

CITY OF BURTON
SPECIAL PLANNING COMMISSION MEETING MINUTES
FEBRUARY 17, 1998, 6:00 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Homer Berry, Chairman, at 6:00 P.M.

MEMBERS PRESENT: Howlett, Bertram, Berry, White and Perez.

MEMBERS ABSENT: Mayor Smiley; Grantner, Millard, and Walls.

OTHERS PRESENT: J. Mayor, DPW Director; R. LaDuke, Building Supervisor; T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

PURPOSE OF THE MEETING: WORKSHOP TO DISCUSS THE MASTER PLAN UPDATE.

A. PRESENTATION REGARDING MASTER PLAN UPDATE:

Doug Piggott, Director of Planning at Rowe, Inc., gave a brief background of the services offered by Rowe, Inc. He explained that Brent Savidant, Planner, will be working with the update and will be doing data and analysis. Keith Cheli is the Landscape Planner for the firm, and will be doing the design of the plan. Their resumes' are included in the plan so you can see what their backgrounds consist of. John Matonich is in charge of the project and he is the person to talk to, to make sure the City gets the product you advertised and are paying for. Mr. Piggott also stated that he will be attending the meetings, as well as Keith and Brent. He explained the scope and time frame of the upcoming meetings.

Mr. Piggott reviewed the items that would be used in developing the plan, such as communities trends and the ramifications of such, detailed land studies, range of housing values, paved and graveled roads and road characteristics and roads that may be used for development. We will be looking at basic economic development and also land use and planning. We hope to get this prepared over a three month period. In regards to the community description, we will look at where you are now and where you are going. In the fourth month, you will be presented with a draft and if there are any errors or concerns, they could be taken care of at that time. He said he would like to avoid July and August meetings and would like to get public input prior to this time. Possibly in June we could have a meeting and make a concise presentation, telling the residents where we see the City going in the future. When that is done, the people can break into groups and list what their visions of the community are and then the items can be listed and voted on. At this point, you will have established what the public would like to see. Once the goals and objectives have been approved, there may be a series of alternative development scenarios. Those would be reviewed by the Planning Commission and then viewed by the public and they will have the opportunity to have public input. Next, we would refine the general scenarios for the land use plan and that will be presented to you again for review and determine whether it is appropriate and then prepare the implementation plan and when this is approved, conduct a public hearing and possibly revise again before adoption.

Mr. Major noted that in the brochure that Rowe put together, we didn't ask for a Parcel Base Map, Attitude Survey, Natural Features, Public Services, Housing Quality. These have all been eliminated from the summary.

Mr. Piggott said a survey could be done in a mail out, but the mail back response rate is only 20% to 30%.

Mr. Major stated he isn't certain which would be more effective, the public input or the survey.

Discussion was held concerning whether or not to mail surveys to the residents during the master planning process.

Mr. Bertram asked why an attitude survey couldn't be handed out at the public meetings.

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Mr. Piggott said Fenton Township conducted an attitude survey in the local newspaper and the cost was about \$600.00. If your local newspaper could cover the majority of the City, this would help with the cost.

Mr. Major said they could fill the form out and bring it back to the City.

Mr. Piggott said another avenue would be to have an insert in the paper and give the address of the City so the survey can be returned. A decision needs to be made regarding this survey.

Mr. Bertram said unless there is a controversy, we get very little input from the majority of the community. He thinks a survey would be a waste of money.

Mr. Perez said the problem he sees with the survey, is Suburban News doesn't deliver to all areas of Burton. Not everyone in the City takes the Flint Journal. The survey may be a waste of time and could be a hindrance in holding up the progress.

Mr. Major suggested running an ad in Suburban News for public input at the meetings. He said the Mayor has done mailings in the past, but didn't get a good response from the public.

Mr. Piggott said what he is hearing then is there is a consensus of opinion there will be no survey used in this process. All Planning Members agreed.

Mr. Piggott explained the process for housing quality and said this would be done in conjunction with the land use inventory. It would be done 100% throughout the City. This wasn't one of the items that needed to be part of the basic plan, but they could be in the option list. In regards to the public services, there is already a recreation plan. This would be dealing with libraries, schools and other programs such as these. The parcel base map we may get from the County Assessor and may also ask if you want to include this in this plan. This is an easy map to read and is also important when working on the zoning map. How effective is zoning without knowing where the parcels are located.

Mr. Berry stated when the first plan was done, we suggested that the three school districts be incorporated into one school district. I have spoken with one of the Superintendents and it seems this isn't what everyone wants.

Mr. LaDuke said most of the people don't want that. Atherton and Bentley are studying the possibility of merging again.

Mr. Major said he spoke with someone from Grand Blanc and was informed that the Township and City recently updated their land use and used an advisory panel, but the Planning Commission approved the plan.

Mr. Piggott said the advisory panel could be more flexible.

Mr. Major said this was done during the very conception of the planning commission process. By getting a cross section of people throughout the City involved, it adds credibility to the process, but also encumbered the process because the more people involved in making the decision, the slower the process.

Mr. LaDuke said he thinks an advisory panel would be more of a detriment to the process. If the public comes to the meetings it would take care of this part of the legal process.

Mr. Perez said he is certain there are many people in the City who are up on trends and hopefully they will attend the meetings so we can get their input.

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Mr. Major said he thinks there should be substantial advertisement on the meetings and get as much input from the public as possible.

Mr. LaDuke asked what role the DPW would be playing in this process. Are you talking about additional work or just making inquiries from our department.

Mr. Piggott replied there will be times when he will have to get information regarding the roads, streets, land use problems, etc., from the DPW. We will be asking questions and make certain the facts are correct. We anticipate most information is some that you already have. The only additional project will be promoting public input sessions.

B. AUDIENCE PARTICIPATION:

Larry Petrella, 1081 Howe Rd., spoke concerning the importance of notification to the public. He also asked if there are any ideas as to what will be changed in the current map. He was advised there are no preconceptions of what things should look like. He also inquired about SE zoning in the future.

Mr. Major stated there is no need for SE zoning in the City, because it doesn't fit the zoning classification of the City today.

Discussion continued regarding the SE zoning and the affects it would have on farm land.

Mr. Bertram asked Mr. Piggott if there is an added cost to having him attend the meetings.

Mr. Piggott said if the Planning Commission decides they would like to have us attend the meetings, we would do so at no additional cost.

Mr. Bertram said he would like to have someone from Rowe attend the meetings to answer any questions that might arise.

C. BOARD DISCUSSION:

There was no board discussion held.

The next regularly scheduled meeting will be held on March 10, 1998, at 6:00 P.M.

Meeting Adjourned at 7:02 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML