



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
JANUARY 10, 2017
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Deb Walton at 5:01 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

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

C. STAFF PRESENT

Amber Abbey, Planning/Zoning

Marcy Kimball, Records Tech

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Dec 13, 2016 5:00 PM

Mrs. Walton had questions about statements made by individuals on the Planning Commission that are missing from the December minutes. She asked the administration if it is appropriate to talk to residents regarding properties as they relate to site plan review and special use applications.

The Planning Commission had a discussion regarding the minutes of the previous meeting and ex parte contact.

Mrs. Abbey said you should be going out to look at properties however, you are not allowed to talk to the residents within 300 feet or have any conversations with anyone regarding the cases you are voting on because any information that you have, the entire board should have. If you come into contact with someone who wants to talk to you, you should inform them that you are just there to review the site and instruct them to put their comments into writing and submit them to the Clerk's Office as appropriate so they can be read into the record at the Planning meeting.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	John Benthall, Commissioner
AYES:	Smith, Benthall, Walton, Gorang, Burge, White, Johnson
EXCUSED:	Johns

E. NOMINATIONS

1. 2786 : Motion to Nominate Deb Walton for Planning Commission Chairperson.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Kevin Burge, Vice Chairman
AYES:	Smith, Benthall, Walton, Gorang, Burge, White, Johnson
EXCUSED:	Johns

2. 2787 : Motion to Nominate Kevin Burge for Planning Commission Vice-Chair.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Smith, Benthall, Walton, Gorang, Burge, White, Johnson
EXCUSED:	Johns

F. PRESENTATION

1. Master Plan Presentation by ROWE

Caityln McGoldrick of Rowe Engineering discussed the Master Plan goals and objectives. She asked what strategies the Council would like to showcase at the open house. We will also discuss changes to the future land use map.

Scott Kree of Rowe Engineering stated all this information will be displayed at the Open House. We will make the presentation as visual as possible and everyone will have a survey with these strategies in it. We would like to narrow it down so it is not so cumbersome for the public. The surveys will be collected after the Open House.

Mr. Smith said he has read the Master Plan and there are a lot of great ideas here but it can be so much more. I have brought this to the City Council's attention; we have to find a way to market this plan. Take realtors for example, what part of the plan can be useful to them? If we spend all this money and we do all this hard work and the Master Plan goes into a drawer somewhere, we have done an injustice to Rowe and the residents of Burton.

Ms. McGoldrick stated if you recall, Sharon Woods of Land Use USA did our Target Market Analysis including a housing analysis which outlined the potential companies looking to expand here. At that time, Sharon offered to invite individuals such as area realtors and people from the commercial and industrial sectors to get more information about the data she has collected about our community. This would provide you an opportunity to sell yourselves through that model.

Mr. Smith stated the Master Plan on the marketing side is under performing. Getting the Master Plan out to the public is our biggest challenge.

Mr. Burge asked if we should contact the media to promote the Open House and invite Real Estate Agents and corporation heads to attend.

Mr. Smith said I can think of four Council members right now that would not approve this Master Plan. Before we proceed with this to the City Council we need to address how we are going to leverage the plan.

Board discussion on media, marketing and other strategies to promote the Master Plan to the community.

Ms. McGoldrick asked if there are any changes the board would like to see under the Open Space/Environment section.

The board discussed showcasing city parks at the Open House.

Ms. McGoldrick asked if there are other high priority items under the Transportation section we would like to showcase at the Open House.

Board discussion on improving relationships with MTA, utilization of Uber and taxi drivers as alternate means of transportation within the city, and implementation of non-motorized transportation and complete street concepts.

Ms. McGoldrick asked for the boards input on the Government section as it relates to the Open House presentation.

Board discussion on city website, Facebook, city newsletters and mechanisms for gathering viewpoints and public interest.

Ms. McGoldrick asked about strategies for the Public Safety section of the Open House.

The board discussed highlighting the safety provided by our Police and Fire Departments, increased street lighting, crime prevention techniques and

Neighborhood Watch Programs.

The board discussed promoting the image and identity of the city.

Ms. McGoldrick suggested highlighting the DDA Visioning Plan, facade improvement and signage at the Open House. Under the Business section, she suggests placing emphasis on developing a "sense of place" in retail districts.

Mr. Smith said he is on the board of the Burton Chamber of Commerce. He suggested that a representative from Rowe attend a Chamber meeting and do a question and answer with the members. He can help set it up.

Mrs. Walton suggested giving the Chamber members a survey.

Mrs. Abbey stated we are beyond the stakeholder phase in the planning process and this is beyond the scope of work for Rowe. She offered to create the survey with the help of Mr. Smith if everyone is in agreement and bring it back to the Planning Commission.

Ms. McGoldrick suggested focusing on the creation of business incubator spaces for the Open House. Under the Housing section, we suggest showcasing the different housing types as outlined in Sharon Woods housing plan. We recommend having one future land use classification per zoning district. She asked Mrs. Abbey if there are things she would like to see in the future land use map.

Mrs. Abbey stated the DDA area intended to move forward with a central business district overlay including additional restrictions such as zero lot lines, parking in the rear, housing above commercial, etc. It is addressed in the DDA Visioning plan and has been brought up several times. We may want to include this in our future land use.

G. AUDIENCE PARTICIPATION

Rick Sadler of Burton spoke to the board regarding speed limits above 35 MPH and the hazards they can cause for drivers as well as walkers and bikers.

H. BOARD DISCUSSION

Mrs. Walton said she would like to welcome Councilman Vaughn Smith, who will be our Planning Commission Council Representative.

Mrs. Abbey printed and handed out fliers regarding the Open House. Also, there is a section for the Master Plan on our website under the planning department. We are also looking for ideas for refreshment donations for the Master Plan Open House.

Several board members offered to help with refreshment donations.

The next regularly scheduled meeting will be held on Tuesday, February 14, 2017 at 5:00 p.m.

Meeting was adjourned at 7:40 PM.



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

DECEMBER 13, 2016

MINUTES

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

This meeting was opened by Vice Chairman Kevin Burge at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
John Benthall	Commissioner	Present	
Kris Johns	Commissioner	Present	
Deb Walton	Chairman	Excused	
Tom Gorang	Commissioner	Present	
Kevin Burge	Vice Chairman	Present	
Mary Ann White	Commissioner	Present	
Ellen Ellenburg	Councilwoman	Present	
Robert Johnson	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning

Racheal Boggs, Deputy Clerk

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Oct 11, 2016 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Benthall, Johns, Gorang, Burge, White, Ellenburg, Johnson
EXCUSED:	Walton

2. Planning Commission - Special Meeting - Oct 24, 2016 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Benthall, Johns, Gorang, Burge, White, Ellenburg, Johnson
EXCUSED:	Walton

E. AGENDA ITEMS

1. Approve and Authorize the 2017 Planning Commission Meeting Schedule.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	John Benthall, Commissioner
AYES:	Benthall, Johns, Gorang, Burge, White, Ellenburg, Johnson
EXCUSED:	Walton

2. SPR #16-47 / ZC# 317 Postponed from 10/11/16.

By: Wilson Boji 3761 Coolidge Troy, MI 48084,
Andrew Boji 22100 Corrine Southfield, MI 48034, and
Intisar Boji 220 Winding Brook Commerce Twp., MI 48390

Re: 4312 S. Dort Hwy., Burton, MI 48529
Parcel # 59-32-400-030

For: Zoning change from R-1C Single Family Residential to C-2 General Business

Mr. Leach stated he is the attorney representing the owner of this property, Mr. Boji. This request is for rezoning of Southmoor golf course to C-2 zone. Within the city there are limited properties available for commercial development. The City of Burton has a unique opportunity here to develop one of the largest properties in Burton; it is 94 acres. From a business prospective, this has the potential to be a substantial amount of money being invested into business and structures which will creating jobs, increase property tax values and a positive influx of business and revenue to the city. The alternative is if the golf course goes bankrupt it will end up with unpaid property taxes and an overgrown, unused, blighted property in the middle of the city. This is an opportunity for 20-30 businesses similar to the Deer Park in Grand Blanc. This is very preliminary and I don't believe there are any legal reasons not to approve it.

Mrs. Ellenburg stated this is an opportunity for our city. Giving restrictions would disable future development. It is a good thing for the city and for our Master Plan. This family has tried different things to make it work. They have been through a lot and they are struggling. If the business goes bankrupt, it will go back to the county and be parceled out or sold some other way. We don't have a lot of these types of properties to develop in Burton. We all utilize the businesses in Grand Blanc and it is time we start utilizing the City of Burton.

Mr. Gorang stated he agrees. This is an opportunity for development. The neighbors have all been notified and we haven't heard from them. There is no reason to deny it at this point in time.

Ms. White said she still has a problem with the neighborhood. The water from the ponds is an issue. There are so many homes that back up to it. If we rezone this, the residents are going to suffer.

Mr. Burge stated there are 3 pages of uses that are allowed under a C-2 zone. I cannot vote blindly. Almost any type of business can go in there.

Mr. Benthall stated if we don't rezone it, nothing will go in there. It will be vacant property overgrown with weeds.

Mr. Johnson stated the neighboring residents have been made aware of this and don't seem to have a problem with it. He agrees with Mrs. Ellenburg and Mr. Benthall. We need take this as an opportunity for development in our city. A new developer would take care of the ponds and water issue. Changing to a C-2 classification is not going to hurt us in any way.

Mr. Leach stated the water run-off will definitely be addressed in any future development plans as will the protection of the residents in the community.

Mrs. Ellenburg asked for the City Attorney's opinion.

Attorney Joliat stated regarding the process of rezoning: You consider the adjoining property uses and the Master Plan for this property and make your recommendation to City Council. As Mr. Burge stated, there are 3 pages of uses that are allowed in a C-2 zone. Any of those uses can fill this land if it is rezoned by the city. The Planning Commission doesn't have a vote on what the specific uses are. If it is decided to rezone the property as C-2, you would update the Master Plan accordingly. In other words, once the city makes the decision to rezone the property to C-2, the Planning Commission's input on what goes in there is over. Now, there are site plan reviews however, any C-2 use listed in the ordinance can go in there. There could be a use in C-2 that you don't want but you would have no choice.

RESULT:	CARRIED [5 TO 2]
MOVER:	Ellen Ellenburg, Councilwoman
SECONDER:	John Benthall, Commissioner
AYES:	Benthall, Johns, Gorang, Ellenburg, Johnson
NAYS:	Burge, White
EXCUSED:	Walton

3. Presentation

1. Master Plan Presentation

By ROWE Professional Services

Mr. Piggot of Rowe Engineering stated the Commission received a copy of the revised set of goals and objectives as well as a preliminary list of strategies. We discovered in the strategies, there were duplicates and we could condense them

by merging a few together. Also, some objectives were turned into strategies. This is a benefit to the plan so it is clear and not overwhelming. You have a draft of the actual strategies. We also intend to sit down with city staff to recognize strategies they may already be doing or other documents that should be incorporated in the plan. Our expectation is when we get to the implementation stage of the process to identify and prioritize the key strategies into 1st year, 2nd year, 3rd year, etc. We will also establish who the responsible parties are. For the Open House our approach will be to narrow down the strategies to ten or twelve for each item.

Mr. Gorang asked if we have received further input from the schools.

Mr. Piggot stated we haven't received much response from the schools since the Youth Charette. We had hoped for more involvement but this is common. We will send out a letter to all the schools in the area encouraging their involvement.

Caityln McGoldrick of Rowe Engineering discussed the online public engagement forums; they ended in December. The additional comments have been added. We have increased our likes on Facebook to 209. I recommend to boost the posts during the time of the Open House and decrease the posts from weekly to semi-monthly after the Open House.

4. Audience Participation

None.

5. Board Discussion

The Planning Commission discussed potential dates, number of sessions and locations for the Master Plan Open House.

Mrs. Abbey stated this is a public input session and although we encourage your participation, the Planning Commission is not required to be there. She will contact the discussed locations, schedule the Open House and communicate that back to the Planning Commission.

Mr. Burge stated this is Mrs. Ellenburg's last meeting as a Planning Commission member and thanked her for her service on the Planning Commission.

The next regularly scheduled meeting will be held on Tuesday, January 10, 2017 at 5:00 p.m.

Meeting was adjourned at 6:22 PM.



ADOPTED

AGENDA ITEM (ID # 2786)

DOC ID: 2786

**Approve and Authorize_____ for Planning
Commission Chairperson for January 2017- December 2017
term.**

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Kevin Burge, Vice Chairman
AYES:	Smith, Benthall, Walton, Gorang, Burge, White, Johnson
EXCUSED:	Kris Johns



ADOPTED

AGENDA ITEM (ID # 2787)

DOC ID: 2787

**Approve and Authorize _____ for Planning
Commission Vice Chairperson for January 2017- December
2017 term.**

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Smith, Benthall, Walton, Gorang, Burge, White, Johnson
EXCUSED:	Kris Johns



Burton Planning Commission
4303 S. Center Road
Burton, MI 48519

Meeting: 01/10/17 05:00 PM
Department: Department of Public Works
Category: Presentation
Prepared By: Amber Abbey
Department Head: Robert Slattery

F.1

SCHEDULED

AGENDA ITEM (ID # 2784)

DOC ID: 2784

Master Plan Presentation by ROWE

ATTACHMENTS:

- City of Burton Masterplan- January Memo Rowe (PDF)
- Masterplan Strategies-Rewrite- Admin Edits (PDF)



ROWE PROFESSIONAL SERVICES COMPANY

Large Firm Resources. Personal Attention.sm

MEMORANDUM

TO: City of Burton Planning Commission Members
Amber Abbey, Deputy Planning Official

FROM: Doug Piggott, AICP
Senior Planner

SUBJECT: City of Burton Master Plan – December Meeting

DATE: December 22, 2016

Since the previous Planning Commission Meeting on December 13th, we are proposing revisions to the goals, objectives, and strategies as discussed in detail below:

- From the last meeting, revision of the goals, objectives, and strategies to include edits suggested by the administration are attached.
- The Open House will be on January 24, 2017 at Fire Station 2 (1320 S. Belsay Road) for two sessions; session one from 1:00-3:00 pm and session two from 6:30-8:30pm.
 - We would like to discuss possible goals, objectives, and strategies to display at the Open House.
 - We will also discuss any “big picture” changes to the Future Land Use Map.
 - The Facebook Events have been created for the Open House and stakeholder/focus group/various contacts/Burton View will have been contacted to advertise the event.
- General other updates:
 - The Facebook Page for the City of Burton, Master Plan and updates on the Facebook Page activity below:
 - We now have 209 likes on the Facebook Page; we have been posting weekly.
 - We propose to do one (1) more \$7 boosted post to promote the Open House in January.

If you have any questions, please contact me at (810) 341-7500.

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Chapter 9 Goals and Objectives	Strategies
By evaluating the city's current condition, projected trends, and public comments, the Planning Commission has developed a set of goals and objectives based from the previous Land Use Plan adopted in 2002. Goals are general guidelines that explain what the community wants to achieve, while objectives are strategies on how to attain the identified goals. The goals and objectives are divided into nine (9) different topics including: general, open space/environment, transportation, government, public safety, community, business, housing, and employment.	
General	
Objectives:	
Goal: The Master Plan provides a framework through which Burton grows and prospers, promoting the general public welfare above specific interests.	
Objectives:	
Encourage public knowledge and support for the Plan.	- Provide copies of the Master Plan online for easy public access - Provide copies of the Master Plan to city libraries and school libraries. - Require public engagement prior to the final decision making involving the 5-year review and/or major amendments to the Master Plan.
Ensure use of the plan as the principle public policy document outlining future growth of the community.	- Revise zoning and subdivision standards to consider the plan for future infrastructure and zoning decisions. - Prepare and update 6-year capital improvements program to include the recommendations of the Master Plan.
Goal: Continuing development and redevelopment result in a vital community with a balanced land use pattern.	
Objectives:	
Monitor land use development to ensure that land is provided to address local needs.	- Update zoning map and existing land use map to identify potential shortages of necessary local needs of land. - Cooperate with local realtors to indicate needs of commercial, industrial, residential land uses/buildings.
Develop relationships/partnerships with private, public, and nonprofit organizations to help in the development and redevelopment of the community.	- Annual meeting of organizations. - Continue ongoing stakeholder meetings with key organizations within the City of Burton. - Networking with other organizations to promote activities/programs by the City of Burton and the City of Burton promoting the organizations activities, programs, and services via social media, website, announcement section for public meetings. - Create a policy guidebook on public-private relationships. Outline items such as tax breaks, etc.
Open Space/Environment	
Goal: Open spaces have been preserved or acquired in the City of Burton, providing benefits to the residents and the environment.	
Objectives:	
Evaluate existing open spaces within the community, and identify characteristics that support their preservation.	- Maintain the existing land use map of the city. - Use information available through regional state, state, and federal sources on site plan, to identify sensitive areas that may need protection.
Consider options for promoting the preservation of various open spaces, including open space zoning techniques, the purchase of development rights, and acquisition in fee simple. Adopt those techniques appropriate for the community.	- Undertake a review of appropriate open space techniques and adopt selected techniques into the zoning ordinance. - Review un-adopted watershed council recommendations into the zoning ordinance.
Promote densities that are consistent with the urban services available.	Evaluate maximum densities allowed in zoning ordinance to determine impact on existing infrastructure.

Protect the existing farmland practices and character, while allowing for the conversion of farmland practices to other development, but maintaining rural character in areas.	- Promote participation in PA 116 (Open Space Preservation Act), for suitable farmland areas within the city. - Evaluate the range of agricultural activities allowed in agricultural <u>areas-zoning districts</u> and its impact on the Right to Farm Act. - Adopt incentives for open space preservation in existing agricultural areas.
Goal: Support the Parks and Recreation system to provide a high quality of life for residents and wildlife within the City of Burton.	
Objectives:	
Develop relationships/partnerships with private, public, and nonprofit organizations, such as the Flint River Watershed Coalition to help in development of new or improvements in parks.	- Establishing a set of protocols on interactions with the private, public, and nonprofit organizations, such as Adopt a Park, - Work jointly with other organization to go after and acquire grants.
Provide improvements to the existing parks and recreation system, as outlined in the adopted Parks and Recreation Master Plan.	- Support efforts by the Parks and Recreation Commission to fund improvements identified in the Parks and Recreation Plan. - Create transportation design standards in zoning ordinance - Create land acquisition along of Right of Way for sidewalks. - Incorporate Parks and Recreation Plan recommendations into CIP.
Identify and develop pocket parks within the City of Burton's neighborhoods.	- Amend Parks and Recreation Plan to provide for sites and/or locational criteria for neighborhood parks. - Incentive program to encourage residents or private developments to develop parks and recreation.
Provide the Parks and Recreation Department with more resources to achieve recreational needs of the community.	- Hire a full-time parks and recreation director. - Propose a parks and recreation millage to fund park improvements, park expansions, and non-motorized pathways. - Partnerships with other organizations to develop park improvements, park expansions, and non-motorized pathways such as Burton Rotary Club, VFW Post 2777, Flint River Watershed Coalition.
Continue to promote public awareness of the city's plans for existing and future public parks through public information and public involvement in park activities.	- Continue youth and young adult involvement in the community through a volunteer program and activities. - Promote knowledge of Burton Park's System through website and brochures, as well as located within school districts and colleges.
Promote and continue activities for all ages throughout the community.	- Engage with youth with what needs are. - Develop more youth gathering places. - Working/engagement/partnership with schools. - Support activities for seniors.
Goal: Wetlands, water courses, and other water resources within the City of Burton are protected, preserved, and improved.	
Objectives:	
Protect groundwater, particularly in areas that area served by private wells within the City of Burton.	Establish an aquifer protection program.
Protect surface water from pollution from non-point sources.	- Amend the zoning ordinance to address on-site storm treatment of parking lots. <u>—standards?</u> - Adopt best practices for -storm water management requiring on-site storm water treatment in parking lots and reevaluate its minimum parking requirements.
Protect the capacity of existing storm water systems.	- Adopt best practices of storm water management addressing retention and detention requirements. - Amend the zoning ordinance to mandate maintenance and functionality of on-site detention basin. - Work to ensure quality open ditch storm water collection is functional and maintained. <u>Work with Genesee County's Drain Commission on the Stormwater Pollution Prevention Initiative (SWPPI) program for the Middle Flint River Watershed to update and implement.</u>
Protect natural feature areas including wetlands and woodlots and work with property owners to protect or have city own property to protect.	- Identify natural features in the city. - Create Incentive program to protect natural features through zoning and other options. - Amend zoning ordinance to incorporate wetlands review into zoning permit, site plan review process. - Partner with knowledgeable partners to inform and implement.

Improve water quality of Kelly Lake Park.	- Promote/ implement more natural landscaping to buffer Kelly Lake. - Develop more natural planted areas. - Implement better storm water management programs- bio swales along parking lot.
Coordinate with watershed organization such as the Flint River Watershed Coalition to identify, preserve, and develop protect of wetlands.	- Include Flint River Watershed Coalition in notice for comment on site plans near/involving water features. - Incorporate new wetland information provided by MDEQ or other organizations.
Goal: There are areas within the community where wildlife habitats continue to exist, that should be protected and preserved.	
Objectives:	
Encourage development to be sensitive to known wildlife habitats.	- Adopt best practices of buffer strategies of sensitive wildlife. - Create an inventory of known habitat.
Consider preservation of wildlife in evaluating open space for protection.	Incorporate wildlife habitat into zoning ordinance.
Promote public education of wildlife and how to help promote a wildlife community.	Develop information on website, distribution to school, and For-Mar County Parks.
Transportation	
Goal: Increased availability of public transportation reduces transportation limitations to all citizens of the City of Burton.	
Objectives:	
Promote increased MTA routes throughout the city.	- Participation in the MTA's strategic plan for bus transit and other services. - Evaluate land use classifications of property located to MTA routes/shelters/stops.
Improve access to MTA services.	Coordinate with MTA in the site plan process to promote accessibility.
Expand opportunities for alternative means of public transportation.	Continue to evaluate potential alternative forms of public transportation as they appear.
Goal: Road and streets are in safe condition, with adequate capacity to meet the needs of the community.	
Objectives:	
Promote a cooperative working relationship with the government institutions responsible for the roads in Burton.	Create regulations that follow MDOT standards/county.
Protect streets from premature deterioration.	- Continue to enforce heavy truck loads on local roads. - Continue to use Paser ratings to identify streets suitable for preventive maintenance.
Maintain high standards for design and construction on all streets and roads.	Create regulations that follow MDOT standards/county.
Maintain an aggressive street maintenance program to constantly assess and repair streets as necessary.	- Provide DPW and other maintenance with resources to do. - Partner with organizations to do maintenance of road ways (beautification).
Goal: Provide safe conditions for all modes of transportation including: pedestrians, bikes, and buses throughout the City of Burton.	
Expand the range of transportation modes able to effectively use existing rights-of-way	Evaluate and develop a complete street plan for the City of Burton.
Develop a network of non-motorized transportation.	Create a non-motorized transportation plan.
Extend and coordinate neighboring communities existing or proposed non-motorized transportation pathways.	Coordinate with other organizations.

Promote the installation of sidewalks, and require adequate maintenance in all seasons.	- Incorporate sidewalks or sidewalk improvements into street improvement projects. - Establish sidewalk assessment process to fund sidewalk maintenance. - Address sidewalk maintenance in by more enforcement of the zoning ordinance.
Collaborate with schools to participate in the safe routes to school (SR2S) program.	- Establish SR2S committee. - Evaluate sidewalk improvements regarding needs of schools.
Government	
Goal: There is effective communication between the city government staff and leaders and the community residents, consistent with the needs of the community.	
Objectives:	
Strengthen a positive community image by promoting the city's efforts to maintain and enhance the residents' quality of life.	- Score card method of identifying the city's successes in undertaking proposed implementation of MP, and making information available to residents. - Continued Master Plan- Facebook Page to announce Master Plan related successes/evaluation process (Facebook Polls).
Promote public involvement and access to local government, to gather public input to basic policy issues.	- Utilize Master Plan- Facebook Page, with Survey Monkey, or Community Remarks to survey public on policy issues as situations arise. - Hold annual public forms/meetings to discuss and gather public input on current planning issues (Planning Commission). - Holding an annual homeowner association information meeting. - Develop a central governmental communication system to link the citizens to the government, such as e-mail. - Use community advisory committees to gather neighborhood level input into planning issues. - Incorporate/coordinate with organizations working within the community to advertise each other's existence and events.
Promote citizen involvement by providing volunteer opportunities within the city.	Actively utilizing existing communication with residents (website, Facebook, schools) to recruit volunteers for city and organizations within the city to do volunteer programs.
Ensure public information on governmental procedures is readily available to citizens.	- Keep website up to date with information. Send DPWWP newsletter consistently. - Utilize the Burton View to inform the public. - Utilize social media.
Promote awareness by residents of local development issues.	- Annual meeting (homeowner association meetings, public forms/meetings/workshops). - Utilize social media.
Provide mechanisms for citizen input.	Utilize Master Plan- Facebook Page, with Survey Monkey, or Community Remarks to survey public on policy issues as situations arise.
Goal: The public infrastructure is adequate to meet the needs of the community today and provides future opportunities for development and redevelopment and decisions on investments in public infrastructure are made through a process that maximizes the return on public funds and takes into account current and future land use.	
Objectives:	
Promote development in areas currently served by adequate public infrastructure.	Evaluate FLU density in relationship to utilities.
Guide land use decisions so that unnecessary public utilities and services do not displace or duplicate more efficient systems. Only expand as needed.	Incorporate adequacy of utilities as a basis for rezoning, site plan and SLU decisions.

Develop a plan for future infrastructure improvements	- Complete an annual inventory of existing infrastructure and use this as a basis for developing a capital improvement plan. - Prepare, coordinate, and annually adopt as a part of the budget cycle, a schedule of proposed capital improvements for the next six years and a capital budget for the next year. - Prepare, adopt, and periodically update an official map of future public facility improvements in the City. - Add improvements to the Senior Activity Center to meet increasing demands of the facility. - Add improvements to the Memorial Library facility to meet increasing demands of services.
Public Safety	
Goal: Fire and Police protection services provide a level of service required by the community.	
Objectives:	
Maximize resources available for fire and police protection	- Evaluate spending and expansion of Mileages. - Conduct feasibility study on establishment of full time fire department. - Conduct feasibility study of combining fire and police services.
Target needs for additional services.	Target areas for crime and gang activity relief.
Enhance capabilities for fire and police protection	- Promote neighborhood watch programs. - Identify areas of concern, through police reports. - Crime prevention through environmental design. - Annual homeowner meeting.
Goal: Residents feel safe and secure in their homes and in the community.	
Objectives:	
Provide for safer neighborhoods.	- Implement a program of increased street lighting of sidewalks and roadways. - Increase visibility of police in neighborhoods.
Provide for increased safety in commercial and industrial areas.	- Create a policy to address panhandlers. - Increase visibility of police.
Community	
Goal: The community is unified and has a unique feel and identity.	
Objectives:	
Establish Gateways into the community as well as downtown area.	- Implement DDA Visioning Plan. - Evalute Gateways for the City of Burton- MDOT.
The beautification of the city including streetscapes, parks, and other public spaces.	- Partner organizations to go after grants. - Adequate funding to maintain park system. - Implements DDA Visioning Plan. - Implement Parks and Recreation Plan.
Create activities that attract people from within and outside the community to Burton	Continue to promote and advertise the Burton Race Series.
The unification of the community through consolidation of school districts.	Work with school systems.
Create a unique identity for the City of Burton	Develop and advertise a city slogan.
Goal: The city is a neat and attractive community	
Objectives:	

Maintain the appearance of buildings and sites	- Continue to promote semi-annual community clean-up days, where clean-up of the individual's property is the emphasis. - Continue strict enforcement of building and property maintenance codes. - Adopt new ordinances as warranted by community conditions. - Establish a program to help with façade improvement of business and/or residential home. - Create a policy for yearly inspections of rental units. - Paint Program through non-profit.
Promote quality and aesthetic compatibility in new development and redevelopment of buildings and site	- Establish regulations to reduce the visual clutter and traffic hazards caused by poorly designed and located signs. - Evaluate zoning ordinance.
Promote quality in public improvements that enhance the look of the community	- More resources to DPW for enforcement, and inspectors. - Hold and promote an annual community pride day devoted to the beautification of public spaces.
Goal: Senior citizens and disabled persons have a high quality of life and a high level of accessibility to the community.	
Objectives:	
Improve accessibility for persons with mobility disabilities	- Incorporate barrier free access to Non-motorized transportation plan. - Amend Zoning ordinance to include standards for barrier free access. - Require new development or major improvements to allow easy mobility for all.
Improve access by senior citizens to community resources	- Develop a relationship with community organizations to make improvements and increase quality of life of residents within the city. - Add improvements to the Senior Activity Center to meet increasing demands of the facility.
Business	
Goal: The city is an attractive location for establishment of local small businesses.	
Objectives:	
Create a welcoming environment for new businesses	- Coordinate with business organizations to coordinate welcoming and getting new businesses to the city. - Create a business incubator space for young entrepreneurs. - Work with schools and colleges to provide assistance to new and expanding businesses.
Protect commercial areas from blight and nuisances, to enhance the image of Burton as an attractive place to invest in a business.	- Amend development plan to allow DDA to obtain blighted properties - Address traffic and other infrastructure concerns that effect the accessibility and attractiveness of businesses districts.
Promote the establishment of neighborhood commercial establishments.	Amend the zoning ordinance to allow for a range of neighborhood commercial uses.
Develop a set of standards for commercial and industrial developments, that will promote good will between business and industrial owners.	Amend the zoning ordinance to provide for buffers between land uses.
Goal: The city has an identifiable commercial center that helps to define Burton's unique character.	
Objectives:	
Create commercial area development plan for the DDA .	- Coordinate with City of Flint. - Implement DDA plan/ provide resources. - Promote development of the area to create the appearance of a town center. - Promote DDA and increase its visibility.
Develop and promote a "sense of place" within the city's principal retail districts.	- Establish Grant program through DDA for projects that develop a sense of place. - Target areas for implementation of a public art program. - Implement DDA plan elements that create a sense of place.
Revitalize Courtland Mall area to be a vibrant shopping destination.	- Develop concept plan for redevelopment of area. - Work with existing owners and renters.

Housing	
Goals: The city has a mix of housing types in a range of prices that provide housing opportunities for all socio-economic groups in the area.	
Objectives:	
Encourage the development of a range of housing including missing middle housing	- Assure that zoning districts within the city provide a variety of density and housing types including the missing middle such as housing opportunities that are fourplex, and six-plex to optimize choices in dwellings. - Provide for housing options for seniors and the disabled. - Leverage state and federal grants to provide financing for affordable and senior housing - Address housing for students in the zoning ordinance. - Coordinate demand for student housing with area colleges.
Provide for a range of housing locations, both urban and rural.	- Zoning review FLU Map. - Evaluate proposals to ensure an appropriate balance in the types of housing in the city. - Evaluate existing spot zones of commercial parcels in residential areas for down zoning back to residential.
Encourage affordable housing options within the city.	- Explore Missing Housing options. - Review Zoning Ordinance for flexibility. - Coordinate / incentives to encourage affordable housing.
Employment	
Goal: There is a diverse range and adequate number of employment opportunities in the city.	
Objectives:	
Create a diversification in the economy to reduce reliance upon the automobile industry.	- Partnership with orgs to get new business MEDC. - Work with colleges. - Target members of the “knowledge community” participating in the new economy, by developing a desirable community to live in through placemaking.
Create new jobs through the retention and expansion of existing employers,	Work with Chamber of Commerce and other organizations to meet with local businesses and identify their needs.
Create new jobs through the attraction of new companies.	Target the manufacturing, finance, insurance, service, and distribution sectors of the economy as the primary focus of new job creation (including research, design, engineering, administration, and production).
Capitalize on assets like I-475, I-69, the railroad, the Courtland Mall, and the existing industrial areas.	Create an inventory of commercial assets and develop them into marketing materials for the city.
Recruit businesses with high tech and skilled labor jobs	Create Partnerships with colleges and technical skill training facilities.