

REGULAR PLANNING COMMISSION MEETING MINUTES

Mrs. Dargel asked for status of a double wide modular located at the back of the former Hamady store location.

Mr. Strasser indicated he has no knowledge of that and will look into it.

PRELIMINARY SITE PLAN REVIEW:

1. SPR #04-33
BY: Rizzo Development
5273 Empress Dr.
Grand Blanc, MI

RE: Sherwood Forest Subdivision
Bristol, Vassar, Atherton
Parcel No.'s: 59-25-100-008, 59-25-200-009,
59-25-300-001, 59-25-400-010. R-1B Zoned.

FOR: Cluster Subdivision

Francine Cullarni, 9427 Burning Tree, Grand Blanc, MI, stated she is an attorney representing Blake Rizzo. Jim Spore, Landscape Architect from CHMP is also here to make a presentation. Developers frequently choose open space and clustering options because the demand is there. New and older buyers have few workers in the family and they do not care to have large yards or the individual responsibility. Ms. Cullarni stressed this is not a subdivision being planned, but site condominiums. They will be 1,700 to 2,000 square feet and the developer hopes most will come under \$220,000. There is a possibility the open space will be turned over to a nature conservancy, which will maintain it but with contributions from the residents and the Association. This entire development is in two school districts, Atherton and Davison.

Ms. Cullarni indicated further the clustering option requires 15% open space and with this development it will be almost three times the amount of open space. The maximum number of units per acre is 4.0, and they are putting in 2.8. There is 12 acres of wetlands which will be preserved, and in addition, 79 extra acres of green space that will be preserved. Ninety percent of the homes will back up to green space. In summary, Ms. Cullarni stated Mr. Rizzo did 4 other developments in Burton. A planned unit development was done in Grand Blanc and we were very pleased with the clustering and the arrangement. He also has an open space option approved in Mundy Township that will be developed shortly.

Jim Spore, CHMP 5198 Territorial Rd., Grand Blanc, MI, said one of the reasons we try to preserve as much open space as we have here, is to protect the existing on-site woodlands and steep slopes in the area. They are set aside in the open space area to accommodate walking trails and visual amenities behind the lots. As previously mentioned, 90% of the lots directly abut the open space, the other 10% is on the perimeter where they abut adjoining properties.

Mr. Spore addressed further the type of designs planned and entrances off of Bristol, Vassar and Atherton Rd. He stated there is a 50 ft. minimum of space behind every dwelling unit. They have planned 564 units. There will be potentially one wetland crossing that still needs to be mapped in the northern part of the site which will require DEQ approval. It is the main connector road between Vassar and Atherton. Mr. Spore indicated further on-site detention is in the natural open spaces. Mr. Rizzo will have small shelters at the bus stops for school children.

AUDIENCE PARTICIPATION:

The following residents addressed these concerns: Plans being constantly changed on the property, sewer capacity, amount of designated wetlands, notifications for a final site plan approval, acquiring an environmental assessment firm, flood drainage problems, market plan, higher condominium prices in Burton than Grand Blanc, egress at entranceways, change of SPID number, Burton putting in the infrastructure for bonding and special assessments, Mr. Rizzo not living up to commitments he has made at various projects in Burton and Grand Blanc, further meetings, construction plans and various steps.

Gerald Monroe, 3044 S. Vassar, MI
Tim Schmieg, 3085 Vineland Ave., Burton, MI
Andrew Albrant, 6141 Bellingham Ct., Burton, MI
Pauline Dargel, 6119 Hugh St., Burton, MI
Laurie Tinnin, 2340 Harmony Dr., Burton, MI
Paul Pisarsky, 3129 Vineland, Burton, MI
Mary O' Mara, 3130 Eugene, Burton, MI
Stanette Amy, 6128 E. Atherton, Burton, MI

Mr. Strasser addressed audience concerns of sewer capacity. He stated presently there is not sewer capacity, but as of November 1st, Burton Council allocated funds towards the engineering to design sanitary sewer reliefs for the southern portion of the city and parts of the north. It is currently underway at this time. When this development is ready to begin, there will be capacity in the sanitary sewer system.

Mr. Spore addressed audience concerns. He stated the preliminary plan presented a year ago based on R-1A zoning would have generated 447 units. Under the R-1B, if you apply the 4 units per acre density and take out 25% for roads and so forth, we calculated 549 units under the R-1B zoning if you used the slopes and still protected the wetlands. They feel this plan is more beneficial in terms of the amount of open space being preserved. Mr. Spore indicated a wetland delineation was done sometime ago that will be updated prior to the final plan. The flood plain areas will fall within the open space areas. These are site condos that are not attached. The entrance design will be boulevard entrances, if they require longer tapers or passing lanes that will be addressed at the final. At the final site plan, there will be a draft of the master deed. There will be language that governs what the covenants might be on the property in terms of limiting parking of recreational vehicles, maintenance agreements for the open space and those kinds of things.

Mr. Spore stated further, A DEQ application will be in process or already in place by final review. The Genesee County Drain Commission, Water & Waste will review and approve all sanitary and water. The Storm Water Management Division will approve detention areas.

Mr. Strasser explained the SPID number change. There was a house incorporated on the property and when it was split off, the parcel number changed. Mr. Strasser clarified that under this clustering option Mr. Rizzo has elected to design, technically there can be up to 800 homes allowed by the ordinance on this property. He has elected to put in 564.

Mr. Bertram stated he feels the Commission's decisions are based on the information put before them, and not on personal feelings. Mr. Cummings re-iterated Mr. Bertram's comment. He asked Mr. Strasser if the City has had any problems with Mr. Rizzo's developments.

Mr. Strasser said there has not been any and he highly recommends any development that Mr. Rizzo does. Brief discussion ensued regarding the infrastructure.

COMMISSION RECOMMENDATIONS AND/OR ACTION:

Moved by Bertram, seconded by Walls to approve SPR #04-33. Motion carried, 5-0.

ADMINISTRATIVE SITE PLAN REVIEW(S):

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| 1. SPR #04-35 | BY: Ralph Tucker
5353 E. Bristol Rd.
Burton, MI |
| | RE: Big Ralph's Pasties
3496 S. Center Rd. |
| | FOR: Change of Use. |

Mr. Grantner expressed the Commission does not take any action on Administrative Site Plan Reviews, it is for our information.

BOARD DISCUSSION: No discussion was held.

The next regularly scheduled meeting is to be announced.

Meeting adjourned at 7:12 p.m.

jra