



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

AUGUST 10, 2021

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairperson Kevin Burge at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Duane Haskins	Mayor	Excused	
Vaughn Smith	Councilman	Present	
Kevin Burge	Chairperson	Present	
Tom Gorang	Commissioner	Present	
Neil Martz	Commissioner	Present	
Don Jones	Vice Chair	Present	
Erica Edgington	Commissioner	Present	
Kenneth Gay	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Deputy DPW Director
Katie Malin, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jul 13, 2021 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Don Jones, Vice Chair
AYES:	Smith, Burge, Gorang, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins

E. SITE PLAN REVIEW

1. SPR #21-40

By: Nature's ReLeaf Burton
G4086 S. Dort Hwy., Burton, MI 48529

Re: G4086 S. Dort Hwy., Burton, MI
Parcel 59-32-530-057, 59-32-530-045, 59-32-530-044

For: ReLeaf Brands, Processing Kitchen (also new retail space)

Anthony Goff, 5555 Windermere Drive, Grand Blanc, Michigan stated we are proposing to add an 11,200 square foot, pre-engineered, steel building that will house 2,400 square feet of new retail space and 8,800 square feet for a processing kitchen.

Mrs. Abbey stated Mr. Goff has been at this building for several years and has been operating as a retail space for marijuana for a couple years now. They have been a great addition to the City of Burton. It is good to see they are still moving forward. We would recommend approval, with the condition that the two parcels involved be combined.

Mr. Martz stated before we get in to a discussion, I believe it is the Planning Commission's responsibility to make sure that all the required items that are necessary to be shown on a site plan, are on that site plan. There are a variety of items that are missing from the plan. I don't see water and utilities for the building, there isn't adequate draining, there is a requirement for a paved loading space that is not shown, and there is also a safety issue, the driveway off Dort Highway runs into the handicap parking space. There is room for these items to be changed on the plan.

Mr. Burge asked Mrs. Abbey, you stated there are two parcels, don't we have three here?

Mrs. Abbey said no. He did put the third parcel on there but that parcel is not to be combined.

Mr. Goff apologized and stated he intended for his architect to be here, but he had a family emergency at the last minute. He wants to make sure the site plan meets and addresses all the requirements and concerns.

Mr. Burge asked the commission if they would be able to make a decision tonight with various items missing.

Mr. Martz stated he believes they can come to a decision, as long as they add the stipulations to the motion.

Mr. Burge asked Mrs. Abbey, would that be alright with the administration?

Mrs. Abbey said, that will work.

Mr. Martz made a motion to approve and authorize SPR # 21-40 with the stipulations that the two parcels be combined, the handicap parking space is moved to an appropriate spot, that the utilities are shown on the site plan, the ditches to be open to provide adequate drainage, and the loading area to be paved.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Neil Martz, Commissioner
SECONDER:	Erica Edgington, Commissioner
AYES:	Smith, Burge, Gorang, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #21-34

By: Stanley Wright
4481 Brighton Dr., Grand Blanc, MI 48439

Re: Parcel 59-03-583-002 on Located on Davison Rd.

For: Construction less than 2%, Soul Goode Food Truck

Mr. Burge stated he drove by the Soul Goode Food Truck and they were open for business and seemed busy.

Mr. Martz asked about the water and electrical running across the parking lot to the other business.

Mrs. Abbey stated we did not want to make it a requirement until we knew if the Fire or Building Department would have an issue with it. I did advise them to get approval from the Fire and Building Department before they did anything. I know they have been in contact, but I will check with them and make sure. I know he does not plan on keeping it there, he has called Consumers; and it will just be awhile before they can set a pole.

2. SPR #21-35

By: Akeeya Gardin
P.O. Box 201 Fenton, MI 48430

Re: 4503 S. Center Rd., Burton MI
Parcel 59-34-300-038

For: New Business, Gardin of Beauty

3. SPR #21-36

By: Rebecca Borton
2116 Bramblewood Dr., Burton, MI 48519

Re: 4033 S. Dort Hwy., Burton, MI

Parcel 59-33-503-006

For: Change of Ownership, Borton's Doggy Play & Stay, LLC

Mr. Martz asked if it would just be inside kennels?

Mrs. Abbey said yes.

4. SPR #21-37

By: Joyce Thompson
G3367 Corunna Rd., Flint, MI 48532

Re: 4134 Davison Rd., Burton
Parcel 59-10-100-028

For: Change of Ownership, Northgate

Mr. Burge asked, what will the building be used for?

Mrs. Abbey stated it will be a distrubution center.

5. SPR #21-38

By: Ghazwan Brikho
1374 E. Bristol Rd., Burton MI

Re: 1374 E. Bristol Rd., Burton, MI
Parcel 59-31-200-004

For: Bristol Group LLC, New Business

Mr. Martz asked, what kind of skilled games will this be used for?

Mrs. Abbey stated it is a sweepstakes room.

6. SPR #21-39

By: Jason W. Baker
5053 E. Court St. N., Burton, MI 48509

Re: 5053 E. Court St. N., Burton, MI
Parcel 59-11-300-006

For: New Wholesale Auto Dealer, Auto Max Port Huron

G. AUDIENCE PARTICIPATION

None.

H. BOARD DISCUSSION

Mr. Burge stated he noticed a new digital sign on Bristol Road and Dort Highway.

Mrs. Abbey stated a lot of businesses are using interchangeable signs now.

Discussion continued regarding interchangeable signs.

Mr. Smith stated he would like to invite everyone to the City Council Special Meeting tonight at 6:30 PM. They are discussing local road projects.

Mr. Martz stated being part of the DDA, I will say the resurfacing of Saginaw Street came out very well and has been a major improvement to the area.

Mr. Smith asked what about the closure of Columbine Avenue.

Mr. Martz stated the DDA is working with the DPW to possibly put in an Entrance to Burton sign there.

Discussion continued regarding the closure of Columbine Avenue.

Mr. Burge asked if there has been any updates on the old K-Mart building?

Mrs. Abbey stated there has been construction plans submitted to move forward with that property.

Mr. Burge asked if anyone else had anything they wanted to discuss?

Mrs. Abbey said yes, now that we are back to meeting in person we need to schedule a date for training.

Mrs. Abbey and the Planning Commission members agreed to schedule a training session for Tuesday, September 14, 2021.

The next regular scheduled Planning Meeting will be held on September 14, 2021 @ 5:00 PM.

Agendas and minutes may be found at www.burtonmi.gov

Meeting was adjourned at 5:39 PM.
