



CITY OF BURTON
PLANNING COMMISSION MEETING
SEPTEMBER 9, 2025
MINUTES

Council Chambers **Regular Meeting** **5:00 PM**

4303 S. Center Road
Burton, MI 48519

A. Call To Order

B. Pledge of Allegiance to the Flag of the United States of America

LED BY: Chairman Kevin Burge

C. Roll Call

Present: Board Member Kevin Burge, Board Member Tom Gorang, Board Member Don Jones, Council Vice-President Greg Hull, Board Member Gregg Dunkel, Board Member Erica Edgington

Absent: None.

D. Staff Present

Leandra Swayne, Deputy Planning and Zoning Official
Joy Roe, Deputy Clerk

E. Approval of Minutes

1. Planning Commission - Regular Meeting - Tuesday, August 12, 2025 5:00 PM

Planning Commission - Regular Meeting - August 12, 2025 5:00 PM

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Greg Hull, Gregg Dunkel, Erica Edgington

Voting No: None

Motion Passed 6 - 0.

F. Site Plan Review

1. SPR 25-41

By: Bill Saad
1 West Jefferson, Trenton MI 48183

Re: 4033 Fenton Rd., Burton MI
Parcel ID 59-31-100-029 & 59-31-100-001
Zoned C-2 General Business

For: Full Site Plan Review to convert existing building into a convenient store with gas pumps, self-serve car wash and carry-out food

Ron Kachman of 19217 Angela spoke about the changes to the building, while leaving the driveway and the entryways the same. The front of the building would be redone in

order for the five gas pumps to be put in place.

Bill Saad of 1 West Jefferson, the owner, spoke about the type of food service that might be offered at this location and the type of gas he is interested in having.

Discussion about the location, type of gas offered, and the possible use of a car wash in the future.

Motion by Board Member Gorang, second by Board Member Edgington, to Approve SPR 25-41.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Greg Hull, Gregg Dunkel, Erica Edgington

Voting No: None

Motion Passed 6 - 0.

2. SPR 25-43

By: Eknor Singh
825 Commonwealth Ave., Flint, MI 48503

Re: 3496 S. Center Rd., Burton, MI
Parcel ID 59-28-576-058
Zoned C-3 Highway Oriented Business

For: Full Site Plan for convenient store with gas pumps.

Patrick Mannor of 5800 Woodfield spoke about the case. It will be a Marathon gas station with food service. They are going to repurpose the building, but with all new colors.

Discussion about the timeline from start to finish, the layout of the property, and items they will offer.

Motion by Board Member Edgington, second by Board Member Jones, to Approve SPR 25-43.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Greg Hull, Gregg Dunkel, Erica Edgington

Voting No: None

Motion Passed 6 - 0.

3. SPR 25-44

By: Center Point Church
1225 N. Center Rd., Burton, MI

Re: 4103 Lapeer Rd., Burton, MI
Parcel ID 59-15-551-009
Zoned RO restricted Office

For: Site Plan Review for Center Point Church office

Motion by Board Member Dunkel, second by Council Vice-President Hull, to Table SPR-25-44.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Greg Hull, Gregg Dunkel, Erica

Edgington
Voting No: None

Motion Passed 6 - 0.

G. Administrative Site Plan Review

1. SPR 25-40

By: Leah Wanat
8341 Balwin Rd., Goodrich, MI 48438

Re: 4190 E. Court St., Burton, MI
Parcel ID 59-15-100-029
Zoned C-3 Highway Oriented Business

For: New Business, Retail, Spirit Halloween

2. SPR 25-42

By: Imoni Brown
7422 Lionsgate Parkway, Davison MI 48423

Re: 1091 E. Bristol Rd., Burton, MI
Parcel ID 59-30-551-018
Zoned C-2 General Business

For: New Business, Daycare expanding

H. Audience Participation

Now is the time set aside for members of the audience to address the Burton Planning Commission. I would ask each individual to give their name and address for the record, limit their comments to three (3) minutes, and speak on topics germane to City business.

Patrick Dargel of 6119 Hugh Street discussed the Master Plan including: the DDA district, the water tower at Center and Bristol, and the gas stations.

I. Board Discussion

1. Master Plan

Planning Consultant ROWE Professional Services Company of 540 S. Saginaw Street, Suite 200 gave the presentation for the Master Plan.

Discussion about a couple of the data changes/updates.

Motion by Board Member Dunkel, second by Board Member Jones, to Send the Master Plan to City Council for their vote and distribute the purposed Master Plan to notice list and set the Public Hearing date for December 9, 2025.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Greg Hull, Gregg Dunkel, Erica Edgington

Voting No: None

Motion Passed 6 - 0.

Meeting adjourned at 6:05pm.

J. The next regularly scheduled meeting will be held on Tuesday, October 14, 2025 @ 5:00 PM.

[MIN_SIGNATURES]