

**PLANNING COMMISSION
CITY OF BRIGHTON
AGENDA
MARCH 15, 2010**

BLUE SKY SESSION – 7:15 pm

Regular Session – 7:30 pm

1. Call to Order/Roll Call
2. Call to the Public
3. *Approval* of the February 22, 2010 Minutes
4. *Approval* of the March 15, 2010 Agenda

Old Business

5. Public Hearing & Possible Action on the Rezoning of Property located at 100 Brighton Interior Drive (former Magna site) from O-R (Office Research District) to RM (Researching and Manufacturing) #10-004

New Business

6. Site Plan Amendment – Willowbrook Rehabilitation – 7200 Challis Road #10-001
7. Discussion and Possibly Setting a Public Hearing Date for Amendments Article III Off-Street Parking and Loading, 98-82 General parking requirements, (g) Downtown business district parking exemptions and Article XVI. Downtown Business District (DBD) Sec. 98-462. Specific standards (d) Residential dwelling size and parking requirements

Other Business

8. Staff Updates
9. Call to the Public
10. Adjournment

**City of Brighton
Planning Commission
Minutes
March 15, 2010**

1. Call to Order/Roll Call

Vice-Chairman Monet called the meeting to order at 7:30 pm.

Al Wirth
Larry Schillinger
William Bryan
John Wells
Steve Monet
Alex Tortora
Matt Smith
Kathy Jones - Absent
David McLane
Matthew Modrack
Amy Cyphert
Patty Thomas

Vice-Chairman Monet advised that Chairperson Jones advised she would not be attending tonight's meeting. **Moved** by Wirth, seconded by Tortora, to excuse Chairperson Jones from tonight's meeting. **The motion carried unanimously.**

2. Call to the Public

The call to the public was made at 7:31 pm. Ms. Susan Walters-Steinacker stated that when the minutes are approved, Commissioner Tortora should abstain from the January 25, 2010 minutes approval and Commissioners Monet and Bryan should abstain from the February 22nd minutes approval, as they did not attend these meetings.

The call to the public was closed at 7:32 pm.

3. Approval of the January 25, 2010 Minutes

Moved by Wirth, seconded by Schillinger, to approve the January 25, 2010 minutes as presented. **The motion carried unanimously with Commissioner Tortora abstaining.**

4. Approval of the February 22, 2010 Minutes

Moved by Wirth, seconded by McLean, to approve the February 22, 2010 minutes as presented. **The motion carried unanimously with Commissioners Bryan and Monet abstaining.**

4. Approval of the March 15, 2010 Agenda

During the Blue Sky Session, Mr. Modrack noted that the approval of the January 25, 2010 minutes should be added.

Moved by Wells, seconded by Schillinger, to approve tonight's agenda with the change requested by staff. **The motion carried unanimously.**

Old Business

5. Public Hearing & Possible Action on the Rezoning of Property located at 100 Brighton Interior Drive (former Magna site) from O-R (Office Research District) to RM (Researching and Manufacturing) #10-004

Mr. Modrack gave a brief history of the site. This rezoning will broaden the available uses for this property for the current and future owners/tenants.

The public hearing was opened at 7:36 pm.

Mr. Tim Stoeker, representing the property owner, stated they submitted the rezoning application to allow greater flexibility for the use of the property. He feels that this rezoning fulfills the intent of the Master Plan as well as is consistent with the surrounding zoning in the area.

He noted that at the last meeting, there was a question of the drainage on the site and if it runs into the lake. Their engineers have determined that all of the stormwater run off empties into the municipal stormwater system. All of the outdoor storage is rack storage and would not be liquids or chemicals.

The public hearing was closed at 7:39 pm.

Commissioner Schillinger questioned if the City would be able to monitor the stormwater runoff. Ms. Basista stated that the wetland to the south of the site is the collection for the stormwater on this property. Any concern would be when allowing outdoor storage, a spill that would go beyond the wetland.

Mr. Modrack noted that the applicant stated there are no hazardous materials being stored outside; however, other materials stored outside could cause runoff into the stormwater system. Commissioner Wirth noted that the current tenant may change. Mr. Modrack stated that if this is a concern, it could be addressed during the site plan approval process.

Vice-Chairman Monet advised the Planning Commission that the rezoning is the issue this evening.

Moved by Smith, seconded by Bryan, to recommend to City Council that the property located at 100 Brighton Interior Drive 918-24-300-015) be rezoned from OR (Office Research District) to RM (research Manufacturing). **The motion carried unanimously.**

New Business

6. Site Plan Amendment - Willowbrook Rehabilitation - 7200 Challis Road #10-001

Ms. Cyphert stated that Willowbrook Rehabilitation is proposing another expansion to their facility. They would like to add 19 residential-type units for brain surgery patients. Each unit will be in the 500 square foot range, and there will be a common area. They have met the parking requirements. They will be relocating several trees and plantings.

Mr. Bob King of Lindhout Associates, Mr. Thom Dumond of Boss Engineering, and Eric VanAcker, the owner and operator of Willowbrook, were present.

Mr. King stated that these units will be used as assisted-living facilities for patients who are recovering from closed head injuries. It will provide a more independent living experience for them; however, they are not ready to completely live alone. There is a common area for recreation, therapy, etc. They will match the building materials for the expansion with the existing materials.

Mr. VanAcker stated that these patients are in transition. It is another stage of their continuum of care.

Commissioner McLane questioned if there are currently patients living at the facility. Mr. VanAcker stated that all of their therapy at this point is outpatient.

Mr. Cyphert reviewed the conditions of approval.

Mr. Modrack gave details of Condition #1 on the suggested motion. There is currently a referenced plan in Genoa Township to install sidewalks / a bike path in this area along Challis Road. He asked the developer to provide a letter of credit in the case that this plan is implemented and sidewalks are installed.

Moved by Wirth, seconded by Bryan, to recommend to City Council conditional site plan approval for Willowbrook Rehabilitation Services Expansion - 19 Unit Building as depicted on the plans prepared by Boss Engineering, Sheets 1-11, last dated February 24, 2010, Job #09241 and the plans prepared by Lindhout Associates, Sheets A1, P3, E2a, last dated February 26, 2010, File #0940, conditioned upon the following:

1. A letter of credit, bond or check equal to the cost of constructing a five-foot concrete sidewalk along Challis Road from the existing driveway entrance to the west property line is held by the City for a period of two years from the date of building permit approval.
2. In the event that the relocated landscaping materials perish, they be replaced with similar sized landscaping stock.
3. The applicant work with the City to establish the necessary legal documents for the dedication of the new access easement.
4. The requirements of the Brighton Area Fire Authority letter dated January 7, 2010 be addressed during the building permit submittal.
5. The items raised in the City Engineer's letter are addressed.

The motion carried unanimously.

7. Discussion and Possibly Setting a Public Hearing Date for Amendments Article III Off-Street Parking and Loading, 98-82 General parking requirements, (g) Downtown business district parking exemptions and Article XVI. Downtown Business District (DBD) Sec. 98-462. Specific standards (d) Residential dwelling size and parking requirements

Mr. Modrack stated that he would like to postpone the “*Article XVI. Downtown Business District (DBD) Sec. 98-462. Specific standards (d) Residential dwelling size and parking requirements*” portion of this item’s agenda. The City Attorney is sill preparing the draft of this ordinance. He would like to proceed with the “*Article III Off-Street Parking and Loading, 98-82 General parking requirements, (g) Downtown business district parking exemptions*” item. Staff is proposing to amend this ordinance to allow any existing provided parking be used with the 65 space parking requirement for commercial properties only.

Moved by Tortora, seconded by Wirth to hold a public hearing at the April 19, 2010 Planning Commission Meeting for Article III Off-Street Parking and Loading, 98-82 General parking requirements, (g) Downtown business district parking Exemptions. **The motion carried unanimously.**

Other Business

8. Staff Updates

Mr. Modrack stated that construction of the new building, pocket park, and cemetery parking lot at the corner of Grand River and St. Paul should begin shortly.

9. Call to the Public

The call to the public was made at 8:12 pm with no response.

10. Adjournment

Moved by Wells, seconded by Wirth, to adjourn the meeting at 8:12 pm. **The motion carried unanimously.**

John Wells, Secretary

Patty Thomas