



CITY OF BURTON
PLANNING COMMISSION MEETING
JULY 14, 2026
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 - June 9, 2026 5:00 PM

F. Special Use

1. BCPC Case #: 26-28
By: Patrick Mannor, 8226 S. Saginaw St., Grand Blanc, MI
Re: G-3328 Kleinpell St., Burton MI, Parcel 59-28-555-006, Zoned M-2
For: Requesting special use approval to add a pre-manufactured concrete patch plant to existing site.

G. Site Plan Review

1. SPR 26-24

By: Patrick Mannor, 8226 S. Saginaw St. Suite A, Grand Blanc MI 48439
Re: G-3328 Kleinpell St., Burton MI, Parcel ID 59-28-555-006, Zoned M-2 General Industrial
For: To add a pre-manufactured patch plant on the existing site.

2. SPR 26-32

By: Fadi Kajy, 1877 Orchard Lake St 104, Sylvan Lake, MI
Re: 4154 Davison Rd., Burton MI, Parcel ID 59-10-501-003, Zoned C-2 General Business
For: New Business, gasoline sales with convenience store and drive-through

H. Public Hearing

1. Case No. 339
The City Planning Commission will review and amend chapter 157,

AN ORDINANCE AMENDING, CHAPTER 157 OF THE CODE OF ORDINANCES OF THE CITY OF BURTON BY THE AMENDMENT OF THE C-2 GENERAL BUSINESS PERMITTED USES AFTER SPECIAL APPROVAL.

I. Administrative Site Plan Review

1. SPR 26-25
By: Alfredo Garcia, 4180 Davison Rd., Burton MI
Re: 4180 Davison Rd., Burton MI, Parcel 59-10-501-004, Zoned C-2 General Business
For: To add parking to existing parking lot
2. SPR 26-26
By: Scott Stepan, 8515 Glendale Dr., Ypsilanti MI, 48198
Re: 4190 E. Court ST., Burton MI, Parcel 59-15-100-029, Zoned C-4 Planned Shopping Center
For: Spirit Halloween
3. SPR 26-27
By: Akeeya Gardin, PO BOX 201 Fenton MI 48430
Re: 4499 S. Center Rd., Burton MI, Parcel 59-34-300-052, Zoned C-1 Local Business
For: Gardin of Beauty, Salon
4. SPR 26-30
By: Shawrice Green, 2080 Casaloma Ct., Flint MI
Re: 1069 E. Bristol Rd., Burton MI, Parcel ID 59-301-551-118, Zoned C-2 General Business
For: New Business, Hero Training Center, private school
5. SPR 26-31
By: Jason Lowing, 1454 Franklin St., Marne MI
Re: 4072 Flint Asphalt Dr., Burton MI, Parcel ID 59-33-100-015, Zoned M-2 General Industrial
For: New Business, Tire wholesale Distribution, Schneider Tire Outlet, Inc.

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.

K. Board Discussion

L. The next regularly scheduled meeting will be held on Tuesday, August 11, 2026 @ 5:00 PM.

M. Meeting Adjournment

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

CITY OF BURTON
GENESEE COUNTY, MICHIGAN

ORDINANCE NO. 2026 - - 157

AN ORDINANCE AMENDING, CHAPTER 157 OF THE CODE
OF ORDINANCES OF THE CITY OF BURTON BY THE
AMENDMENT OF THE C-2 GENERAL BUSINESS
PERMITTED USES AFTER SPECIAL APPROVAL.

THE CITY OF BURTON ORDAINS:

SECTION I

Chapter 157.043(C)(11) of the Code of Ordinances of the City of Burton shall be amended by the following:

(C) Permitted uses after special approval. The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the City Planning Commission pursuant to § 157.177

(11) Convenience store and gasoline sales shall be subject to the following requirements, in addition to all requirements of § 157.092 (site plan review):

(a) The multi-use convenience store shall be of a minimum size of 2,000 square feet per use;

(b) Gasoline sales shall be in conjunction with a convenience store or restaurant use and shall not be conducted from a separate structure. Provisions also allow fast food restaurants with or without a drive-through; all of these uses may be with or without seating; and

(c) The convenience store shall be of a size so as to accommodate walk-in trade and indoor beverage coolers, shall offer items normally found in convenience stores.

SECTION II

All other provisions of this Chapter shall be and are hereby ratified.

SECTION III

The violation of the terms of this Ordinance shall be a municipal civil infraction.

SECTION IV

If any section, part, or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION VI

This Ordinance, or a synopsis thereof, shall be published in a newspaper of general circulation within the City of Burton, Genesee County, Michigan, and shall become effective 30 days after publication.

SECTION VII

A copy of this Ordinance may be inspected at the City Hall, 4303 S. Center Road, Burton, Michigan, during regular business hours.

CITY OF BURTON,

By: Duane Haskins, MAYOR

By: Rachael Boggs, CLERK

Ordinance introduced on:

Second Reading:

Publication date:

Effective date: