

CITY OF BURTON
SPECIAL PLANNING COMMISSION MINUTES

The Special Meeting was called to order by Homer Berry, Chairman, at 5:30 P.M.

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

MEMBERS ABSENT: Merrell.

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

PURPOSE OF THE MEETING: Preliminary Plat Tentative Approval for Maple Wood Meadows Subdivision #1, Maple Ave., SW 1/4 & SE 1/4 Part of Q-431, Q-432, Section 35, R-1A Zoned (Blake Rizzo, c/o CHMP, Inc., 5198 Territorial Rd., Grand Blanc, MI 48439.

A. PRELIMINARY PLAT TENTATIVE APPROVAL:

1. SPR #95-62

BY: Blake Rizzo
c/o CHMP, Inc.
5198 Territorial Rd.
Grand Blanc, MI 48439

RE: Maple Wood Meadows Subdivision #1
Maple Avenue
SW 1/4 & SE 1/4 Part of Q-431, Q-432
Section 35, R-1A Zoned

FOR: PRELIMINARY PLAT TENTATIVE APPROVAL
OF 159 LOT SUBDIVISION.

Ian Hohloch, 4422 Hedgethorn Ct., Burton, Mi, said he is representing Blake Rizzo and is employed by CHMP. He explained they are planning to have 159 lots in the subdivision after completion. In Phase I there will be 51 lots and we are asking a preliminary plat tentative approval. Mr. Rizzo has 80 acres which has been rezoned R-1A and will be called Maple Wood Meadows. We will be servicing the area with a 10 inch watermain throughout the subdivision. We are proposing along the subdivision to use enclosed storm system and the Genesee County Drain Commission is aware of the flooding situation. We are proposing to connect to the storm system under Maple Road. This will be an upscale development and the ranch will have a minimum of 1200 sq. feet and the two-story minimum of 1,500 sq. feet.

Audience Participation:

P. Dargel, 6119 Hugh St., asked if this was governed by site condos or subdivision control ordinance. She was advised subdivision control.

J. Delano, 5349 E. Maple, said he has concerns about the drainage system and the wetland areas, those that are regulated and non-regulated.

Mr. Hohloch tried to explain the difference between the two kinds of wetlands. He also said he could establish pond levels or put berm of some fashion at

established pond location. This could be discussed in further detail before the final plat approval.

Mr. Major said Mr. Delano would receive no more water than what he presently does with this development.

Mr. Delano also expressed concern about the traffic situation and the condition of Maple Road.

Mr. Strasser said all lots either meet or exceed the Ordinance requirements. He said he would like a list of all the street names. Also, for a preliminary plat tentative approval, the ordinance requires that the plans are to be on file through the Clerk's Office, in DPW, 25 days prior to approval or waived by the Planning Commission. If this is approved this evening, a waiver will have to be approved by this Board. He said he has only had one call to review the plans.

Mayor Smiley asked what hardship this would cause if it is postponed.

Mr. Hohloch said it is possible that with the delay, nothing could be started during the building season this year. That could be costly to the developer and to the City with lost revenues and tax base.

Mr. Perez said he has no problems with request and the waiving of the 25 days.

Moved by Howlett, supported by Perez to approve Site Plan Review #95-62 contingent upon DPW recommendations and waiving the 25 day filing of the plans due to the financial hardship for the developer and the City. Motion carried 8-0.

B. AUDIENCE PARTICIPATION: None.

C. BOARD DISCUSSION:

Mayor Smiley said in reference to the conditions of Maple Road, that Mr. Grylicki will come before the City for repairs, after traffic counts are taken.

Mr. Major said that portion of Maple Road is considered a secondary road and there is no state or federal funding for secondary roads. If Maple Road becomes a major road, it will be eligible for funding for repairs.

Mayor Smiley said the development has done before the City Council and the City will be funding the development in the same way as the other developments. We have had at least 95 new house permits issued this year.

The next regularly scheduled meeting will be held September 12, 1995 at 7:00 P.M.

Meeting Adjourned at 6:06 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML