CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

APRIL 2, 2018

MINUTES

Community Room | **Special Meeting** | **6:30 PM**

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chair Deb Walton at 6:30 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Vaughn Smith	Councilman	Present	
Kevin Burge	Vice Chair	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Chair	Present	
John Benthall	Commissioner	Present	
Kris Johns	Commissioner	Absent	
Robert Johnson	Commissioner	Present	
Mary Ann White	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Marcy Kimball, Clerk's Office

D. PUBLIC HEARING

1. SPR #18-15 / ZC# 321

   By: City of Burton
   4303 S. Center Rd.
   Burton, MI 48519

   Re: SW corner of Davison & Genesee
   59-10-200-003

   For: Change of zoning from M-2, General Industrial / C-3 Highway Oriented Business to M-2, General Industrial

   Mrs. Abbey stated this is not a use approval and this is not a site plan approval. The Site Plan Approval is April 10, 2018 at 5:00 p.m. and I invite everyone here to attend that meeting.

   Tonight is a zoning change case. Let me start with telling a brief history of the zoning of this particular property located at the SW corner of Davison and Genesee.

   Prior to 1998 the entire parcel was zoned M-2 (all 140 acres).

1998 - A rezoning case was brought before the board to change from M-2 to R-1A, RMH (Mobile Home Park) and C-2). This request was denied.

1999 - A rezoning request was made again and this was to only rezone the frontage of Davison Road to C-3 Highway Oriented Business. This request was approved.

2004 - Another request was made for the rezoning from M-2 and C-3 to C-2, RM, and R-1B for a huge residential development. This request was approved. No development happened.

Housing market crashed and existing subdivisions remained vacant.

2013 - A rezoning request was made by the property owner in cooperation with the City of Burton. At the time, the City of Burton was involved in the I-69 Corridor. I made a certain number of Industrial properties eligible for renaissance zoning. Through this agreement the I-69 corridor group would then help market the property and possibly spark interest for development of the property. This rezoning request was approved to have the property convert back to the 1999 zoning. This was M-2 (106.65 acres) for most of the property and a C-3 (39.23 acres) portion along Davison rd. This was approved.

The request today is for the entire parcel be zoned back to M-2, which is the original zone prior to 1998.

Throughout the years, we have had several potential residential developments come along and none have followed through. Here we are today just barely recovering from the housing market crash and starting to rebuild our half-built subdivisions. The reality is this property will never be developed residential and we have a real potential development now. The difference between then and now is the City of Burton owns the property and we can decide who and when we sell it. We strongly believe this zoning change will bring development that the City desperately needs.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Kevin Burge, Vice Chair
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Benthall, Johnson, White
ABSENT:	Johns

E. AUDIENCE PARTICIPATION

Gary Kautz of Burton said there is no point in discussing this now until we have a site plan, which will be April 10th. That's when we should be here so that we get an idea what's going on.

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-13

   By: Sam Askar

2470 S. Center Rd.
Burton, MI 48519

Re: 2470 S. Center Rd. Burton, MI 48519

For: Cricket Wireless store in a tenant space

2. SPR #18-14

By: Michael Cardinal
10926 Walker St.
Grand Blanc, MI 48439

Re: 3411 Saginaw St. Burton, MI 48529

For: Resale shop

G. BOARD DISCUSSION

Mr. Johnson said I just wanted to clarify that we are making no changes to anything. We are just here today to change the zoning from C-3 to M-2.

Mrs. Abbey said the City Council meeting at 7:00 PM tonight would be the final acting committee on this rezoning case. The Planning Commission is the recommending committee.

Meeting was adjourned at 6:39 PM.

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