



CITY OF BURTON
PLANNING COMMISSION MEETING
APRIL 14, 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 Tom Gorang, Board Member Gregg Dunkel, Board Member Erica Edgington, Council Member Steven Heffner, Board Member Charles Sheaffer

Absent: Board Member Neil Martz

D. Staff Present

Leandra Swayne, Deputy Planning and Zoning official
Erica Rogers, Records Tech

E. Approval of Minutes

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

Mr. Burge stated all in favor of approving the minutes for March 10, 2026, say aye.

All Board members say aye.

F. Site Plan Review

1. SPR 26-17

By: Patrick Mannor
8226 S. Saginaw St., Suite A, Grand Blanc, MI 48439

Re: 3496 S. Center Rd., Burton MI
Parcel ID 59-28-576-054 Zoned C-3 Highway Oriented Business

For: To add a drive-thru window to approved site plan 25-43.

Patrick Mannor of 8226 S. Saginaw Street, Suite A, Grand Blanc, stated that I came in with my site plan and got approval some months ago. As the project was coming together, Tim Hortons came to the table, and they were waiting to sign an agreement, because they needed a drive-thru to be able to run the business successfully.

Mrs. Swayne stated this property is located on the corner of Bristol Rd. and Center Rd.

and the original site plan was SPR 25-45, and it was approved back in October 2025. The applicant wants to add a drive-thru window on the west side of the building. The dumpster has been moved to the north property line and the pumps are now being positioned north and south instead of east and west. The administration recommends approval.

Discussion ensued about property.

Motion by Board Member Gorang, second by Board Member Edgington, to Approve SPR 26-17.

Voting Yes: Kevin Burge, Tom Gorang, Gregg Dunkel, Erica Edgington, Steven Heffner, Charles Sheaffer

Voting No: None

Motion Passed 6 - 0.

G. Administrative Site Plan Review

1. SPR 26-16

By: Ryan Sirko
1496 E. Scottwood Ave., Burton MI

Re: 2447 E. Judd Rd., Burton MI
Parcel ID 59-32-527-003 Zoned M-1 Light Industrial

For: New Business, Auto repair

Mrs. Swayne stated that at 4523 S. Saginaw St. construction has started on the new gas station. The building inspector was on site doing inspections and brought a concern to the administration, so I am also bringing it to you. The property owner was informed by the building inspector that the existing materials on site were not the approved materials and if he was going to propose something different, then he needed to come before you for approval. I am not saying that he does not have plans to put something on the block that he has up now. We may do a stop work order if he does not communicate what he is doing or if he is going to change anything. I brought in two different samples so you can see the difference. One is the split face, which is the material you approved, and one is cinder block, which is what he has up now.

Discussion on the two different types of building materials. The board all agrees that they do not want cinder block, but they do want what they had already approved in the original site plan.

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.

Patrick Dargel of 6119 Hugh Street stated that he agrees with the board on the split face and does not want to see a possible change.

I. Board Discussion

J. The next regularly scheduled meeting will be held on Tuesday, May 12, 2026

@ 5:00 PM.

K. Meeting Adjournment

The meeting was adjourned at 5:18 PM.
[MIN_SIGNATURES]