

CITY OF BURTON
SPECIAL PLANNING COMMISSION MEETING MINUTES
MAY 4, 1992, 6:00 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Homer Berry, Chairman, at 6: 02 P.M.

MEMBERS PRESENT: H. Berry; S. Millard; B. Howlett; Mayor Charles H. Smiley; G. Grantner; J. Merrell; L. Bertram; M. White and T. Hammon.

MEMBERS ABSENT: None.

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

A. FIRST PUBLIC HEARING:

1. ZC #195

BY: Future Homes
430 S. State Rd.
Davison, MI 48423

RE: Q-270-C
Section 25
Zoning change from SE to R-1B

FOR: A Residential Subdivision

Mr. Gary Sabo, 10134 E. Atherton Rd., Davison, MI explained that he would like to develop the 70 acres into a subdivision of affordable homes and he is requesting to have the zoning changed from SE to R-1B for this purpose. Mr. Sabo said this rezoning would be compatible with the other zoning in this area. He said to make these homes affordable, the lots would be smaller.

Audience Participation:

The following residents spoke against the rezoning for various reasons:

Roy Fletcher, 6322 E. Bristol Rd., passed out copies of complaints filed with the State of Michigan regarding Mr. Sabo.

Henry Lovelady, 3352 S. Vassar Rd., asked how this affects Davison and Grand Blanc Townships.

Raymond O'Rourke, 3221 S. Vassar Rd., said the size of the lots are too small.

Arita McGee, 3260 S. Vassar Rd., said the City to stay with the Master Plan and not make the lots so small.

Ronald Shore, 3085 Eugene St., spoke on lot size.

Roger Sumner, 6306 E. Bristol Rd., spoke on the low-income housing.

Resident at 3091 S. Vassar Rd., Davison Township, talked about the overcrowding of the school district and the increase of taxes that these homes would create.

Ronald Morgan, 6112 Bellingham, was against the project.

Beverly Feather, 3072 Dallas St., spoke against the project

Charles Marshall, 3057 Eugene St., asked about the water source for the project.

Phil Kinsel, 3035 S. Eugene St., representing his father, spoke concerning the protection the zoning is to give the residents, increase in traffic, and decrease in value of the existing homes.

Louie Klatt, 3259 S. Vassar Rd., Davison Township.

Bonnie Brown, 3493 Dallas, spoke concerning the affect this would have on the wells and water in the area.

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The following people spoke in favor of the project:

Marvin Riley of Thompson Associates, said this would bring jobs to the area and would help people who presently cannot afford to own a home of their own. Sue Haas, NBD Mortgage Company, said these home are good size and quality. Barry Simon, Builders Association of Flint, said these are modern homes which people can afford and will be good for not only Burton, but all of Genesee County.

Karen White, 9334 Potter Rd., Davison, MI said she was insulted that anyone thought she lived in a low income home. She said the home is affordable to her and her husband.

Kevin Campbell, 705 Lapeer Rd., Davison, MI, said if this development is sold, the residents will see that the value of their homes will go up.

Mr. Hammon asked if it is common practice that the City pay for the cost of putting in the sewers or do the contractors to this?

Mr. Major replied that many of those who have sewers had grants to help incur the costs.

Mr. Berry said correspondence was sent to the City by Brandon Rogers & Associates in regards to this zoning case. The zoning case was sent to him for his review and he recommends approval.

Mrs. Howlett stated that Brandon Rogers was also the same gentleman that helped with the Master Plan for the City. She also stated that any action taken by the Planning Commission will only be a recommendation to the City Council.

Mr. Grantner asked if there was a City policy to give guidance in situations regarding the monies used for water and sewer installation.

Mr. Major said the information is given to the Council and they make the decision whether public funds are spent.

Mr. Grantner asked if Mr. Sabo owned the property. Mr. Sabo replied that he had a purchase agreement contingent upon the rezoning of the property.

Mr. Grantner said at one time the contractor absorbed the installation costs. With the lack of a written guide, Mr. Grantner said he saw no reason to use the public funds for the water and sewer.

Mr. Hammon questioned the Compiled Ordinance No. 54.105 regarding the City paying for the installation of the water and sewer.

Mr. Major said the Subdivision Control Ordinance supersedes the Compiled Ordinance.

Moved by Grantner, supported by Hammon to deny Zoning Case #195. Roll Call Vote: Howlett, no; Bertram, no; Millard, no; Grantner, yes; Berry, no; Mayor Smiley, no; White, yes; Merrell, yes; Hammon, yes. Motion to deny failed 4-5.

Moved by Howlett, supported by Millard to recommend approval of Zoning Case #195 to the Burton City Council. Roll Call Vote: Howlett, yes; Bertram, yes; Millard, yes; Grantner, no; Berry, yes; Mayor Smiley, yes; White, yes; Merrell, no; Hammon, no. Motion carried 6-3.

The Planning Commission recessed at 7:38 P.M. and reconvened at 7:42 P.M.

B. SITE PLAN REVIEW:

1. SPR #92-21

BY: Future Homes
430 S. State Rd.
Davison, MI 48423

RE: Vassar Rd. - 1/2 mile south of
Atherton Road

FOR: Preliminary Plat-Tentative Approval
of 138 Lot Single Family Subdivision

Dave Bordine, CHMP, Grand Blanc, MI., said the proposal is for a 138 lots with a minimum lot size be 8400 square feet, which will exceed on all accounts. He presented a sketch of the layout of the proposed subdivision and said the subdivision, if approved, would be done in four different phases over a four to five year period.

Mr. Berry asked which area would be developed first. Mr. Bordine said he is uncertain, but the first phast consists of 44 lots.

Mr. Bertram asked if the wooded area would be updated. Mr. Bordine replied they will not disturb the conservation area.

Sharon Craney, 3340 S. Vassar Rd., said there is a sign that a church will be constructed and she asked where it would be in conjunction with the subdivision.

Mr. Bordine said he did not know, as it has nothing to do with the site plan.

Moved by Howlett, supported by Bertram to approve Site Plan Review #92-21, contingent upon DPW recommendations. Motion carried 7-2 with Mr. Grantner and Mr. Hammon voting no.

Mr. Berry adjourned the meeting at 7:52 P.M.

Respectfully Submitted,

Cheryl M. Ladd, CMC
Deputy City Clerk

CML