



CITY OF BURTON
PLANNING COMMISSION MEETING
MARCH 10, 2026
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. Center Road
Burton, MI 48519

A. Call To Order

Mr. Burge called the meeting to order at 5:02 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 Gregg Dunkel, Board Member Erica Edgington, Board Member Neil Martz, Council Member Steven Heffner, Board Member Charles Sheaffer

Absent: Board Member Tom Gorang

D. Staff Present

Joy Roe, Deputy Clerk

Leandra Swayne, Deputy Planning and Zoning Official

Erica Rogers, Records Tech

E. Nominations

1. Approve and Authorize _____ for the Planning Commission Vice Chairperson from March 2026 - December 2026.

Motion by Board Member Dunkel, second by Board Member Burge, to Approve Erica Edgington as Vice Chairperson.

Voting Yes: Kevin Burge, Gregg Dunkel, Erica Edgington, Neil Martz, Steven Heffner, Charles Sheaffer

Voting No: None

Motion Passed 6 - 0.

F. Approval of Minutes

1. Planning Commission - Regular Meeting - Tuesday, February 10, 2026 at 5:00 PM

Motion by None, second by None, to Approve Regular meeting minutes from February 10, 2026.

Voting Yes: Kevin Burge, Gregg Dunkel, Erica Edgington, Neil Martz, Steven Heffner, Charles Sheaffer

Voting No: None

Motion Passed 6 - 0.

G. Public Hearing

1. ZC 337 SPR 26-10

AROB Properties LLC; 12282 Powderhorn Trl., Otisville, MI 48463 requests a zoning change from C-1 Local Business to C-2, General Business on the following described parcels: being located at 4545 E. Court St., Burton MI 48509, Parcel 59-11-552-015 as follows:

4545 E. Court St., Burton MI, 48509, Parcel 59-11-552-015 described as:
LOT 15 EXCEPT A PARCEL OF LAND BEG 164.47 FT W OF SE COR OF LOT 15 TH E 164.47 FT TH NELY ALONG LOT LINE 52.52 FT TH SWLY TO PLACE OF BEG ALSO EXCEPT A PARCEL OF LAND BEG N 18 DEG 43 MIN E 108.52 FT FROM SE COR OF LOT 15 TH N 30 DEG 16 MIN 57 SEC W 67.69 FT TH N 59 DEG 43 MIN 03 SEC E 75 FT TH SELY ALONG LOT LINE 101.03 FT TO PLACE OF BEG CYPRESS GARDENS

Andrea Robinson of 4545 E. Court Street, owner of the property, stated that she would like to change to C-2 zoning to be able to expand on her businesses and is limited under the C-1 zoning.

Tommie Maasch the owner of Hair Cutz located at 4545 E. Court Street, stated that Hair Cutz is not just a business, it is my family's story. It is a part of this community, and it is a part of Burtons story. My father opened Hair Cutz in 1989 to do what he loved best, and we have continued doing that in his honor. Our family has invested almost four decades in the City of Burton and believes that a business like ours deserves thoughtful consideration before a decision to rezone is made.

Patrick Dargel of 6119 Hugh Street stated please reject the change of zoning for this property. Protect the Master Plan by protecting the zoning that was set in place by the Master Plan, and by doing so it will protect the environment and protect Gilkey Creek.

Ian McClain of 2472 Maplelawn Drive stated, I am a barber at Hair Cutz and for nearly four decades, people in this community have walked through our doors. Parents bring their kids to our chairs for their first hair cuts. A barber shop is a small business, but it is also a community living room. And for almost 40 years now, this community has trusted us with that role. Tonight, that place is at risk of disappearing so that the land beneath it can be sold and, from everything that I have heard, used to build another gas station. The residents who live near this property rely on well water. That water does not come from a pipeline, it comes from the ground beneath their homes. The same ground that underground fuel tanks would sit dangerously close if this was to be rezoned.

Gabrielle Palka of 4422 E. Court Street stated, My family has lived on Court Street since 1955, and we do rely on well water. I strongly urge you to reject this rezoning. There are homes and neighborhoods all around those businesses.

Nicholas Shaba from CMP Real Estate Group stated, I do commercial real estate and help to bring value to the city. I am hearing a lot of things about gas stations and well water tonight. The intention here is not to not bring another gas station. It is simply to be able to add some things that are not allowed right now, such as a drive-thru, a veterinary clinic. To the east of the property, it is zoned C-2. We are simply asking to have the same type of zoning as our neighboring parcel.

Donna Glann of 1475 Ives Ave. stated that we are at the next intersection over on Davison Road, we also have well water in our community. C-1 zoning is general business,

and it enhances our neighborhood and our community by bringing in those small businesses that can thrive. C-2 will eventually bring in a gas station at some point and time in the future. So, to enhance our community, do not burden it with another potential gas station.

Silvia Ciampichini of 4101 S. Sheridan Road stated, I oppose the idea of deconstructing already existing businesses and buildings. When I looked at Google today, it said that Burton houses about 29,500 people. Based on looking at a map, it shows Burton has roughly 130 gas stations within and around the city. Hair Cutz has been in Burton for almost 40 years, gives great service and treats their customers like family. I do not understand nor agree that the price of resources is community. When there is plenty of room to allow more community and resources without tearing either of them down.

Joan McKenzie of 5264 E. Court Street stated, I go to Hair Cutz and I love it there. Why do we need another gas station when there is already one on every corner?

Jennifer Hensel of 8285 Meadow wood Drive stated, I have lived in Burton my entire life. Rezoning opens the possibility of losing something that is a treasure and losing these core businesses, businesses that I go back to no matter where I live in Michigan. You can not replace that in the community. It would bring more activity to the area and affect the neighborhoods in that area. I hope you refuse the rezoning.

Robin Franklin of 4195 Woodrow Ave. stated that everything that has been said here tonight I agree with, and I have always gone by the saying, if something is not broke, don't fix it. They have been there for almost 40 years. I personally do not go there, but that does not matter. The thing that does matter to me is one question: Why do we have so many gas stations being built? I know Burton is trying to grow and get new businesses, but these gas stations are so close together that you could walk to them from one right after the other. I do not understand why anyone would want to get rid of a good business that has been there for a long time to build something that we do not need.

Shelby Price stated, I am an employee at Hair Cutz. In 2004, at 3 years old, I got my first haircut there and in 2020 I became a stylist there. I am strongly encouraging you to turn down this proposal for the sake of all the small businesses in the city.

Ehren Battermann of 4101 S. Sheridan Road stated, I do not have much to say, I am just here to support them unconditionally.

Mr. Burge was addressed and asked if it would be alright if a child who raised her hand wanting to speak could also speak. Mr. Burge stated that would be alright.

My name is Maylynn and I live with my mom and dad. Why do we need a gas station? We already have a lot of gas stations.

Mrs. Swayne stated this property is zoned C-1 local business, and it functions well as it is today. This is what you approved to put on the land map for the future vision for Burton. I want to be clear that this meeting is for the Planning Commission to give a recommendation to the City Council. The City Council is who will actually make the approval. So an approval will not be made tonight. It is the Planning Commission's recommendation to City Council. City Council will have their first reading potentially on April 6, 2026, at 7 PM, and have the second reading on April 20, 2026, at 7 PM. Tonight we are approving a change in zoning from a C-1 Local Business to a C-2 General

Business. So, if it is approved, any uses under the C-2 would be approved. The administration does not recommend approval to City Council for this zone change.

Mr. Burge asked Ms. Robinson, the owner of the property, if it was to be rezoned, what kind of things would you do with the property?

Andrea Robinson stated there are a couple of things that could take place. On the east side of the building, there is some space to expand on the building. Eventually, I could sell that building to someone that wanted to do something with C-2 zoning. There are a lot of different things we thought of that could be done. I thought it was a good idea to protect the creek nearby.

Discussion about the tenants who are there already being able to stay if it were to be changed from C-1 to C-2, the zoning change staying with the property and not the owner of the property, and the creek that runs along that location.

Motion by Council Member Heffner, second by Board Member Sheaffer, to Approve SPR 26-10.

Voting Yes: Neil Martz, Steven Heffner

Voting No: Kevin Burge, Gregg Dunkel, Erica Edgington, Charles Sheaffer

Motion Failed 2 - 4.

H. Site Plan Review

1. SPR 26-15

By: Jim Coyle, Atwell LLC (Civil Consultant on behalf of Murphy Oils USA, INC)
1250 East Diehl Rd., Suite 300, Naperville, IL 60563

Re: 1139/1155 N. Belsay Rd., Burton MI, Parcel 59-11-400-003 & 59-11-400-004, Zoned C-3 Highway Oriented Business

For: 2824 sf 8MPD Fuel Center, Convenience Store

Jim Coyle from Atwell LLC of 1250 East Diehl Road IL. stated we are looking to subdivide the parcel to create the Murphy Oil fuel center and convenient store.

Patrick Dargel of 6119 Hugh Street stated I would like to thank the applicant and the administration for noting Murphy USA in the agenda. This allowed me to research the company and find six well-designed locations. I found that all locations had ice dispensing boxes, two locations had caged propane, and two had pallets of what appeared to be softener salt. I hope that the Planning Commission will require an enclosure, so these can be secured at night. Two of the locations also had the benefit of an air/vacuum machine, which I hope will be part of this location's design.

Mrs. Swayne gave details about the property, the location and the zoning. She also stated that this is a permitted use within the C-3 zoning of the property. Just like every other full site plan, they will have to receive approval from the Genesee County Drain Commissioner for drainage and service water management, and EGLE for their gas tanks. The administration recommends approval.

Discussion about the outside storage of the propane, air/vacuum station, and the ice machines.

Mr. Martz asked if there will be overnight parking allowed?

Mr. Coyle stated no. No overnight parking is permitted at a Murphy station.

Mr. Burge asked the administration if the sign is allowed according to the ordinance, being twelve feet wide by forty-five feet high.

Mrs. Swayne stated the height restrictions are thirty feet high. Remember they will have to get a permit, so all of the zoning questions, set-backs, square-footage allowance will be looked at.

Discussion about the entrance and exit, the owner of the property, and the cross access into the mall.

Mr. Martz asked about the property owner.

Steven Oliver with Murphy Oil USA of 200 E. Peach Street in Arkansas stated we are purchasing this from the Daly family. There are two owners of the mall.

Jim Daly of 827 Meadow Drive in Davison stated on May 1, 2030 the lease is up. However, we have an affidavit releasing the current lease from the agreement.

Mr. Burge asked what the hours of operation will be, the name of the gas station, and if they plan on putting in electric charging stations.

Mr. Coyle stated they typically follow the Walmart schedule.

Mr. Oliver stated it will be called Murphy and we do not plan on installing any electric stations.

Discussion about the landscaping and the storage tanks from the old Shell station.

Motion by Board Member Martz, seconded by Council Member Heffner, to Approve SPR 26-15 with the stipulation that the trees be relocated out of the right-of-way, sign plans be submitted to DPW, the drainage plans be submitted to the Drain Commission, and all permits be in compliance with EGLE.

Voting Yes: Kevin Burge, Gregg Dunkel, Erica Edgington, Neil Martz, Steven Heffner, Charles Sheaffer

Voting No: None

Motion Passed 6 - 0.

I. Administrative Site Plan Review

1. SPR 26-08

By: Euness Crosdale 378 Mary Lane Frankenmuth, MI 48734

Re: 1374 & 1376 E. Bristol Rd., Burton MI, Parcel 59-31-200-004, Zoned C-4
Planned Shopping Center

For: New Restaurant

2. SPR 26-09

By: Donald Sherman, 5830 Pratt Rd., Lapeer MI 48446

Re: 2501 Judd Rd., Burton MI, Parcel 59-32-527-007, Zoned M-1 light industrial

For: New ownership, warehouse

3. SPR 26-11
By: Tiffany See
Re: 5501 Lapeer Rd., Burton MI, Parcel 59-14-526-012, Zoned C-2 General Business
For: New Owner, Barber/Salon
4. SPR 26-12
By: Steven McClelland, 5800 Snowshoe Cir., Bloomfield Twp., MI 48301
Re: 6175 Lapeer Rd., Burton MI, Parcel 59-13-502-162, Zoned C-1 Local Business
For: New Ownership, Medical Office
5. SPR 26-13
By: Wudman Adam, 10399 Stoney Point Dr., South Lyon, MI 48178
Re: 2454 S. Center Rd., Burton MI, Parcel 59-21-578-042, Zoned C-2 General Business
For: New business, Boost Mobile
6. SPR 26-14
By: Timothy Tyler, 20840 Bon Heur, St. Claire Shores, MI 48081
Re: 3374 E. Atherton Rd., Burton MI, Parcel 59-28-528-242, Zoned C-2 General Business
For: New business, church

J. 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.

Patrick Dargel of 6119 asked what kind of restaurant is SPR 26-08 going to be?

Mrs. Swayne replied a Caribbean style.

K. Board Discussion

None.

L. The next regularly scheduled meeting will be held on Tuesday, April 14, 2026 @ 5:00 PM.

M. Meeting Adjournment

Meeting adjourned at 6:02pm.

[MIN_SIGNATURES]