CITY OF BURTON
PLANNING COMMISSION WORKSHOP MINUTES
JANUARY 28, 2003, 9:00 A.M., COUNCIL CHAMBERS

Jerry Grantner, Chairperson, called the Work Session to order at 9:00 A.M.

MEMBERS PRESENT: Bement, Bertram, Grantner, Hohloch, Perez, Smiley, Walls and White.

MEMBERS ABSENT: Young.

OTHERS PRESENT: C. Abbey, Administrative Assistant; J. Major, DPW Director; T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

A. PURPOSE OF THE MEETING: WORKSHOP TO DISCUSS THE UPDATE OF ORDINANCE 19 ZONING TEXT.

B. AUDIENCE PARTICIPATION:

There was no one in the audience who wished to speak.

C. ADMINISTRATION/PLANNING COMMISSION DISCUSSION:

Mr. Grantner commented that from the list of the 16 items that need to be addressed, some of them could be reviewed and revised by DPW staff to alleviate the problems that keep occurring. After DPW has revised the issues, they can present them to us and we can make a recommendation to the City Council. Some of the other items need to have more discussion and input from the Board prior to making a recommendation to the City Council.

Mr. Bement suggested that the items be prioritized and then have the DPW staff tell the Board what the most pressing issues are.

Mr. Major said that the subdivision development is the most important because the developers are looking to see what we will do with our zoning classifications. Although there are no subdivisions planned for next year, this is one of our most important matters.

Mr. Abbey said the Auditor from DuPuis & Ryden spoke about our financial situation and the one thing that kept this City afloat was the development. He noted that the moratorium from the County is holding some of the developers up from continuing with their projects. Someone will be in with a concrete proposal, and a decision should be made soon regarding the zoning classifications.

Mr. Grantner reviewed Items #1 thru #16 (see attached). After a brief discussion was held, it was a consensus of the Board that Items #2, #3, #6, #10, #14 and #15 are the high priority items, with Items #3 and #14 being the very highest priority. Mr. Grantner said he attended the Audit presentation and although we had a healthy audit and we are in good financial shape, the revenue picture looks rather grim. If we continue to have the services we are currently receiving, we may be in the position of asking for more money.

A brief discussion was held to prioritize the items for discussion.

Mayor Smiley said he is here to listen and would like to share some views with the Board. Burton is a young city and we need to prepare for the future with a vision as to what we want our city to be. We have open spaces still available for development. There are many cities who are models and who may or may not have made mistakes along the way. The trend for cities is not acre lots. He urged the Board to use common sense when looking at the lot sizes. The developers pay 100% of the cost of the infrastructure. We need to look at what is best for the City as a whole.

Mr. Grantner asked Mr. Strasser when the information concerning the items that the DPW is going to review would be available to the Board.

Mr. Strasser said he could have the information ready by the end of February.

After a brief discussion with the Board, Mr. Grantner set another Work Session for Tuesday, February 25, 2003 from 9:00 a.m. until 11:00 a.m. in Council Chambers.

DISCUSSION OF ITEM #3 – SE ZONING LOT SIZES:

Mr. Grantner commented that the two zoning classifications for new development are R-1A and R-1B. Possibly we need a third zoning classification as an option because SE is not a valid designation.

Mr. Strasser reviewed the zoning classifications and the square footage that fits each classification.

A detailed discussion was held concerning SE Zoning and whether changes should be made in this zoning classification. Other items discussed include the square footage of the house for the various lot sizes; side loading garages vs. front loading garages and how this affects the size of the lot; not requiring minimum front lot sizes but require density and pros and cons of cluster housing. The Board discussed the possible increase in lot sizes which would replace the SE zoning classification.

Mr. Perez suggested that we ask MML to research some zoning classifications and use this as a tool to guide us in the decisions.

Mayor Smiley will furnish the Board members with data concerning other cities or villages that are under the Home Rule Act.

D. BOARD DISCUSSION:

Mr. Grantner asked that if anyone had any questions or concerns, to please contact the Mayor's Office, DPW Staff or anyone who was at this meeting to try and get any questions answered prior to our next work session.

The next regularly scheduled meeting will be held on Tuesday, February 11, 2003 at 6:00 P.M.

The next work session is scheduled for Tuesday, February 25, 2003 at 9:00 a.m.

Meeting Adjourned at 10:55 A.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML