

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JANUARY 8, 1991, 7:00 P.M., COUNCIL CHAMBERS

This Meeting was called to order by Homer Berry, Chairman, at 7:00 P.M.

Members Present: H. Berry, B. Howlett; M. White; C. Smiley; J. Merrell and L. Bertram.

Members Absent: Mayor, Jane L. Nimcheski; B. Beggs and G. Grantner.

Others Present: T. Strasser, Dep. Planning Official and C. Ladd, Deputy Clerk.

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING:

Howlett moved and Bertram supported the following motion:

Approve and authorize the minutes of the Regular Meeting of December 11, 1990, at 7:00 p.m., as printed. Motion carried 6-0.

B. FIRST PUBLIC HEARING:

1. Z. C. #187

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

RE: Lots 85, 86, 115-117, 141-146,
170-177, 125-127, 156-158
Section 28, R-1C Zoned

FOR: Rezoning to M-2 for Industrial
Expansion

Mr. Strasser said the City of Burton is asking to have the lots rezoned to M-2 and this will allow the industrial businesses to expand if they wish to do so. The zoning in that areas has gone back and forth from residential to M-2 several times. When the Master Plan was redone, the land was rezoned back to residential and none of the buildings have applied to expand until recently.

Audience Participation:

The following people spoke against the rezoning of the property:

John Ray, 3256 Berent St., expressed his concerns about the expansion of the businesses in that area and the affect it will have on their property.

Thomas Cheney, 3133 Berent
Larry Brown, 3216 Berent
Jack Carso, 6136 Brookwood Dr.
Jeff Loy, 3273 Berent

Mr. Strasser said the Genesee County Metropolitan Planning Commission has recommended approval of the rezoning.

Mr. Bertram asked when this property was rezoned last.

Mr. Strasser replied it was changed in 1988. There was more activity on the residential properties than on the industrial properties and was rezoned back to the residential zoning. Mr. Strasser then explained the procedures for the residents who wish to make any changes in their property. Mr. Strasser also said there would be split zoning in the subdivision.

Mr. Smiley said he is not in favor of changing the zoning on any vacant property until one of the businesses request a change in the zoning.

Joe Caon, owner of Lots 126-127, said there are more commercial buildings than homes in this area. The land is no good to me sitting there vacant.

Mrs. Howlett asked how many homes would be affected in this area. Mr. Strasser said approximately 55 home in Holland Heights.

Moved by Howlett, supported by Bertram to postpone Zoning Case #187 until the next regular meeting of February 12th and DPW should get information from the City Planner and give the Planning Commission more information concerning these lots. Motion carried 6-0.

2. L. S. #90-75

BY: Chuck L. Sekrenes
2405 N. Vassar Rd.
Burton, MI 48509

RE: Q-6-3 & Q-6-4
Section 1, R-1A Zoned
"South side of Brookwood Dr.
East of Belsay Rd."

FOR: Residential Development

Mr. Sekrenes said he would like to split off one lot and make it into 3 lots at the end of Brookwood Drive and plat out 8 lots for a total of 11 sites. He said the Kearsley Creek would be rerouted and the portion that is on his property would be at his expense.

Mr. Berry asked what the size of the lots would be. Mr. Sekrenes said they would be 95x167, which complies with the zoning ordinance.

Audience Participation:

Robert Lee, 6172 Golfview Dr., asked where the access would be for the other sites. Mr. Sekrenes replied they would be off Brookwood Drive. Mr. Lee then asked about the drainage problems in that area and what effect this would have on the other homes in the area.

Jack Carso, 6136 Brookwood Dr., said he also is concerned with the water problems in the area and all other lots on Brookwood are 200 foot lots and the smaller lots could cause the properties to decrease the value of their homes.

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BOARD DISCUSSION:

Mr. Smiley asked to have pictures of Zoning Case #187 and would like a letter of recommendation from the City Planner, either for or against the rezoning.

Mr. Strasser said he would get these items for the Board.

Meeting adjourned at 8:34 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

CML