



CITY OF BURTON
PLANNING COMMISSION MEETING
FEBRUARY 10, 2026
MINUTES

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

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. Approval of Minutes

1. Planning Commission - Regular Meeting - Tuesday, January 13, 2026 at 5:00 PM

Everyone approved the minutes by saying Aye.
None opposed.

Motion by None, second by None, to Approve minutes from January 13, 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. Site Plan Review

1. SPR 26-04

BY: Matthew King
145 S. Livernois Rd., Suite 193, Rochester Hills, MI 48307

RE: 2200 S. Center Rd., Burton, MI
Parcel ID 59-22-100-041, Zoned HRM high rise multiple family residential

FOR: Full site plan review for KW Apartments of Burton, LLC

Patrick Dargel of 6119 Hugh Street spoke about the American hockey team beating Canada and shutting them out for the first time in 41 games. He also stated that he spoke with other individuals after the Zoning Board of Appeals meeting who expressed some concerns. Their concerns were about the ambulance parking and elevators, making sure they were adequate and also the delivery areas. These two spaces often go unnoticed and are smaller than they should be, resulting in problems for the residents as well as the workers.

Mrs. Swayne stated some background information about the site, including that the property is zoned HRM High-Rise Multi-Family Residential and the proposed use is a permitted use within the zone. The Zoning Board of Appeals granted the variance they asked for in January, asking that the required amount of parking spaces be reduced from a 2.0 to 1.4 ratio. The administration expressed concern about public safety with the 100 parking spaces in front of the drain on the west side of the property, that we would prefer SP 1 - Alt over the first plan and the reasons why we did then and still do today.

Discussion about the parking analysis and the ratio of 1.4 parking spaces.

My. Jones asked, is this assisted living or low income?

Mr. King answered by saying this is affordable living.

Mr. Martz asked, is this based off of income?

Mr. King responded yes, this is a mixed ratio of affordable and market rate. The market rate can be 60% up to 80%, it all depends on what pencils out best for the site.

Mr. Martz asked are any of the buildings designated for senior living?

Mr. King stated no because this isn't senior housing. We will have all walks of life and ages.

Mr. Martz stated I see you only have twenty-five feet from the dumpsters on the curves for them to get in there. It would be my suggestion that you move them over to allow more room or put them on the straight-a-ways.

Mr. King said in addition to that, we are looking to add trash shoots in the buildings as well.

Discussion about the play areas, dumpsters, and other possible layout variables during the building phases.

Mr. Heffner stated since this is affordable housing, seniors with a lower income or a fixed income will qualify for this. When we have seniors, we have caregivers that come in and out on a daily basis. The parking is going to be a problem.

Discussion about Consumers, the parking, and direct access or path to other places.

Ms. Edgington asked the administration about the parking ration that was approved.

Mrs. Swayne stated we didn't approved an actual plan. It states in the motion that the ratio can not go below 1.4.

Ms. Edgington asked if every unit was going to have outdoor space.

Mr. King stated yes.

Discussion about the obstacles, the building sizes, and how, if any changes occur, even something small, they have to come back in front of the board for approval.

Mr. Heffner asked if there would be a security guard on duty.

Mr. King stated there will be, but we don't know for how long. It all depends on how things are going.

Mr. Martz asked would there be an onsite manager.

Mr. King stated yes and there will be a leasing trailer at the beginning as well.

Mr. Martz made the motion for the preliminary site plan approval of SP-1 from September 29, 2025, with the suggestion that the developer looks at accessing some mechanism to get down to Meijer, continue to look into some overflow parking opportunities, and adding more handicap-accessible parking spaces than minimally required. Also, consider relocating the dumpsters off the corners, so they have better access.

Discussion about which plan to approve.

Motion by Board Member Martz, second by Board Member Jones, to Approve SPR 26-04 preliminary site plan approval with the stimulations mentioned in the text. .

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

Voting No: Gregg Dunkel, Steven Heffner

Motion Passed 5 - 2.

2. SPR 26-06

BY: Metronet Infrastructure Group, LLC , 11880 College Blvd., Suite 100,
Overland Park, KS 66214

RE: G S. Saginaw St., Burton MI
Parcel ID 59-31-200-010, Zoned C-2 General Business

FOR: Full site plan for a proposed unmanned manufactured communication hut
with gas back-up generator

Lee Wright from Metronet Infrastructure Director of 11880 College Blvd, suite 100 Overland Park, KS spoke regarding the hut that will be used for maintenance of the fiberoptic lines Metronet is putting in for Burton, Grand Blanc, and part of Flint. Besides the backup generator for the hut, the landscaping will be grass for that area.

Mrs. Swayne stated some details about the property, including that this is a permitted use within the zone. The administration likes the decorative fencing they have proposed around the site when they are only required to have a six-foot chain-linked fence. The administration recommends approval.

Mr. Burge asked what would happen if a big truck runs into this hut. What is this hut servicing?

Mr. Wright stated this is servicing customers and businesses with the Metronet network in the area. The huts are built to service anywhere between 50,000 and 80,000 customers. We do have backup plans put in place, so service isn't interrupted.

Discussion about the types of customers, the fiber cables, and details about the building.

Mr. Martz asked about paving the driveway back to the parking area and the gravel around the site.

Mr. Wright explained that they want to use the existing curb cut that is already there, lay new pavement from Saginaw as well as off of Boatfield. They are going to remove the gravel, put in top soil and sod, and plant trees.

Discussion about the DDA regulations.

Motion by Board Member Martz, second by Council Member Heffner, to Approve SPR 26-6 as submitted with the street trees, Littleleaf Linden, behind the sidewalk with a 40' center and the building is in compliance with the Downtown Development Authority standards as outlined in the ordinance. .

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

Voting No: None

Motion Passed 7 - 0.

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

None.

H. Board Discussion

Mr. Burge reminded everyone of the Hot Fudge Run on Saturday February 21, 2026 at Bentley High School.

Discussion ensued about sponsorship for the Hot Fudge Run.

Mrs. Swayne stated the gas station on Saginaw made a change to the plans for the entrance door. Instead of stone they are going to put block. Is everyone ok with that?

Everyone stated they are fine with the change.

Discussion about a couple other gas stations took place.

I. The next regularly scheduled meeting will be held on Tuesday, March 10, 2026 @ 5:00 PM.

J. Meeting Adjournment

Meeting adjourned at 6:40pm.
[MIN_SIGNATURES]