



**CITY OF BURTON**  
**PLANNING COMMISSION MEETING**  
**JANUARY 13, 2026**  
**MINUTES**

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<b>Council Chambers</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>4303 S. Center Road</b> <b>Burton, MI 48519</b>		

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**A. Call To Order**

Board Member Kevin Burge called the meeting to order at 5:00 PM.

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

LED BY: Chairman Kevin Burge

**C. Roll Call**

Present: Board Member Kevin Burge, Board Member Tom Gorang, Board Member Don Jones, Board Member Gregg Dunkel, Board Member Erica Edgington, Board Member Neil Martz, Council Member Steven Heffner

Absent: None

**D. Staff Present**

Leandra Swayne, Deputy Planning and Zoning Official

Joy Roe, Deputy Clerk

Erica Rogers, Records Tech

**E. Nominations**

1. 1. Approve and Authorize \_\_\_\_\_ for the Planning Commission Chairperson from January 2026 - December 2026.
  
2. Approve and Authorize \_\_\_\_\_ for the Planning Commission Vice Chairperson from January 2026 - December 2026.

Motion by Board Member Gorang, second by Board Member Martz, to Approve Mr. Burge for Chairman for January 2026 - December 2026.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Gregg Dunkel, Erica Edgington, Neil Martz, Steven Heffner

Voting No: None

**Motion 7 - 0.**

Motion by Council Member Heffner, second by Board Member Burge, to Approve Mr. Jones for Vice Chairman for January 2026 - December 2026.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Gregg Dunkel, Erica Edgington, Neil Martz, Steven Heffner

Voting No: None

**Motion Passed 7 - 0.**

**F. Approval of Minutes**

1. Planning Commission - Regular Meeting - Tuesday, November 11, 2025 at 5:00 PM

Motion by Board Member Gorang, second by Board Member Edgington, to Approve Minutes from November 11, 2025.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Gregg Dunkel, Erica Edgington, Neil Martz, Steven Heffner

Voting No: None

**Motion Passed 7 - 0.**

## **G. Public Hearing**

1. Public Hearing and Consideration of Adoption: Master Plan Update – Conduct the required public hearing and consider adoption of the proposed Master Plan pursuant to MCL 125.3843.

Amy BonTempo from Rowe Professional Services stated we did receive comments from the county regarding some revisions, and we would need to make some revisions to the acknowledgment page as well.

Patrick Dargel of 6119 Hugh St. spoke about adding a new zone, a C-5 zone, which would be for businesses that could affect the environment. These would include gas stations and tire or battery shops.

The Resolution for the Master Plan Update: WHEREAS the City of Burton established a Planning Commission to prepare plans for the development of the city, and WHEREAS City of Burton Planning Commission has prepared a draft update to the City of Burton Master Plan, and WHEREAS that draft has been reviewed at a public hearing to gather public comments of the residents of City of Burton and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and WHEREAS the City of Burton Planning Commission has determined that the plan is appropriate for future development of the city, and THEREFORE BE IT RESOLVED that the City of Burton Planning Commission does hereby adopt the City of Burton Master Plan including all maps and documents included. Including the revision set forth from the county.

Motion by Board Member Martz, second by Board Member Dunkel, to Approve the Adoption of the Master Plan Update.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Gregg Dunkel, Erica Edgington, Neil Martz, Steven Heffner

Voting No: None

**Motion Passed 7 - 0.**

## **H. Board Action**

1. ZC 336 SPR 25-50

Amar Shango; 8515 Highgrove Ct., Grand Blanc, MI 48439 requests a zoning change from M-2 General Industrial District to C-2, General Business on the following described parcels: being located at G3271 S. Dort Hwy., Burton MI 48529, Parcel 59-28-551-001 as follows:

G3271 S. Dort Hwy., Burton MI, 48529, Parcel 59-28-551-001 described as:  
W 150 FT OF LOTS 1 & 2 HEMPHILL DORT COMMERCIAL SITES (81)

Mrs. Swayne explained that the city council has asked for clarification from the board on their decision and that is why it is before the board again tonight.

Discussion ensued on the two different votes and Mr. Jones explained that he changed his vote because he wanted the applicant to have the chance to go before city council.

Ms. Edgington stated the administration made it clear at the last meeting how the vote was and everyone on the board agreed that is what took place. If we are saying that is not how we wanted it to be, then we need to revote.

Mr. Heffner stated the city council takes this board's recommendation very seriously. Most of the time, your recommendation is what the council goes by.

Mr. Martz stated my vote was one of the votes for the approval and I want my vote to remain the same.

Mrs. Swayne stated so it is up to the board how to proceed. You can either go down the line and state what you want or have a revote. It is up to the board to decide how you want to clarify your recommendation.

Mr. Dunkle stated I recommend there be a revote.

Mr. Martz made the motion to recommend Approval to City Council of ZC 336 SPR 25-50 to go from M-2 to C-2 based on that it is not spot zoning and also it conforms to the use of the property. He also stated that the C-2 zoning corresponds to the uses on the property presently. I don't see any issues that would negatively influence the surrounding area if it were changed to the C-2 zoning.

Mr. Heffner abstained because he was not one of the original voters on the matter.

Motion by Board Member Martz, second by Board Member Edgington, to Recommend Approval to City Council of ZC 336 SPR 25-50 to go from M-2 to C-2 based on that it is not spot zoning and also it conforms to the use of the property.

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

Voting No: None

**Motion Passed 6 - 0.**

## **I. Site Plan Review**

1. SPR 26-01  
By: Pierre Naijar  
8395 Wesly Dr., Flushing MI 48433  
Re: 5516 Davison Rd., Burton MI  
Parcel ID 59-11-200-006 Zoned C-1 Local Business  
For: Gas pumps and convenience store

Pierre Naijar of 8395 Wesly Dr. and Rade Beslac with Fenton Land Surveying and Engineering both spoke about the case.

Mr. Naijar stated we received the approval for the gas station and then completed the site plans. We are now here for the site plan approval as Rade followed what the city

needed, and they are finalized.

Mrs. Swayne gave a little background on the location of the property and the surrounding area and stated the administration recommended approval.

Mr. Martz stated all the requirements are shown on the plans. I do think there is a better way for pedestrians or employees to walk from the west up to the convenience store.

Mr. burger asked where the gas fill for the big trucks was going to be located.

Mr. Beslac stated on the North side.

Discussion on a hedgerow, the dog groomers next door, and the hours of operation.

Mr. Martz asked if the property had been cleared from the previous issues with the well.

Mr. Naijar stated yes, the state approved it, and we had everything at the last meeting.

Motion by Board Member Gorang, second by Council Member Heffner, to Approve SPR 26-01 For gas pumps and convenience store.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Gregg Dunkel, Erica Edgington, Neil Martz, Steven Heffner

Voting No: None

**Motion Passed 7 - 0.**

## **J. Administrative Site Plan Review**

1. SPR 25-52  
By: Inga Rabinkov  
1677 Woodburne Dr., Flint MI  
Re: 3450 E Atherton Rd., Burton MI  
Parcel ID 59-28-529-046 & 59-28-529-045 Zoned RO Restricted Office  
For: Less than 2% construction, overflow parking lot
2. SPR 25-53  
By: Angela Darmetko  
305 Barclay Circle, Suite 1001, Rochester MI 48307  
Re: 1513 S. Center Rd., Burton MI  
Parcel ID 59-15-553-014 Zoned C-2 General Business  
For: Autism, Occupational, and Speech Therapy
3. SPR 25-54  
By: Chase Cross  
3702 Ivanhoe Ave., Flint MI  
Re: 5515 Davison Rd., Burton MI  
Parcel ID 59-02-577-081 Zoned C-1 Local Business  
For: New Tattoo Parlor
4. SPR 25-55  
By: Ashley Allinger  
217 High St., Grand Blanc MI

Re: 3364 S. Center Rd., Burton MI  
Parcel ID 59-28-576-055 Zoned RO Restricted Office  
For: New Business, Oddballs Antiques

5. SPR 25-56  
By: Alan Morrison  
5303 Wakefield Rd., Grand Blanc MI  
Re: 3089 E. Bristol Rd., Burton MI  
Parcel ID 59-28-300-003 Zoned M-2 General Industrial  
For: New business, Javelin Sciences
6. SPR 25-57  
By: Alfredo Garcia  
4180 Davison Rd., Burton MI  
Re: 4180 Davison Rd., Burton MI  
Parcel ID 59-49-10-501-004 Zoned C-2 General Business  
For: Construction under 2% for cooler/freezer
7. SPR 25-58  
By: Smoke Spot LLC  
1348 E. Bristol Rd., Burton MI  
Re: 1348 E. Bristol Rd., Burton MI  
Parcel ID 59-31-200-003 Zoned C-4 Planned Shopping Center  
For: New Business, Smoke Shop
8. SPR 25-59  
By: Savneet Singh  
5340 Somerset Dr., Holt MI  
Re: 4232 S. Saginaw St., Burton MI  
Parcel ID 59-32-553-002 Zoned C-2 General Business  
For: New business ownership for current use

**K. 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.

None.

**L. Board Discussion**

Mr. Burge stated the Hot Fudge Race is Saturday, February 21 at Bentley Middle School on Court Street.

**M. The next regularly scheduled meeting will be held on Tuesday, February 10, 2026 @ 5:00 PM.**

**N. Meeting Adjournment**

Meeting adjourned at 5:45pm.  
[MIN\_SIGNATURES]