



**CITY OF BURTON**  
**PLANNING COMMISSION MEETING**  
**OCTOBER 14, 2025**  
**MINUTES**

**Council Chambers**

**Regular Meeting**

**5:00 PM**

**4303 S. Center Road**  
**Burton, MI 48519**

**A. Pledge of Allegiance to the Flag of the United States of America**

Vice Chairman Don Jones lead the Pledge of Allegiance to the Flag of the United States of America.

**B. Roll Call**

Present: Board Member Don Jones—Chairman for this meeting, Board Member Tom Gorang, Board Member Gregg Dunkel, Board Member Erica Edgington, Board Member Neil Martz  
Absent: Chairman Kevin Burge, Board Member Greg Hull.

**C. Staff Present**

Leandra Swayne, Deputy Planning and Zoning Official

Joy Roe, Deputy Clerk

**D. Approval of Minutes**

None.

**E. Site Plan Review**

1. 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

Mrs. Swayne stated the applicant has pulled their application and will not be moving forward with their plans.

2. SPR 25-47

By: MPL Holdings LLC. 48495 Central Park Dr. Canton, MI 48188

RE: 3408 S. Dort Hwy Burton, MI 48519

Parcel ID# 59-29-400-017 / Zoned C-2 General Business

For: New Construction of a Truck Terminal

Ms. Swayne states that she was expecting the applicant to be here tonight but is not.

Mr. Martz makes a motion to table SPR 25-47.

Motion by Board Member Martz, second by Board Member Dunkel, to Table.

Voting Yes: Tom Gorang, Don Jones, Gregg Dunkel, Erica Edgington, Neil Martz

Voting No: None

**Motion Passed 5 - 0.**

3. SPR 25-48

By: Alfredo Garcia  
4180 Davison Rd.  
Burton, MI 48509

RE: 4180 Davison Rd. Burton, MI 48509  
Parcel ID# 59-10-501-004 and 59-10-501-005 (To be combined)  
Zoned C-2 General Business

For: Construction of a New detached sales building

Rick Swihart with Creekwood Architecture, of 1111 Creekwood Trail stated I am here representing owner Alfredo Gracia. Mr. Garcia is proposing the construction of an additional building behind the existing building of his market. We have revised the plans, and they have been resubmitted.

Mrs. Swayne stated their plan has been revised because they did have to add a sidewalk and widen the drive isle. Also, move the rear patio so that it was not located in the sanitary sewer easement. The applicant has provided a new plan in which a few of the items still need to be addressed. The administration wants there to be an emergency vehicles only sign on the drive isle, so that customers do not drive to the rear. In addition to that, their dumpster needs to be moved over to allow for any emergency vehicle to be able to get through in case of an emergency. The administration is also going to express that there is to be absolutely no use of storage on either of the two patios. There can be no type of use of the patios. The applicant's plan of use for the patios is unclear at this time.

Mr. Martz asked what the new structure will be used for.

Mrs. Swayne stated it is for bulk items for their customers to purchase.

Mr. Martz stated, in his opinion, they should have to supply a five-foot sidewalk along the building to access the rear building and then expand the asphalt over to the west property line to pick up the five feet that they would lose from putting in the sidewalk.

Mr. Martz makes a motion to table SPR 25-48 due to lack of information.

Ms. Edgington states that she would like to table it as well to be able to ask the owner

questions.

Mr. Jones states that he would like the owner to be here as well.

Motion by Board Member Edgington, second by Board Member Martz, to table.

Voting Yes: Tom Gorang, Don Jones, Gregg Dunkel, Erica Edgington, Neil Martz

Voting No: None

**Motion 5 - 0.**

**F. Administrative Site Plan Review**

1. SPR 25-45

By: Imoni Brown  
7422 Lions Gate Parkway  
Davison, MI 48423

RE: 1091 E. Bristol Rd. Burton, MI 48529

For: Child Activity Center

2. SPR 25-46

By: Xiangbiao Ding  
1220 Somerset Ln.  
Flint, MI 48503

RE: 4190 E. Court St. Suite 801 Burton, MI 48509

For: Change of Ownership of the Royal Sushi Restaurant

**G. 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 asked the board to consider moving the special meeting scheduled for December 9, 2025, regarding the Master Plan draft from 5:00 PM to 5:30 PM. to allow for the public to be able to get out of work and still be able to make the meeting on time.

Mr. Jones asked if we had already published the time as 5:00 PM.

Mrs. Swayne responded no, we have not.

Discussion about the meeting time. The Board members and administration all agreed to confirm the time for the meeting at the next scheduled meeting in November.

Mohamed Kassem of 7730 Middlepoint stated, I am back today because we came in two months ago and showed plans for a gas station for 6010 E. Bristol Road. The first time we

were here, there were some concerns about the blueprints, and we have made the changes necessary to hopefully move forward with the plans. We would like the board to look at the updates at this time.

#### **H. Board Discussion**

All board members and administration reviewed and discussed the updated landscaping plans, the addition of fencing, and the sign on the blueprints for SPR 25-38.

Mrs. Swayne states that there must be a sign permit prior to the sign going in, even though they have already approved the site location for the sign.

Motion by Board Member Martz, second by Board Member Edgington, to approve SPR 25-38.

Voting Yes: Tom Gorang, Don Jones, Gregg Dunkel, Erica Edgington, Neil Martz

Voting No: None

**Motion Passed 5 - 0.**

Ms. Edgington asked if there is anyone here regarding the second board discussion matter.

Mrs. Swayne stated, no there is no one here. As for SPR 25-17 for 6025 Lapeer Road, they were before the board in May and the site plan was approved. There has been no expansion on the plans, but they are now asking for approval of five pumps, not four as originally stated. It does not change the size of their canopy. The administration did not feel the need to bring them in due to those facts. So, the board will just be voting on whether they are allowed to have four or five pumps. Also, the light posts that are on the islands under the canopy are now being placed at the two entrances.

Discussion about the islands and light posts.

Motion to approve SPR 25-17 to add a fifth pump with the removal of the two islands and light posts under the canopy and place the light posts as stated on the site plans at the entrances.

Motion by Board Member Gorang, second by Board Member Edgington, to Approve SPR 25-17.

Voting Yes: Tom Gorang, Don Jones, Gregg Dunkel, Erica Edgington, Neil Martz

Voting No: None

**Motion Passed 5 - 0.**

The meeting was adjourned at 5:51 PM.

**I. The next regularly scheduled meeting will be held on Tuesday, November 11, 2025 @ 5:00 PM.**

[MIN\_SIGNATURES]