



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JULY 12, 2022

AGENDA

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jun 14, 2022 5:00 PM

E. SITE PLAN REVIEW

1. SPR #22-27

By: Fisher Power Supply
2347 E. Bristol Rd., Burton, MI

Re: 2347 E. Bristol Rd., Burton, MI
Parcel ID 59-29-400-010, Zoned M-2

For: To construct a 1,500 square foot accessory structure, for cold storage.

2. SPR #22-30

By: Hardrock Construction Services, LLC
125 S. Cherry St., Flushing, MI 48433

Re: 2356 N. Center Rd., Burton, MI
Parcel ID 59-03-504-084 & Parcel ID 59-03-504-050, Zoned C-1

For: Proposed drive thru window and elevation for Bishop Pharmacy

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #22-29

By: Leah LaRose Smith
6137 E. Bristol Rd., Burton, MI 48519

Re: G4440 S. Saginaw St., Burton, MI
Parcel ID 59-32-554-038, Zoned C-2

For: New business, Secondhand Rose Thrift Shop, LLC

2. SPR #22-31

By: Tads Place LLC (Brent Mowincki)
1069 E. Main St., Owosso, MI 48867

Re: 1110 E. Bristol Rd., Burton, MI 48519
Parcel ID 59-31-100-001, Zoned C-2

For: New Ownership

3. SPR #22-32

By: Genesee Christian School
1114 S. Genesee Rd., Burton, MI

Re: 1114 S. Genesee Rd., Burton, MI
Parcel ID 59-15-200-010, Zoned R-1A

For: Construction less than 2%, storage building with attached pavilion

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 and to limit their comments to three (3) minutes and to speak on the topics germane to City business.

H. BOARD DISCUSSION

The next regular scheduled Planning Meeting will be held on August 9, 2022 @ 5:00 PM.

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



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JUNE 14, 2022

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 TO THE FLAG OF THE UNITED STATES OF AMERICA

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Duane Haskins	Mayor	Excused	
Kevin Burge	Chairperson	Present	
Gregory Fenner	Council Representative	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
Leandra Swayne, DPW Records Tech
Katie Malin, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - May 10, 2022 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
AYES:	Burge, Fenner, Gorang, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins

E. PUBLIC HEARING

1. SPR #22-16 / ZC# 329

By: Daher Holdings, LLC – C/O Adam Mourtada, Esq.
6057 N. Evangeline St., Dearborn, MI 48127

Re: 3030 E. Atherton Rd., Burton, MI
Parcel ID 59-28-501-003, Zoned C-2

For: Requesting to change the zoning district classification from C-2, General Business to C-3 zone, Highway Oriented Business

Mr. Burge asked Mrs. Abbey what options does the Planning Commission have?

Mrs. Abbey stated you can postpone until the next meeting or you can take action and deny or approve.

Discussion continued on options and steps.

Mr. Martz made a motion to deny SPR#22-16/ ZC #329.

Mrs. Abbey stated this will go in front of City Council for the first reading on Thursday, July 7, 2022 at 7:00 PM.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Neil Martz, Commissioner
SECONDER:	Gregory Fenner, Council Representative
AYES:	Burge, Fenner, Gorang, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #22-26

By: Robert Antaya
2441 E. Bristol Rd., Burton, MI

Re: 2441 E. Bristol Rd., Burton, MI
Parcel ID 59-29-400-14, Zoned M-2

For: New Business, Fluid Cooling Systems, fabrication and system integration

2. SPR #22-27

By: Fisher Power Supply
2347 E. Bristol Rd., Burton, MI

Re: 2347 E. Bristol Rd., Burton, MI
Parcel ID 59-29-400-010, Zoned M-2

For: To construct a 1,500 square foot accessory structure, for cold storage.

Mrs. Abbey stated SPR #22-27 is an action item and Full Site Plan Review.

Chelsea Fisher and Tom Fisher of 2347 E. Bristol Road of Burton, Michigan stated we are wanting to put a 1,500-square-foot structure on our vacant lot that will house all

Minutes Acceptance: Minutes of Jun 14, 2022 5:00 PM (Approval of Minutes)

of our cast iron pieces, to prevent them from rusting.

Mrs. Abbey stated included in your packet, you have the Zoning Board of Appeals meeting minutes, they did approve it due to the uniqueness of the property and with the stipulation, it is 50 feet back from the property line. As shown on the drawing provided, it does show that it will be 50 feet from the property line.

Mr. Gorang stated you said no electricity?

Mrs. Fisher said yes, there will be no need for electricity. We are only using it for storage. There are other options for lighting that do not include electricity.

Mr. Martz asked, what kind of work do you do and how many employees do you have?

Mr. Fisher stated we are subcontracted by manufacturers to assemble engine parts. We currently have about 12 employees.

Mr. Martz stated the site plan we received does not meet the requirements. Rather than spend money on the creation of a plan, I would rather see that money used to create a landscaping plan.

Mrs. Fisher stated in regards to landscaping, I do not know if that is what we are trying to do right now because of cost.

Mr. Burge asked, what would be stored in the structure?

Mr. Fisher stated we would store core pieces and overstock.

Mr. Fenner asked, where are these pieces stored currently?

Mr. Fisher stated some are in our building, but we are running out of space. Other pieces are stored outside on our back lot and we cover them with tarps.

Mr. Fenner asked if this will alleviate outside storage.

Mr. Fisher stated we will always have some outside storage.

Mr. Jones stated he was concerned with the stability of the building.

Mr. Fisher stated it is under warranty and is made to withstand snow, rain and wind.

Mr. Burge asked Mrs. Abbey if there were specific requirements for the structure.

Mrs. Abbey stated the Planning Commission does not do anything with that, the Building Official will determine what they need.

Mrs. Edgington stated she agrees with Mr. Martz in regards to landscaping. She is also concerned about stability.

Mr. Fenner stated I think this is an improvement to what they currently have and

leave it up to the Building Official to tell them how sturdy it has to be.

Mr. Martz made a motion to approve SPR #22-27 with the stipulation electricity be added to the building and a landscaping plan be submitted to the Planning Commission for review.

Motion died for lack of support.

Mr. Fenner made a motion to approve SPR #22-27 with the stipulation that lighting is added above the pedestrian and main doors, and a landscaping plan be submitted to the Planning Commission for review.

Discussion ensued regarding landscaping ideas.

RESULT:	CARRIED [6 TO 1]
AYES:	Burge, Fenner, Gorang, Jones, Edgington, Gay
NAYS:	Martz
EXCUSED:	Haskins

G. AUDIENCE PARTICIPATION

None.

H. BOARD DISCUSSION

None.

The next regular scheduled Planning Meeting will be held on July 12, 2022 at 5:00 PM.

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

Meeting was adjourned at 5:50 PM.

Minutes Acceptance: Minutes of Jun 14, 2022 5:00 PM (Approval of Minutes)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5457)

Meeting: 07/12/22 05:00 PM
Department: Clerk's Office
Category: Site Plan Review
Prepared By: Katie Malin
Department Head: Katie Malin

E.1

DOC ID: 5457

SPR #22-27

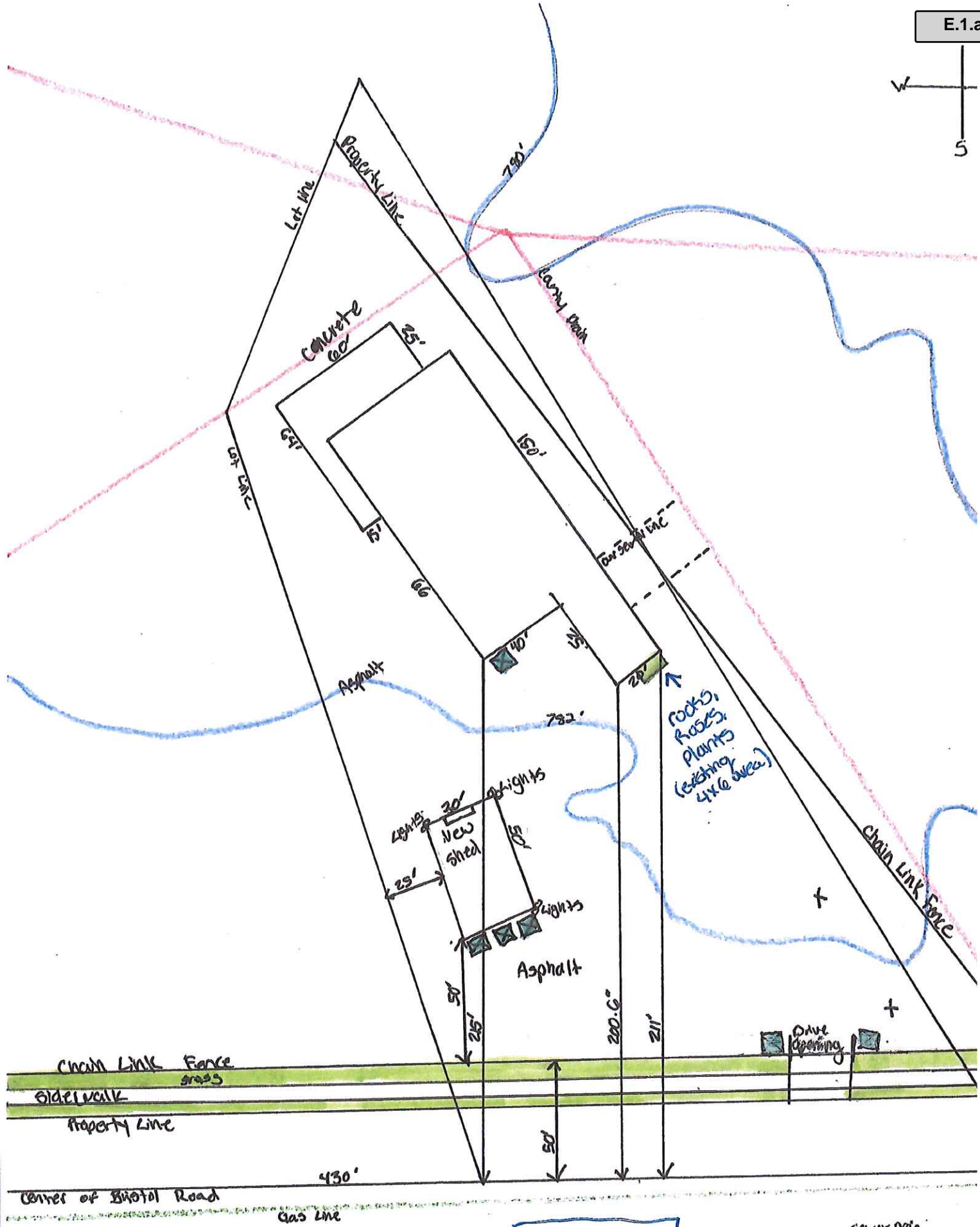
By: Fisher Power Supply
2347 E. Bristol Rd., Burton, MI

Re: 2347 E. Bristol Rd., Burton, MI
Parcel ID 59-29-400-010, Zoned M-2

For: To construct a 1,500 square foot accessory structure, for cold storage.

ATTACHMENTS:

- Back up SPR 22-27 (PDF)



Attachment: Back up SPR 22-27 (5457 : SPR #22-27)

Parcel ID 59-29-400-010

Planter Box Flowers
 Electric pole X
 Sewer drain ---
 County Drains ---
 Driveway ---
 Driveway opening ---
 Gas Line ---
 Sidewalk ---
 Property Line ---
 Chain Link Fence ---



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5452)

Meeting: 07/12/22 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.2

DOC ID: 5452

SPR #22-30

By: Hardrock Construction Services, LLC
125 S. Cherry St., Flushing, MI 48433

Re: 2356 N. Center Rd., Burton, MI
Parcel ID 59-03-504-084 & Parcel ID 59-03-504-050, Zoned C-1

For: Proposed drive thru window and elevation for Bishop Pharmacy

ATTACHMENTS:

- Backup SPR 22-30 (PDF)



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230



APPLICATION FOR SITE PLAN REVIEW

SPR #: 22-30

DATE FILED: 6-6-22
FEE: 200 prod cc

DATE OF PLANNING COMMISSION MEETING: July 12 2022 TIME: 5pm

PLEASE PRINT

APPLICANTS NAME: Hardrock Construction Services LLC

APPLICANTS ADDRESS: 125 S Cherry St
Flushing MI 48433

APPLICANTS PHONE NO: 810 293-9399

APPLICANTS EMAIL: bpatsy@hardrock-construction.com

PROPOSED NAME OF BUSINESS: _____

SITE ADDRESS: 2356 N Center Rd Burton MI

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-03-504-084 & 59-03-504-0

Already rezoned & combined

RE: _____

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. It is to your advantage to attend the above scheduled meeting. The Planning Commission may have questions that directly affect approval, denial, or postponing until these questions can be answered.

APPLICANTS SIGNATURE: Brian C Patsy

NOTE: All site plans must be filed at least two (2) weeks prior to the Planning Commission hearing and **MUST** comply with the procedures set forth in Section 157.092 of Codified Ordinance as attached. Must include **twelve (12) sets** of prints and **one (1) electronic** in order to process the application.

Attachment: Backup SPR 22-30 (5452 : SPR #22-30)



DUANE D HASKINS
Mayor

City of Burton

ASSESSOR'S OFFICE
4303 SOUTH CENTER ROAD
BURTON, MI 48519
PHONE (810) 743-1500
FAX (810) 743-5060
www.burtonmi.gov

ANN M ABBEY
Assessor

April 28, 2022

RE: Land Combination Application

Parcel Numbers: 59-03-504-084 & 59-03-504-050

To whom it may concern:

The City of Burton has received your application requesting a land combination of the following properties:

<u>Property Address:</u>	<u>Parcel Number:</u>
59-03-504-084	2356 S Center Rd
59-03-504-050	V/L Leith St

Based upon the information provided with the application, your request has been **approved**.

In January 2023, you will receive your new parcel identification number of your properties that was combined. If you have any questions please feel free to contact me at (810)743-1500 ext 1302. Have a great day!

Sincerely,

Ann Abbey, MAAO PPE
City Assessor

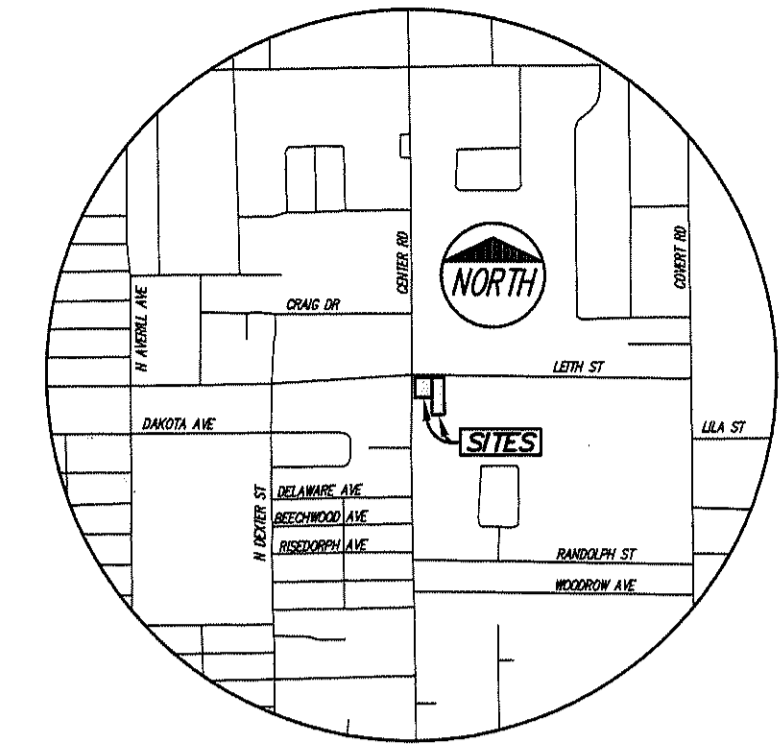
Attachment: Backup SPR 22-30 (5452 : SPR #22-30)

LEGEND

- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- WATERMAIN, HYDRANT, VALVE & FLAGGING
- GAS MAIN & VALVE & FLAGGING
- BURIED TELEPHONE & MANHOLE
- UNDERGROUND ELECTRIC, MANHOLE & FLAGGING
- OVERHEAD ELECTRIC, POLE, & GUY WIRE
- BURIED CABLE & FLAGGING
- BURIED FIBER OPTIC & FLAGGING
- CATCH BASIN (CURB & ROUND)
- WATER MANHOLE
- TELEPHONE PEDESTAL
- FENCE
- * GUARD RAIL
- LIGHT POLE
- SIGN
- STREET SIGN
- MONITORING WELL
- BENCH MARK
- MAILBOX
- SANITARY CLEANOUT
- POINT OF BEGINNING
- ASPHALT
- TITLE ITEM
- (M) - MEASURED
- (R) - RECORDED
- (P) - PLATTED
- SEC. CORNER FOUND
- MONUMENT FOUND
- IRON SET
- IRON FOUND
- MONUMENT SET
- MONUMENT FOUND
- PARKING SPACE COUNT
- ENCROACHMENT NOTE
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- BOLLARD
- COSE-PEWEL
- FENCE PILLAR
- METAL POST
- GAS-METER

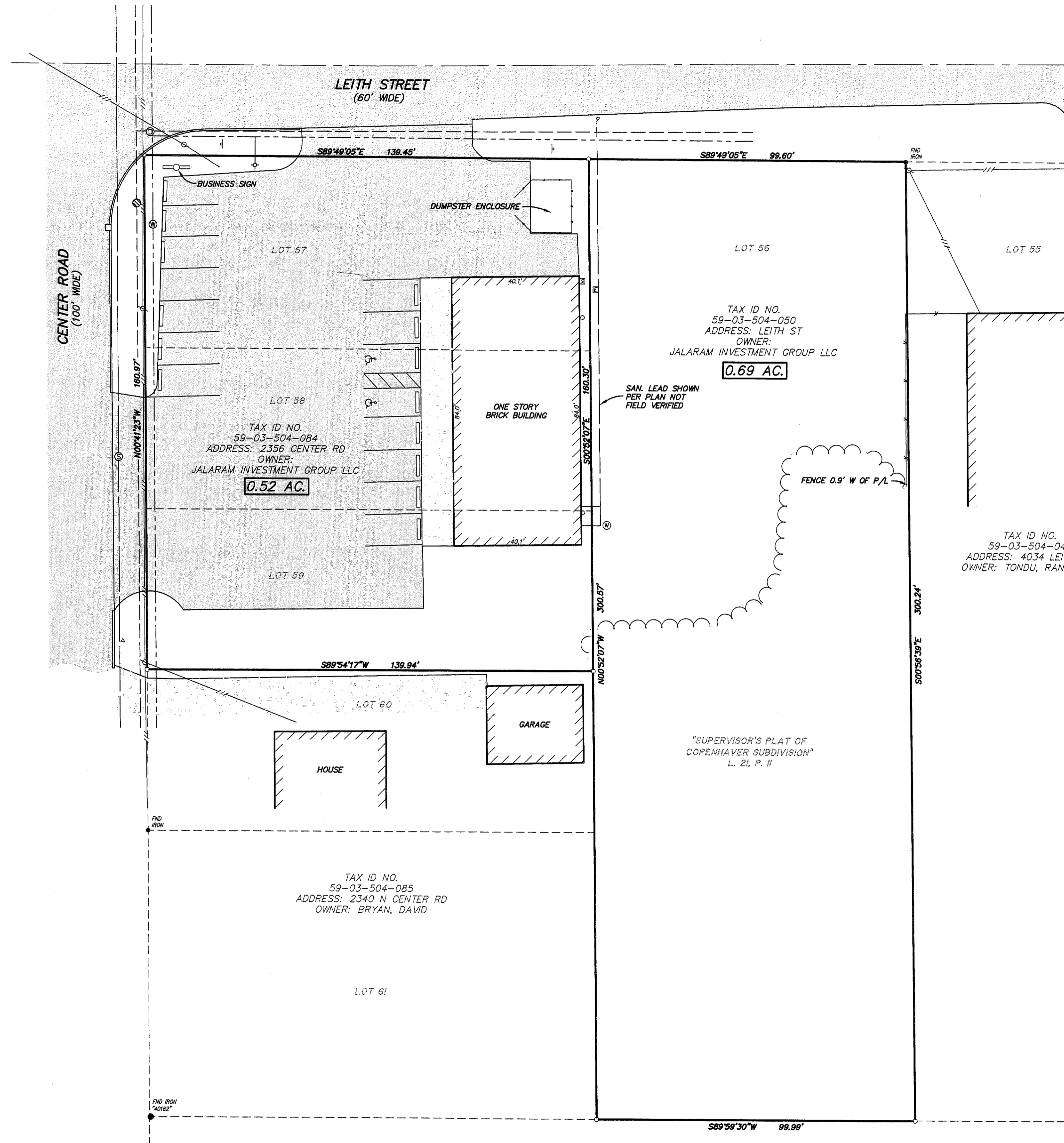
TOPOGRAPHIC SURVEY

BISHOP PHARMACY - BURTON
 LOTS 56, 57, 58, AND 59 OF
 "SUPERVISOR'S PLAT OF COPENHAVER SUBDIVISION"
 SECTION 3, T7N-R7E
 CITY OF BURTON, GENESEE COUNTY, MICHIGAN
 ADDRESS: 2356 S CENTER RD.



LOCATION MAP:
N.T.S.

CLIENT:	SECTION: 3
DATE: JANUARY 26, 2022	CITY: BURTON
REVISED DATE:	COUNTY: GENESEE
JOB NO: 2022005	FIELD: BS/DS
OFFICE: GMM/AB	SHEET 1 OF 1



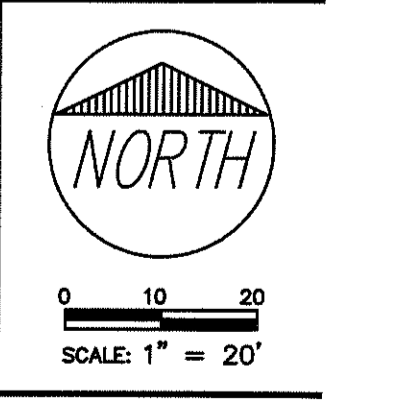
LEGAL DESCRIPTION: PER TAX I.D. No. 59-03-504-084
 LOTS 57, 58 AND 59 OF "SUPERVISOR'S PLAT OF COPENHAVER SUBDIVISION"

LEGAL DESCRIPTION: PER TAX I.D. No. 59-03-504-050
 LOT 56 OF "SUPERVISOR'S PLAT OF COPENHAVER SUBDIVISION"

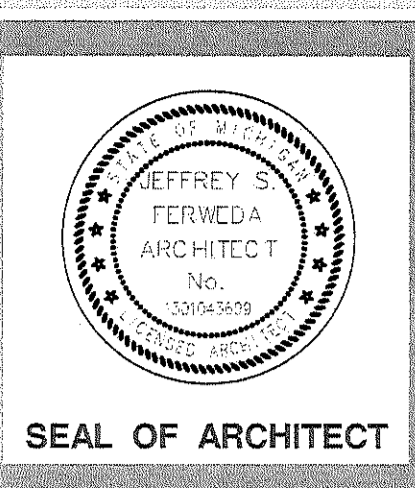
ZONING:
 PARCEL IS ZONED "C-1" (LOCAL BUSINESS)
 MINIMUM FRONT YARD - 25(b)
 MINIMUM SIDE YARDS -
 ONE SIDE - (m)
 TWO SIDES - (m)
 MINIMUM REAR YARD - 25(n)
 See Chapter 157, Appendix 'A' of City of Burton, Michigan Code of Ordinances for further information and interpretation.

TOPOGRAPHIC SURVEY
BISHOP PHARMACY - BURTON
 LOTS 56, 57, 58, AND 59 OF
 "SUPERVISOR'S PLAT OF COPENHAVER SUBDIVISION"
 SECTION 3, T7N-R7E CITY OF BURTON, GENESEE COUNTY, MICHIGAN

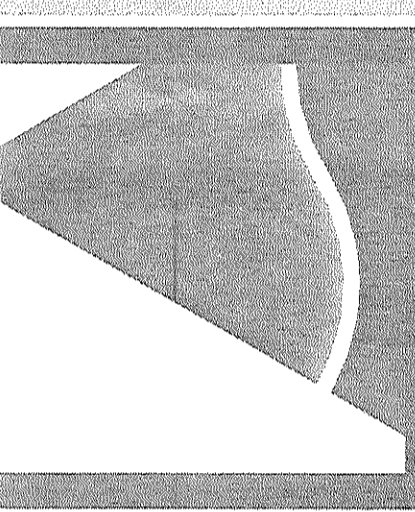
meridian
 LAND SURVEYING
 www.meridianis.com
 (810) 339-6605
 601 S. GRAND TRAVERSE ST.
 CITY OF FLINT - MICHIGAN 48602



06/01/2022



ARCHITECT
SEDGEWICK + FERWEDA ARCHITECTS
410 East Court Street Flint, MI 48503
TEL: 810-238-9647 | FAX: 810-238-4900
www.starch.us



REVISIONS	
Date	Description

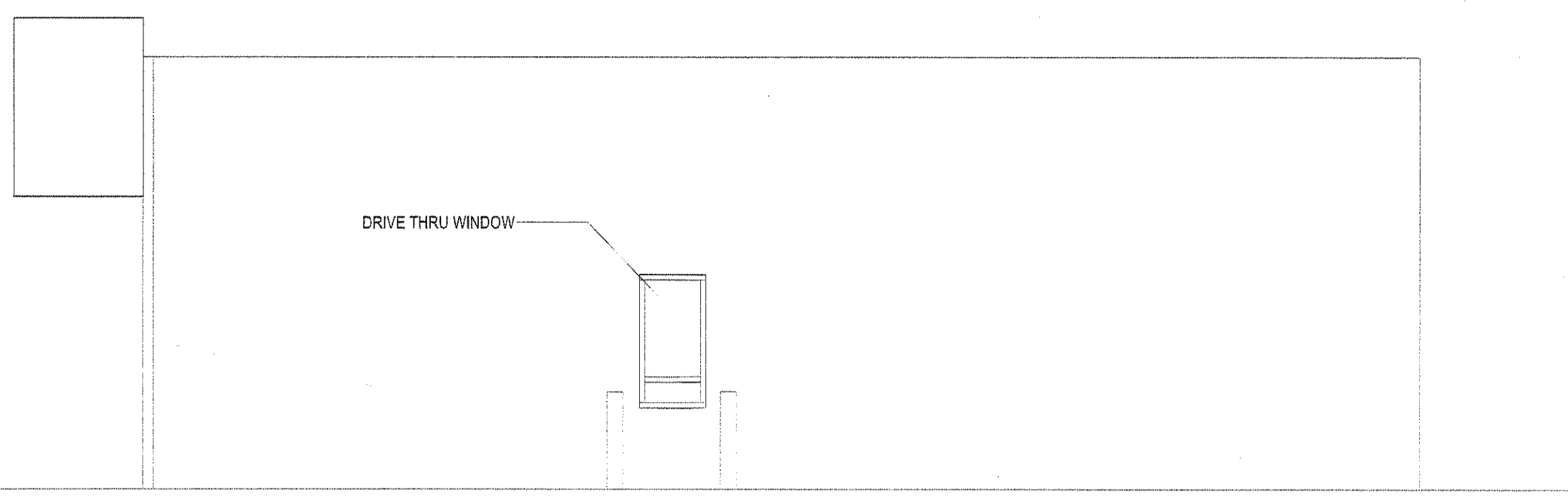
Project
BISHOP PHARMACY
2356 N CENTER RD
BURTON, MI 48509

Drawing
Site Plan, Proposed Drive Thru Window and Elevation

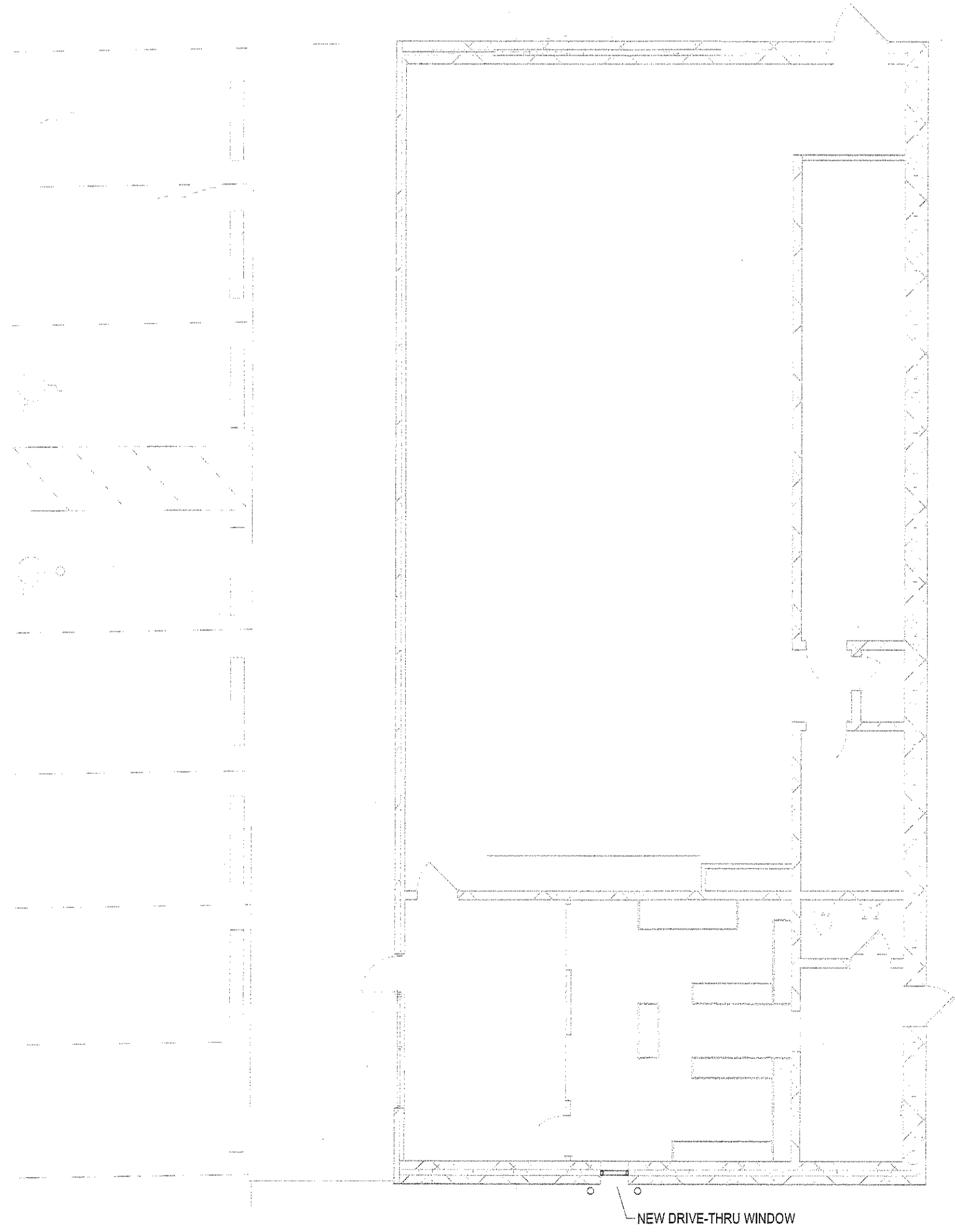
DRAWN BY: NDE
CHECKED BY: JSF

PROJECT NUMBER 22-034
DATE 06/01/2022
SCALE As indicated
SHEET NUMBER

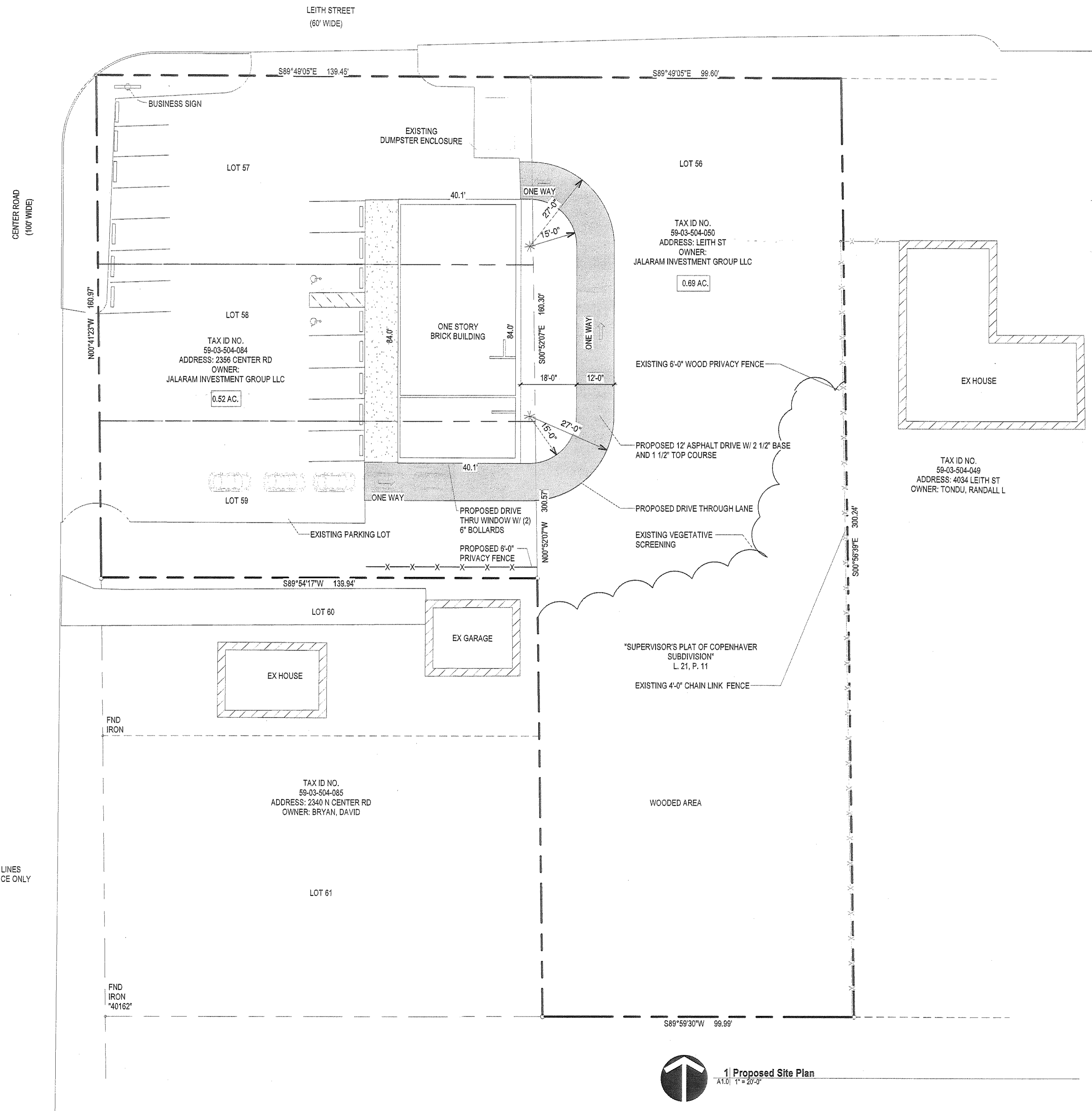
A1.0



3 Exterior Drive Thru Window Elevation
A1.0 1/4" = 1'-0"

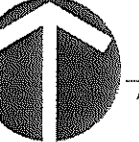


2 Proposed Floor Plan
A1.0 1/8" = 1'-0"



1 Proposed Site Plan
A1.0 1" = 20'-0"

6/1/2022 9:45:03 AM



Attachment: Backup SPR 22-30 (5452 - SPR #22-30)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5450)

Meeting: 07/12/22 05:00 PM
Department: Department of Public Works
Category: Administrative Site Plan Review
Prepared By: Leandra Swayne
Department Head: Charles Abbey

F.1

DOC ID: 5450

SPR #22-29

By: Leah LaRose Smith
6137 E. Bristol Rd., Burton, MI 48519

Re: G4440 S. Saginaw St., Burton, MI
Parcel ID 59-32-554-038, Zoned C-2

For: New business, Secondhand Rose Thrift Shop, LLC

ATTACHMENTS:

- Backup SPR 22-29 (PDF)



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230 X 3113 LEANDRA



APPLICATION FOR ZONING REVIEW

DATE FILED: 5-27-22

FEE: 40.00

SPR #: 22-29

PLEASE PRINT

DATE: _____

APPLICANTS NAME: LEAH LAROSE SMITH

APPLICANTS ADDRESS: 6137 E. BRISTOL RD BURTON MI 48519

APPLICANTS PHONE NO: 810-250-8648

APPLICANTS EMAIL: DWBJR1@COMCAST.NET

PROPOSED NAME OF BUSINESS: SECOND HAND ROSE THRIFT SHOP LLC

SITE ADDRESS: 64440 S SAGINAW BURTON MI

USE OF STRUCTURE: RESALE

SQ FOOTAGE OF PROPERTY: 15000

SQ FOOTAGE OF STRUCTURE: 3100

NUMBER OF EMPLOYEES/SEATS: 2

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: Leah LaRose Smith

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Backup SPR 22-29 (5450 : SPR #22-29)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5453)

Meeting: 07/12/22 05:00 PM
Department: Department of Public Works
Category: Administrative Site Plan Review
Prepared By: Leandra Swayne
Department Head: Charles Abbey

F.2

DOC ID: 5453

SPR #22-31

By: Tads Place LLC (Brent Mowincki)
1069 E. Main St., Owosso, MI 48867

Re: 1110 E. Bristol Rd., Burton, MI 48519
Parcel ID 59-31-100-001, Zoned C-2

For: New Ownership

ATTACHMENTS:

- Backup SPR 22-31 (PDF)



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230



APPLICATION FOR ZONING REVIEW

DATE FILED: 6-21-2022

FEE: 75

SPR #: 22-31

PLEASE PRINT

DATE: 6/20/22

APPLICANTS NAME: Tads Place LLC (Brent Mowinski)

APPLICANTS ADDRESS: 1069 E Main St. Okosso MI 48867

APPLICANTS PHONE NO: 989-720-5072

APPLICANTS EMAIL: Brent@tadricks.com

PROPOSED NAME OF BUSINESS: Tads Place LLC

SITE ADDRESS: 1110 E Bristol Rd Burton MI 48519

USE OF STRUCTURE: Commercial lessing/renting

SQ FOOTAGE OF PROPERTY: 210,003

SQ FOOTAGE OF STRUCTURE: ~~20,000~~ 22,080

NUMBER OF EMPLOYEES/SEATS: 2 owners

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: [Signature]

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Backup SPR 22-31 (5453 : SPR #22-31)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5454)

Meeting: 07/12/22 05:00 PM
Department: Department of Public Works
Category: Administrative Site Plan Review
Prepared By: Leandra Swayne
Department Head: Charles Abbey

F.3

DOC ID: 5454

SPR #22-32

By: Genesee Christian School
1114 S. Genesee Rd., Burton, MI

Re: 1114 S. Genesee Rd., Burton, MI
Parcel ID 59-15-200-010, Zoned R-1A

For: Construction less than 2%, storage building with attached pavilion

ATTACHMENTS:

- Backup SPR 22-32 (PDF)



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230



APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 6-23-22

FEE: 75.00

SPR #: 22-32

PLEASE PRINT

DATE: 6/23/22

APPLICANTS NAME: Genesee Christian School - Elementary

APPLICANTS ADDRESS: 1114 S. Genesee Road, Burton, MI

APPLICANTS PHONE NO: 810-743-3108

APPLICANTS EMAIL: rbuchalski@geneseechristianschool.com

PROPOSED NAME OF BUSINESS: _____

SITE ADDRESS: _____

PARCEL NUMBER: 59-15-200-010

TYPE: CHANGE OF OWNERSHIP/USE CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: Storage

SQ FOOTAGE OF PROPERTY: 500,000 sq ft

SQ FOOTAGE OF STRUCTURE: 800 sq ft

NUMBER OF EMPLOYEES/SEATS: 0

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: Robert Buchal-

*** ALSO ATTACH A FLOOR PLAN OF THE PROPOSED BUSINESS.

Attachment: Backup SPR 22-32 (5454 : SPR #22-32)

Attachment: Backup SPR 22-32 (5454 : SPR #22-32)

GENESEE CHRISTIAN ELEMENTARY
1114 S Genesee Rd - Google Maps

3 Genesee Rd

Plan for NEW 20 x 40 construction - storage building / attached pavillion
20 x 30 Storage building
10 x 20 covered pavillion - attached

