

CITY OF BURTON
SPECIAL PLANNING COMMISSION MEETING MINUTES
NOVEMBER 12, 1998, 6:00 P.M., BURTON SENIOR CITIZENS CENTER

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

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

MEMBERS ABSENT: None.

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

A. PUBLIC HEARINGS:

1. ZC #240

BY: Samuel A. Ragnone
1019 Church Street
Flint, MI 48502

RE: Southwest corner of Davison Road and Genesee Road, to change zoning district classification.
Parcel 1: from M2 to RMH
Parcel 2: from M2 to C2
Parcel 3: from M2 to R1A

FOR: Commercial, Residential and Mobile Home Park.

Mr. Ragnone explained he is proposing to develop the 196 acres at Davison and Genesee Roads. This property is owned by GM and presently zoned heavy industrial. He said he is the only person, in several years, to bring a proposal before GM for this property. The development will greatly enhance the City of Burton. This could be used for a foundry, tire plant, junk yard, etc. and doesn't have to come before this Planning Commission for approval because of the present zoning. He said there would be commercial property along Davison Road and residential along Genesee Road with the middle property being used for manufactured homes. The commercial property would border across from the existing commercial property. He said he would be flexible in working with the City of Burton with this proposal. The proposed project would be a \$14,000,000.00 development and would be the fourth highest taxpayer within the City of Burton. The development of the manufactured homes would be divided into two parts. The entrance on Davison and Genesee Roads would be gated and would be manned 24 hours a day. There would be two club houses, one in the Senior Citizens housing and the other in the family park. There will be a health club room and would be utilized by the people who purchase the fixed homes. The park has 40 acres of green space with four retention ponds. The manufactured home lots will be double wide and they will have two garages, lamp posts with off street parking. This is a five star development. All of the homes will be owned, not rented. In Phase I, the club house will be built with a small number of units and when they are sold, the phase will continue. The lot size is 5,860 square feet, with 3.8 units per acre. The Genesee County Road Commission computed a traffic study at our request. This development would not hinder the traffic situation and the land use will not be adversely affected. There will be an entrance on Genesee Road and a left hand turn lane and a bypass lane on the right would be constructed. The left hand turn lane will help for a better flow of traffic. He said he would be willing to take on the expense and obligation for the improvements with approval from the Genesee County Road Commission.

GM conducted a study regarding environmental issues. A synopsis was provided to the Board. It was said there would be no harm done to the residential homes in this area.

Mr. Ragnone referred to the Supplement to Revenue Projection that this project would bring to the City.

SPECIAL PLANNING COMMISSION MINUTES
NOVEMBER 12, 1998/6:00 P.M.

Mr. Ragnone said letters were sent from Kearsley School to the residents regarding this proposed development. The 631 homes would not all have children going to the Kearsley School District. The school receives money from the State in the amount of \$5,688.66 per year per student. Kearsley School would increase their base of operations. The school official said in their literature they had an increase in students, but they only received 6 new students this past year. They had additional millage passed in the amount of \$360,000.00 per year over the next few years.

The family division of this proposed park would be ½ student per family unit. This project would be built over the next five to seven years and there would be people presently living in this community, move into this development. Mr. Ragnone then addressed the issues of affordable housing and housing for senior citizens. Mr. Ragnone said there is a need for this property to be developed and if it isn't, it will remain vacant. He said he would sign an endowment to the City of Burton to help with the additional cost of police and fire protection.

B. AUDIENCE PARTICIPATION:

The following people spoke against the proposed development for the reasons stated:

Dennis Posey, 1087 N. Genesee Rd., traffic congestion, no benefit to Burton residents.

Ed Levine, Business Manager, Kearsley School District, 4396 Underhill Dr., spoke on behalf of the Kearsley School District. He gave a handout to the audience regarding the increase in students and the financial affect the proposed project would have on the school district. (A copy of the handout is on file in the Clerk's Office).

Jeff Morgan, Kearsley School Superintendent, said he was appointed by the School Board to speak against the proposed rezoning. He noted that the district has quality programs and they currently have portable classrooms to accommodate the students in the district to day. He also reviewed the handout and urged the Board to consider the citizen's needs as a whole, not just one man. Kearsley Schools adamantly opposes the proposed rezoning.

Kristy Richards, 6258 E. Potter Rd., employed by Kearsley Schools, said the school district is a capacity. This should be considered before approving the rezoning.

Chuck Lucia, 2309 Harmony Dr., spoke regarding the rudeness of the audience to Mr. Ragnone. He suggested there will continue to be a demand for this school district as there are 100's of acres of vacant land that may be developed.

Bob Foyer, Grand Blanc, MI, spoke as a modular home developer and operator for 33 years. He said this is a well planned development and the one being presented would be a good use for this land.

Ernie Stout, 4383 Linda St., had concerns of the watermain district and said he would like to see something done for the people of Burton.

Nancy Nelson, 2222 Blackthorn Dr., said she has earned the right for her children to go to Kearsley Schools and is against this type of housing going into the Kearsley District.

Steven Henry, 4497 Thornapple, spoke concerning the need for additional police officers due to the increase in mobile home parks. He also commented about the cost of the modular homes and the rent that is paid.

SPECIAL PLANNING COMMISSION MINUTES

NOVEMBER 12, 1998/6:00 P.M.

Ellen Uhlmeier, 4394 Tommy Armor Dr., Flint, MI, said this development is going in across from a fire station and it would be difficult for the emergency vehicles to get out when there is a run. Also, there are three existing mobile home parks within a six mile radius. One of these, Pine Valley, has a guard shack but it is never manned.

Bernard Meader, 4033 Woodrow, spoke concerning the safety of the mobile homes during storms and high winds.

David Stokes, 2400 Middlecroft, said there would be natural expansion in the district without having this increase on top of it. Kearsley is a good district and the dollars we have is for things we need in the district.

Karen Howe, 6051 Bellingham Ct., said the burden of the taxes fall on the homeowners. Genesee Road is not adequate to handle the increase in traffic. Also, the emergency services could be hindered from responding.

Donna Glann, 1475 Ives, said there would be a tax increase and burden on the school district. This increase in homes will double the jurisdiction that fire station #3 has at the present time. Fire station #2 cannot be depended upon because of the train tracks. She also stated that a left turn lane at the intersection of Genesee and Davison Road is a great idea, but it needs to be put in whether the rezoning is approved or not. She urged the Board to recommend denial to the City Council.

William Young, 1061 Arapaho Dr., said the traffic will be enhanced with this addition. There will soon be two new stores plus restaurants going in on Court Street and it's nearly impossible to make a left hand turn onto Court Street. He said it would be a shame to take the last large parcel of property in the City and have a development. He asked the Board to consider their decision carefully.

Kim Hubble, 4418 Hedgethorn Ct., said she has copies of petitions of the people who are opposing the rezoning. There is affordable housing available, some of which is in the existing mobile home parks. She said this property should be protected for Burton's future.

Leslie Stokes, 2400 Middlecroft, said she is a concerned parent of two Kearsley students. She explained she is the president of Armstrong PTO and is in the buildings on a daily basis. There is a problem with classroom availability.

Russ Sherman, 1486 Ives, said he has a problem with the traffic at Genesee and Davison Roads. He is also concerned about property values and where the money will come from for additional buses and drivers.

Bill Gregson, 2295 Fair Lane, spoke about a proposal for rezoning on Belsay, Potter and Vassar Roads. Today there are homes built that range from \$200,000 to \$500,000 in that area.

Neil Jones, 4455 N. Genesee Rd., said he has lived in this area for many years and the Pineview Mobile Home Park has put a limit on what the district can handle. He said he took part in the 2000 Vision and hopes the plan is not destroyed.

Ned Fowlers, said he has been with the Flint Growth Alliance for 13 years. He explained this parcel of land has been profiled 13 times. He read a letter from the Canadian National Railroad dated November 9, 1998, opposing any change from the current zoning for development of this site for residential purposes.

Kathy Richards, 2100 Briar Lane, is against the rezoning.

SPECIAL PLANNING COMMISSION MINUTES
NOVEMBER 12, 1998/6:00 P.M.
PAGE -4-

Margo Riopelle, 4488 Rosethorn Cr., spoke concerning the traffic on Genesee and Davison Roads and the number

of accidents and near misses that occur there everyday. If the Road Commission is willing to put in a turn lane for Mr. Ragnone, they should also be willing to do so to accommodate the residents.

Charlotte, Krawczyk, 4295 Fairwood Dr., spoke concerning the Greenbriar Mobile Home Park which is backed up to her property. She said the houses are on pillars with yard that are not completed. She doesn't see what value this gives to the City of Burton. There are people already being evicted because they can't pay their rent. The company selling the unit has to buy it back. She doesn't think another mobile home park would be for the good of the City.

Don Fader, 1029 Pawnee, said he is concerned about the wetlands in that area. If the land is developed, where will the water go. Many of the neighbors are having problems with their wells.

Mr. Ragnone said he appreciated everyone's comments. He said there would be no construction done on the wetlands. The Drain Commission has to approve the project, just like the Road Commission. He said he thinks there is a real need for the turn lane, but the County Road will not pay for it. He will have to pay for this out of his pocket. He addressed some of the concerns the audience brought forward. He noted that this property has been zoned industrial for a number of years and has been proposed 13 times to other developers. Not one of them offered to turn the property into an industrial park. GM would not be selling this property if they thought they could get a buyer.

Moved by Bertram, seconded by Grantner to deny the request to rezone property on the southwest corner of Davison and Genesee Roads, as requested. Roll Call Vote: Howlett, yes; Bertram, yes; Brawner, yes; Grantner, yes; Berry, yes; Mayor Smiley, yes; White, yes; Perez, yes and Walls, yes. Motion carried 9-0 to deny rezoning.

C. BOARD DISCUSSION:

Mr. Hamilton explained that the Planning Commission would make a recommendation of either approval or denial to the Burton City Council. The zoning case will then be heard before the City Council at another public hearing.

There was no board discussion.

Mayor Smiley thanked the audience for their input and concerns. He said they would be made aware of the date and time this zoning case is heard before the City Council.

The next regularly scheduled meeting will be held on December 8, 1998, at 6:00 P.M.

Meeting Adjourned at 7:45 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML