



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
DECEMBER 15, 2020
MINUTES

Council Chambers

Special 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	Remote	
Kevin Burge	Chairperson	Present	
Tom Gorang	Commissioner	Present	
Neil Martz	Commissioner	Present	
Don Jones	Vice Chair	Present	
Erica Edgington	Commissioner	Excused	
Kenneth Gay	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Deputy DPW Director
Katie Malin, Election Clerk

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Oct 13, 2020 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Smith, Burge, Gorang, Martz, Jones, Gay
EXCUSED:	Haskins, Edgington

2. Planning Commission - Regular Meeting - Nov 10, 2020 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Smith, Burge, Gorang, Martz, Jones, Gay
EXCUSED:	Haskins, Edgington

E. SITE PLAN REVIEW

1. SPR #20-55

By: Shahid Imran

7560 River Rd Flushing MI 48433

Re: 2095 S. Center Rd & 2105 S. Center Rd Burton MI
Parcel 59-22-100-004 & 59-22-100-044

For: Hampton Manor of Burton – Assisted Living Community

Rudy Quaderer
Griggs Quaderer Inc.
8308 Office Park Dr. #1, Grand Blanc, MI 48439

Mr. Quaderer stated he is the site engineer for this project. Also, present is Shahid Imran the owner, John Costa the Architect and Sam Martin with Hampton Manor. We are asking for approval of an elderly care facility and memory care center on Center Road. We believe this will do a great service for the community.

Mr. Martin stated they did a market analysis that showed Burton has a demand for senior living. What we do is build a home like setting for seniors in the community. That way they can stay in the community. We have several locations in Michigan. Our buildings are beautiful. We have movie theatres, beauty salons and spas. Our philosophy is to spoil the generation that spoiled us.

Mr. Burge asked if the administration had any recommendations.

Mrs. Abbey stated we are confident that their capabilities of developing this property according to their site plan are definite. Based on project it looks like it is something good for the area. We recommend approval.

Mr. Gorang asked the square footage of the units.

Mr. Costa stated they range in size from 300 sq. ft to 540 sq. ft.

Mr. Gorang asked how many people to a unit.

Mr. Costa said most units are occupied by 1 person, but max is 2 people in a unit due to state licensing.

Mr. Gorang asked what kind of date do you have for expected completion.

Mr. Costa stated once started it usually takes 9-12 months.

Mr. Martz asked if the residents of the building are capable of coming and going or are they in a physical condition that keeps them there unless they are going to doctor's appointments or labs.

Mr. Martin stated the purpose of their building is to assist them in day to day living. Most of our residents need some type of care.

Mr. Martz asked if it is a state funded facility or privately owned.

Mr. Martin stated we are licensed through the state, but privately owned.

Mr. Martz asked if they take people who have recently broke a bone and rehabilitate them.

Mr. Martin stated no, that would be a rehabilitation center and it is different than assisted living.

Mr. Martz stated he is not sure there is enough handicap parking.

Mr. Quaderer stated they can take a look at the parking. They do have what is required by the state for handicap parking.

Mr. Smith stated he thinks this is great and is excited about the project.

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

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mr. Burge asked Mrs. Abbey any updates on the charity boxes or retail coach.

Mrs. Abbey stated during my monthly discussion with the retail coach he did mention he was going to entertain another extension to get us through the first quarter. I will provide you with an update once I have that for you. As far as the donation boxes we are still working on a draft, but I am confident I will have that for you in a few weeks and I will send that out to you.

H. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #20-50

By: Michael Pellerito & Jake Hernandez-Pellerito
1470 James St. Burton MI 48529

Re: 3494 S. Saginaw St Burton MI
Parcel 59-30-578-009

For: Craft classroom for RFJ Design Studio

2. SPR #20-51

By: Yvonne Siegwald
2414 E. Hemphill Rd Burton MI

Re: 2414 E. Hemphill Rd.
Parcel 59-29-400-020

For: Change of Ownership / Answer Center for Women Inc. / Charitable
distribution for children

Mr. Martz asked if this was a non profit for women.

Mrs. Abbey stated yes, the offer support to pregnant women.

3. SPR #20-52

By: David McDade
10166 N. Linden Rd. Clio MI 48420

Re: 3323 Associates Dr. Burton MI
Parcel 59-29-551-028

For: Construction less than 2% / Syko Gardens

4. SPR #20-53

By: Green Briar Estates
4070 Green Briar Blvd. Burton MI

Re: 1212 Lingonberry Ct Lot 246
Parcel 59-31-752-246

For: Construction less than 2% / Pole Barn for Community Management and
Maintenance Storage

5. SPR #20-54

By: Watcharaporn Watcharawipa – Menezo
31597 Trestain St. Farmington Hills MI 48336

Re: 1117 N. Belsay Rd. Burton MI 48509
Parcel 59-13-501-029

For: Change of Ownership / Manee Thai -Restaurant

Meeting was adjourned at .