. He said there is a significant need for this type of facility in the
community.

AUDIENCE PARTICIPATION:
Larry Petrella, 1081 Howe, asked if the Committee has talked to other communities that have a Pilot Ordinance. Chairman Martinbianco said he has
talked to Grand Blanc, Midland and Riverview. He said it has been of great
assistance in the compilation of our proposed Pilot Ordinance.

COMMITTEE DISCUSSION:
Chairman Martinbianco said each one of the Pilot Ordinances he has received
from the three communities has taken a different approach.
Mr. Cross asked for copies of the ordinances the Chairman has received.
Chairman Martinbianco declared a five minute recess at 9:45 to allow him to
make copies of these ordinances for the committee.
The meeting reconvened at 9:50 a.m.

Lengthy discussion followed. The city will receive approximately 17 1/2% of the annual service charge, Mr. Lowthian stated. Purpose, definition, class of housing, duration of contract, and establishment of the service charge, were discussed.
Mr. Solomon said 60% of the housing will be market rate and 40% will be restricted income housing. The units will be constructed identically, no difference between restricted income and regular units. Discussion on the possibility of the housing development being sold followed. Mr. Solomon didn't see this happening. Construction should begin in the Spring of 1998. These will be three story units. Discussion on whether to review this contract at ten or fifteen year intervals, followed, also the rate at which the service charge can be increased (No more than 2% every ten years, not to exceed 10%).

COMMITTEE RECOMMENDATIONS:
Moved by Cross, seconded by Centilli to send this ordinance to the City Attorney to review and rewrite, then back to the Legislative Committee and Mr. Solomon for final recommendation to City Council. Motion carried 3-0.

2. REPORT FOR MANUFACTURED HOMES

PRESENTATION;
R. LaDuke handed out copies of a memo he sent to Mayor Smiley on manufactured homes and Building Department recommendations on altering Ordinance 19. Building Department recommends waiting to adopt CABO Code.

AUDIENCE PARTICIPATION:
L. Petrella, 1081 Howe, asked for a copy of the packet R. LaDuke handed out to the Committee. He said he would like to review it before he has any questions.

COMMITTEE DISCUSSION:
C. Cross referred to the last paragraph in the memo to the Mayor in reference to the manufactured home on Packard Street. R. LaDuke said these homes are allowed by the State to be placed in any neighborhood. C. Cross asked if it

could be regulated as to how high these homes could be placed. He would like them to be compatible with the adjacent homes. B. Centilli explained how the proper height is determined but added that some contractors do not know what the procedure is, therefore some homes are higher or lower than they should be. Discussion on requiring eaves on these manufactured homes, and a proper pitch on the roof, followed. Porch size and crawl space was discussed. Mobile home parks are excluded from these requirements. Suggestions of requirements were: 4-12 pitch roof, front and back eaves, 4 x 5 outside landing, 3 x 3 interior landing, elevation of minimum of 20" and a maximum of 24".

Moved by Centilli, seconded by Cross to refer the items as discussed to the full City Council, then send to Mobile Homes Commission for their approval, afterwhich it will go back to City Council for adoption. Motion carried 3-0.

MEETING ADJOURNED AT 11:47 A.M.

Jeanette Brown,
Clerk's Office