CITY OF BURTON
SPECIAL PLANNING COMMISSION MINUTES
JUNE 29, 1999, 6:00 P.M., COUNCIL CHAMBERS

THE SPECIAL MEETING WAS CALLED TO ORDER BY HOMER BERRY AT 6:00 P.M.

MEMBERS PRESENT: Berry, Bertram, Brawner, Grantner, Walls, White and Young

MEMBERS ABSENT: Perez and Mayor Smiley

OTHERS PRESENT: Brent Savidant, Planner Rowe Incorporated, T. Strasser, Deputy Planning Official, J. Major, DPW Director and D. Richards, Clerk's Office.

PURPOSE OF THE MEETING: Public Hearing for Future Land Use Master Plan

PRESENTATION:

Brent Savidant, Planner from Rowe Incorporated discussed the Future Land Use Plan. And indicated it has been a 15-month process, Mr. Savidant discussed areas of the plan to the Commission and residents regarding. open space, multi family district, office district, Saginaw St. development and land south of I-69. Mr. Savidant and Mr. Major both indicated that it is necessary to keep up with this plan, with the Planning Commission and review plan.

AUDIENCE PARTICIPATION:

Keith Cox, 4349 Chickory Ln., Burton, Mi., was concerned if the map contained an area for a Mobile Home Park.

Mr. Strasser and Mr. Major commented that there was discussion about mobile home park, but it was not included on the map.

Joe Couturier, 1444 N. Genesee, Burton, Mi., is concerned with how consistent the Commission will stay with the plan.

Mr. Major commented that we would stay as consistent as the courts allow, updating our plan so the court will not over ride

The following residents expressed concerns and comments regarding the open space area, zoning changes, what density bonus means, SE zoning, city's future, alternate plan.

Keith Cox, 4349 Chickory Ln. Burton, MI

Mary O'Mara, 3130 Eugene St. Burton, MI.

Pauline Dargel, 6119 Hugh, Burton, MI.

September Misener, 3328 S. Vassar, Burton, MI.

Dennis Vaughter, 4275 E. Court, Burton, MI, spoke on the rezoning of the area of Howe Rd. and Court St. area. r. He spoke with residents in this area, petition signed, and majority of the residents would like to see this rezoned for commercial and feel this would benefit the City of Burton from tax base.

Sue Layman, 1079 Arrowhead, Burton, MI, commented that she does not want to see this area zoned commercial.

AUDIENCE PARTICIPATION:

Larry Petrella, 1081 Howe, Burton, MI, asked that the Commission take residents concerns about Howe Rd. area zoned commercial. Mr. Petrella is not in favor of changing this area to Commercial.

William Michener, 4318 E. Court St, Burton, MI, agrees to commercial zoning in this area and stated that the South side of Court St. is all zoned the same.

Neil Martz, 6384 S. Belsay Rd, Grand Blanc, MI, commented on the following issues Open Space Zoning in higher dense area such as the southend or denser areas, using Open Space District creates office space and pointed out that the area purposed is in undeveloped areas. Mr. Martz asked, why not consider a natural barrier along Center Rd. near the Creek in Section 34 where there is Industrial District. He expressed concerns with the area of the Railroad Tracks North of I-69 if parcels large enough to be Industrial setting. If not, consider expanding the classification to the south and north to the railroad tracks and eliminating the industrial classification. The Dort Highway commercial strip from Atherton Rd, Red Arrow, and Court St. area is shallow in-depth, Mr. Martz suggested in expanding parcel size in this area. Saginaw St. area the same concern, this area is currently 100 ft deep, and to be a village or shopping type this area should be expanded to 150 – 200 ft. deep. His, last concern is the 50 acres between Red Arrow, railroad tracks and Hemphill Rd. on the Master Plan, is zoned Heavy Industrial and the old Master Plan light industrial, does not feel that this should be a single-family district. The area of Red Arrow and the railroad tracks keep this area industrial. Mr. Martz asked the Commission to review the proposal and that the people participating in this plan have time to read documents.

Mr. Major, discussed his suggestion regarding the Master Plan, and stated if this Land Use Plan is adopted this will mean massive changes to the zoning ordinance and text. This is just a start for this to fit into the Land Use Plan. He suggested the following: Four Low-Density areas A, B, C, R-1A, R-1B and R-1C; Converting the SE area to Low Density Classification; Existing Land Use Plan create Low-Density Classification in the Southern sections; Section 13 area of Brabbs St, LaSalle St. from Lapeer Rd. to Court St. Residential Classification R-1B; Old Mall site at Belsay Rd. and Davison Rd. The rear section of this area make Industrial Classification and in the middle section Medium density. Eliminate Density Classification; South sides of Court St. Section 15 change to General Commercial, currently this area is Office and Research. Section 10, which is on the north side of Court St. changing frontage only to General Commercial continues on Genesee Rd. to the Creek across Court St. north to south of the railroad tracks. And Section 36 SE corner of Bristol and Belsay Rd. is currently Commercial and suggested changing this to Medium Density Residential, R-1A or R-1B.

Mr. Major made his suggestion to the Planning Commission regarding the changes, These would be considered spot changes to existing Land Use Plan. He indicated that this would not change the zoning map or zoning text.

Pauline Dargel, 6119 Hugh, Burton, MI, commented on Section 13, Brabbs St area staying zoned residential and also spoke in regards to Section 11 currently zoned commercial.

PLANNING COMMISSION DISCUSSION:

Discussion was held by the Commission to have Mr. Piggott at the next meeting on July 13, 1999 to review and discuss the Master Plan and make any changes. And that a meeting is held with the public for their input.

PLANNING COMMISSION RECOMMENDATIONS
AND OR ACTION:

Moved by Young, seconded by Grantner to hold a Public Hearing on Tuesday September 28, 1999.

DSR