



CITY OF BURTON
PLANNING COMMISSION MEETING
SEPTEMBER 9, 2025
AGENDA

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

D. Staff Present

E. Approval of Minutes

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

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

2. SPR 25-43

By: Eknoor 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.

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

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.

I. Board Discussion

1. Master Plan

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

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



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

AUGUST 12, 2025

MINUTES

Council Chambers

5:15 PM

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

- A) **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA**
- B) **ROLL CALL**

Attendee Name	Status
Kevin Burge	Present
Don Jones	Present
Greg Hull	Present
Thomas Gorang	Present
Erica Edgington	Present
Gregg Dunkel	Present

- C) **STAFF PRESENT**

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

- D) **APPROVAL OF MINUTES**

D.1) Planning Commission - Regular Meeting - June 10, 2025 5:00 PM

RESULT:	D.1) Planning Commission - Regular Meeting - June 10, 2025 5:00 PM [UNANIMOUS]
MOVER:	Kevin Burge
SECONDER:	0
AYES:	Kevin Burge, Don Jones, Greg Hull, Thomas Gorang, Erica Edgington, Gregg Dunkel
NAYS:	None
ABSENTS:	None
ABSTAINS:	None
RECUSALS:	None

- E) **SITE PLAN REVIEW**

E.1) SPR 25-38

Mohamed Kassem of 7730 Middlepoint stated we plan to have a gas station and store. the site plan we submitted is the plan and whatever you say we need to change or add, we will.

Mustafa Hussain of 15900 Michigan Ave. stated I am the owner of MHA

Designers and here on behalf of the owner. We are proposing a 4,000 square foot convenience store with carry out restaurant and also a four gas pump canopy on the Belsay Road frontage.

Patrick Dargel of 6119 Hugh Street asked about the hours of operation.

Mrs. Swayne stated for clarification, the Planning Commission is here to approve the site plan and not the use of the property. The applicant is purposing a convenient store and a carry out restaurant with gas pumps. Retail restaurant and gas pumps are all permitted uses within the zone the property is zoned. There are two things missing on the plan that need to be approved: the landscaping and the screening along the East and South property lines because there are residential properties abutting this property. Administration does recommend approval with these two items added to the plan.

Mr. Burge asked what kind of restaurant will be the carry out and what brand of gas will you have?

Mr. Hussain stated we usually don't know what kind of restaurant it will be yet. It could be a number of different types of foods. We just did the schematics for the floor plan until we agree on the final restaurant.

Mr. Kassem stated the brand of gas could be BP or Sunoco. We have the option of what we would like to use still, but it will be 87, 89, 93, plus diesel.

Mr. Hussain stated the owner already owns other gas stations and he uses BP for those. Since he bought the other lot as well, he plans to open a car wash in the future.

Discussion about the sign, the underground storage tank, and using concrete instead of asphalt so the dump trucks don't tear it up faster.

Mr. Burge asked if there is a plan to put in an electric charging station.

Mr. Kassem said yes, we plan to have two units for electric cars.

Mr. Gorang asked what is the time line for this project and what are the planned hours of operation?

Mr. Hussain stated after all the approvals and we get all permits, we plan to start construction right away.

Mr. Kassem stated we plan on the hours of 5am to 11pm to start with. If business requires us to be open longer, we will accommodate.

Discussion about the screening being 6' in height, privacy white vinyl fencing along the property lines where required for residential and the landscaping layout with trees and shrubs.

Mr. Jones asked if the picture in the site plan shows the materials that will be used for the building.

Mr. Hussain said yes. The materials are the rendering of what we plan to use. The red color for the bricks, lime stone around the windows, and nice crown molding on the top.

Mrs. Swayne stated there is one more thing on the site plan that needs to be changed. The drive isle on the front of Belsay Road has to be 25 feet. Also, to be clear, whatever elevation you are presenting on page one is the

elevation, the dimension you are going to build.

Discussion about having one sign, the angle of the sign so it is visible from both roads, and the sign placement with the proper set backs on the corner of Bristol and Belsay.

Mr. Burge stated with the construction going on, there will be a lot of mud. Can you require a sweeper to manage the roads and keep them decently clean?

Mr. Hussain said yes, we will keep everything safe and clean.

RESULT: Motion to approve SPR 25-38 For: Full site plan for convenience store with gas pumps with the stipulations of landscaping and sign plans coming back to the Planning Commission and with a white vinyl 6 foot fence on the South and East side of the property to screen commercial property from residential use. [5-1]

MOVER: Kevin Burge

SECONDER: 0

AYES: Kevin Burge, Don Jones, Greg Hull, Thomas Gorang, Erica Edgington

NAYS: Gregg Dunkel

ABSENTS: None

ABSTAINS: None

RECUSALS: None

F) ADMINISTRATIVE SITE PLAN REVIEW

F.1) SPR 25-26

F.2) SPR 25-27

F.3) SPR 25-28

F.4) SPR 25-29

Mrs. Swayne stated the company is relocating from inside Courtland Center Mall to a crossed the street by Five Below and Harbor Freight.

F.5) SPR 25-30

F.6) SPR 25-31

F.7) SPR 25-32

F.8) SPR 25-33

F.9) SPR 25-34

F.10) SPR 25-35

F.11) SPR 25-36

F.12) SPR 25-39

G) AUDIENCE PARTICIPATION

None.

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON TUESDAY,
SEPT. 9, 2025 @ 5:00 PM.**