

CITY OF BURTON
REGULAR PLANNING COMMISSION MINUTES
NOVEMBER 27, 1990, 7:00 P.M., COUNCIL CHAMBERS

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

MEMBERS PRESENT: Mayor, Jane L. Nimcheski; B. Howlett; H. Berry; B. Beggs; G. Grantner; M. White; J. Merrell; C. Smiley and L. Bertram.

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:

Howlett moved and Grantner supported the following motion:

Approve and authorize the Regular Meeting of November 13, 1990 at 7:00 P.M.
Motion carried 9-0.

B. FIRST PUBLIC HEARINGS:

1. Z.C. #185

By: George Preston
1306 Merkle
Ortonville, MI 48462

Re: Q-393, Section 34
The property directly East of
Consumers Power R/W on the South
side of Bristol Road.
Zoned C-2 & SE

For: C-3 Zoning for a Driving Range.

Mr. Preston was present and explained he understood to have a driving range, the property must be zoned C-3.

There was no audience participation.

Mr. Strasser said the property is commercial on the road front. The review from the Genesee County Metropolitan Planning Commission recommended rezoning of the property. There are 15 acres and the property fronts on Bristol Road. The property in the surrounding area is mostly residential.

Mrs. Howlett asked Mr. Preston what type of building he would construct. Mr. Preston replied he would have an eye-pleasing building approximately 28x40 and it will be landscaped properly.

Moved by Howlett, supported by Bertram to recommend approval of Zoning Case #185 contingent upon the recommendations of the DPW and Genesee County Metropolitan Planning Commission. Motion carried 9-0.

2. Z.C. #186

By: Sol Schafer
2590 S. Grand Traverse
Flint, MI 48503

Re: Q-319, Section 29
Property has frontage on Hemphill
and Red Arrow Road.
Zoned R-1C

For: RM Zoning for Apartments.

Mr. Schafer was not present at the beginning of the meeting. Mr. Strasser said he had planned to be here.

Mr. Berry proceeded to audience participation for this zoning case.

Mr. Andrew A. Kruka, Cheyenne St., said he was not the spokesman, but he had petitions to be turned over to the Board, to retain the property at R-1 Zoning. He said previously, there was a developer that proposed a similar project and that was turned down. He said he is not in favor of the project.

The following residents spoke against the rezoning of the property:

Alice Ely, 2223 Red Arrow Rd.
Elaine York, 3299 Glengary St.
Glenn Robinson, 3322 Menominee
Dick Winters, 3340 Cheyenne St.
Dave Lahey, 3349 Menominee;
Wayne Millard, 3442 Griffith Ct.
Albert Drath, 3348 Menominee
Beatrice Millard, 1404 Ready St.;
Nancy Cook, 3335 Menominee
Bruce Lesser, 3308 Ogema
Nancy Hickman, 3340 Menominee
Kenneth Ely, 2223 Red Arrow Rd.
Tom Robinson, 3313 Menominee
Charles Welborne, 3328 Cheyenne St.
Lynne Gearhart, 2250 Red Arrow Rd.
Pamela Boyles, 2306 E. Hemphill Rd.
Bruce Leser, 3308 Ogema

Some of the residents concerns included transient people in the neighborhood; lack of notification of the meeting; what other businesses would fit in the RM Zoning; additional police/fire protection expenses; and overcrowding of schools.

Mr. Wendell Addington, partner of Sol & Nate Schafer, explained they have optioned for the property to be rezoned for apartments. There is a need for multiple family and those who are having difficulty getting homes. We have a new complex at the corner of Atherton and Hammerberg Road for those over 55 years of age. We also have another complex in Mt. Morris. We haven't had any plans drawn up until we are certain the zoning is passed. We plan to have between 100 and 150 apartments and single family or duplexes around the perimeter. There is no Federal Financing available to us to construct for low income housing. The citizens opinions are a concern to us. The plans would be developed according the rules and regulations of the City.

Mr. Berry then opened up Audience Participation to give the residents ample time to ask any further questions or make statements concerning the presentation by Mr. Addington.

Many of the residents reiterated their prior concerns to Mr. Addington.

Mr. Strasser explained to the residents that the Planning Commission makes recommendations to the City Council to approve or deny the rezoning. The City Council has the final say of the rezoning request. The Genesee County Metropolitan Planning Commission has recommended approval of the rezoning, however, in the review, they did site our Comprehensive Development Plan for that area, which indicates this should be zoned M-1, Light Industrial. There is water and sewer available on Hemphill Road.

Mayor Nimcheski asked if there would be a set income level for the people who will be renting the apartments? Mr. Addington said there are some guidelines, but the income would have to be adequate enough to pay the rent of approximately \$500 to \$600 per month.

Mrs. Beggs asked what the other criteria is for renting in the complex?

Mr. Addington replied a credit check would be run along with a credit history and where possible, we visit previous places they have lived to check on housekeeping and behavior problems. We try to get as good a tenant as possible.

Mr. Smiley said he doesn't think there should be a deviation from the Master Plan.

Moved by Smiley, supported by Merrell to deny Zoning Case #186. Motion carried 9-0.

AUDIENCE PARTICIPATION:

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

The next regular meeting will be held December 11, 1990 at 7:00 P.M.

Meeting adjourned at 8:01 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

CML