

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
JANUARY 14, 1997, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Howlett, Bertram, Perez, Grantner, Berry, Mayor Smiley, White, Merrell and Walls.

MEMBERS ABSENT: None.

OTHERS PRESENT: T. Strasser, Dep. Planning Official and C. Ladd, Deputy Clerk.

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

Grantner moved and Perez seconded the motion to approve and authorize the minutes of the Regular Meeting of December 10, 1996 at 7:00 P.M., as printed. Motion carried 9-0.

B. SCHEDULE PUBLIC HEARINGS FOR FEBRUARY 11, 1997 AT 7:00 P.M.:

1. LS #96-84

BY: Chuck Sekrenes
1405 N. Vassar Rd.
Burton, MI 48509

RE: Lot 57 Brookwood #3
Section 1
R-1A Zoned

FOR: Residential Use.

2. LS #96-85

BY: Keely Realty, Inc.
2224 S. Center Rd.
Burton, MI 48519

RE: Lot 62 Supervisor's Plat
Section 21
Zoned C-2

FOR: Commercial

3. LS #96-88

BY: Kent and Pam Blaine
7114 Miller Rd.
Swartz Creek, MI 48473

RE: Lots 103 and 104 and N 1/2 of
Lot 105 Garden Acres Sub

FOR: Residential Use.

2. ZC #220

BY: Josephine Nolley/Phyllis Carter
PO Box 493
Flint, MI 48501

RE: 2105 S. Center Rd.
(includes 18 +/- acres)
Section 22, Zoned R-0

FOR: Change zoning to C-2 for Animal
Rescue & Emergency Office and
Equipment Center.

Mr. Berry said the applicants have asked that we add a small parcel of land to the rezoning request, as indicated on the drawings.

Bob Keely, 2224 S. Center Rd., said he is representing the applicants for this Zoning Case. He explained that the home and garage located at 2105 S. Center Road will be utilized as a central location for C.A.R.E. to run their organization and have meetings. They will also have a store and rescue equipment animal foods and temporarily shelter the rescued animals. In the future they would like to build a pole barn, a shelter and runs for injured and rescued animals. Also, they plan to build a large flight cage for injured birds and finally, construct a small veterinary clinic for low cost spay and neuter of dogs and cats. Mr. Keely said C.A.R.E. is a nonprofit organization that has volunteers and donations are used to provide food, shelter and rehabilitation to injured and orphaned animals.

Audience Participation:

Pauline Dargel, 6119 Hugh, asked if they planned to add the additional parcel of land, as this was not included in the legal notice.

A brief discussion was held concerning the legal notice and the request for rezoning of the additional parcel.

Mr. Strasser said because the additional site was not legally noticed, we should not include this in the rezoning and proceed with what was noticed.

Al Nolley, 2105 S. Center Rd., said he is the owner of the property, and would like to know if the additional five (5) acres is included in the purchase agreement. He was advised yes.

Mr. Hickman, 2112 S. Center Rd., asked what kind of barrier would be put in to keep down the noise. Mr. Keely said the barrier would be handled through the site plan review, but the animals would not be out at night.

Mr. Strasser said this is a fairly large parcel of commercial property and the City of Burton Master Plan shows that the R0 zoning can be changed if you wish to do so. If C.A.R.E. doesn't plan to utilize the entire 18 plus acres, they might want to consider leaving the remaining portions that are not going to be developed for tax purposes.

Ms. Howlett asked if the organization was in a position to pay taxes.

Mr. Keely said if they are tax exempted, the entire parcel would be or if they are taxed, the same would be true.

Mr. Perez asked if the acreage east of the right-of-way is also zoned R-0. He was advised yes.

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Bob Keely, Keely Realty, 2224 S. Center Rd., said he is representing Mr. Walli. He said Arni Walli is present tonight to answer any questions, because his son is on a business trip. Mr. Keely said there were three (3) approvals last year for manufactured housing communities in the City of Burton and Mr. Walli would like to bring another one to Burton. Mr. Keely gave a brief background of Mr. Walli and what he has brought to the City of Burton in the way of tax base and employment opportunities for people. He noted that Mr. Walli has a manufactured home community in Birch Run. He said prior to this meeting, a meeting was held with the residents in the area to give them information on the proposed project. He met with Mr. Angle, Superintendent of Bendle Schools, and was assured that the school district could place these students in the system and absorb them without building additional classrooms. He said this will be affordable housing and according to recent reports, the manufactured homes do not have an affect on the property values of residential homes. Mr. Keely said the developers have agreed to pay for the installation of traffic light on Bristol Rd. The present zoning allows for an 800 sq. foot home on a lot 60'x120' and that could be 220 homes located in an 800 sq. foot area. We are proposing 220 manufactured homes in a 900 sq. foot area.

Mr. Keely presented a sketch of the proposed manufactured homes and said the lots that back up to the neighbors have been widened from 50' to 90' so they face the road. Each neighbor will be 1-1/2 units instead of 5 units. The greenbelt will be widened and they have agreed to save all the natural trees they can and make a buffer zone. There will be a 6 foot high cyclone fence around the fence and around the school property; also, there will be a 6 foot berm along I-475 and trees will be planted on top of the berm. The developers have agreed to donate \$40,000 to West Bendle for playground equipment. He said the developers are asking for an affirmative vote on the rezoning.

Audience Participation:

Ken Warner, 1356 Connell, said he is neither for nor against the rezoning, but the developer is not making this proposal for the good of the schools.

Leila Drake, 1384 Jolson, stated that Burton is a family oriented town and many of the children that have grown up here, are still living here. She opposes the manufactured homes in this area.

Andy Krish, 1453 E. Judd Rd., said he toured Saginaw Street, Maple Road, Fenton Road and Bristol Road area, looking at the mobile home parks we have. He said he doesn't think the City is in need of another mobile home park. This property would be better suited for a park for the children.

Bob Centilli, 4475 Lawnwood Ln., said 340 units were recently approved to be put in by Kessel's on Bristol Road and I-475. If another 220 or 240 units go in, the traffic will be even worse than it is today. Why is it, everyone wants all these manufactured home parks in this area of the City? The developers present a preliminary plan and can agree to things in writing, but once the property is rezoned, the City has no way of enforcing the agreement.

Jeanie David, 1404 E. Schumacher, said she thinks the area will be more polluted with the added vehicles and she has problems with her breathing now. She is against the project.

Sue Moore, 1499 Proper Ave., said she has been a lifelong resident of Burton and doesn't think Bendle Schools can handle the additional students. Also, she is concerned about not having enough police officers if the crime rate increases.

Carl Carlson, said he is representing Mr. Bell. This will be residential homes in a site condominium setting rather than a plat. The property is located west of Vassar Road on Maple Road. Consumers Power has an easement along the west boundary and the sanitary sewers are available. Water will have to be brought in off of Maple Road.

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

Mrs. Walls asked how many units would be developed. She was advised there would be 27 and they would be sold with the land to the homeowners.

Mr. Perez said because of the detention pond on Maple Road, he would like to have some landscaping around it to hide it from the road.

Mr. Carlson said he had no problem with putting in some landscaping around the pond.

Mr. Strasser said the DPW staff discussed having only curb and gutter in the new developments and not have open ditch. This is due to the fact, that people in the first few phases of Maple Pointe, are now requesting curb and gutter.

Mayor Smiley said Phases 7 and 8 of Maple Pointe will have curb and gutter. He said the street lighting should be the responsibility of the developer.

Mr. Carlson said they will put in the street lighting.

Moved by Howlett, seconded by Perez to approve Site Plan Review #97-2, contingent upon DPW recommendations and landscaping the detention pond and lighting for the development. Motion carried 9-0.

F. SITE PLAN REVIEWS POSTPONED FROM DECEMBER 10, 1996:

1. SPR #96-80

BY: Alrena Dale
1030 Carson Ct.

RE: Angels Galore
G-3336 S. Saginaw St.
Lot 23 Baker Park
Section 30, C-2 Zoned

FOR: Change of Use - Hobby Shop

Mr. Strasser said he has mailed notices and made phone calls to the applicant and has had no response.

Mr. Berry said she is operating the business. He said the person at the gas station next door, is complaining about the cars utilizing their parking area.

Mr. Bertram suggested we send a registered letter and let her know she has to be at the February meeting if she wants the site plan approved.

Moved by Howlett, seconded by Bertram to postpone SPR #96-80 until the next regular meeting of February 11, 1997 and send a registered letter to the applicant that she should attend that meeting. Motion carried 9-0.

G. ADMINISTRATIVE SITE PLAN REVIEWS CONTINUED:

3. SPR #96-89

BY: Robert Fuller
2480 S. Center Rd.
Burton, MI 48519

RE: Mid-Michigan Bath
2480 S. Center Rd.
Lots 63, 64, 65 Supervisor's
Plat #12
Section 12, C-2 Zoned

FOR: Change of Use.

Moved by Bertram, seconded by Howlett to postpone Site Plan Review #96-89 until the February 11th meeting and send a registered letter informing the applicant to attend the meeting. Motion carried 9-0.

H. BOARD DISCUSSION:

Mr. Perez asked if anyone would object to changing the Planning Commission meetings from 7:00 p.m. to 6:00 p.m. The Board had no objections.

Moved by Granter, seconded by Howlett to hold the Planning Commission Meetings at 6:00 P.M. starting with the March meeting. Motion carried 9-0.

Mrs. Walls asked about the status of LaGarda Security on Center Road. Mr. Strasser is to review the case and report back at the next meeting.

A brief discussion was held concerning the proposed Walli development and the impact it would have from a financial standpoint. Also discussed was the need for this type of housing at this particular time.

Mayor Smiley said he plans to put money in this year's budget for an update of the Master Plan.

The next regularly scheduled meeting will be held February 11, 1997 at 7:00 P.M.

Meeting Adjourned at 9:42 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML