

**City of Brighton
Planning Commission
Meeting Minutes
September 19, 2016**

1. Call to Order/Roll Call

Chairperson Monet called the meeting to order at 7:30 p.m.

The following Commissioners were present:

Jim Bohn	Susan Gardner
Steve Monet	Michael Schutz
William Bryan	David McLane
Robert Pawlowski	Matthew Smith
	David Petrak

Also present was Nate Geinzer, City Manager; Mike Caruso, Rental Inspector / Code Enforcement Officer; Brad Maynes, City Attorney; Kari Jozwick, from Tetra Tech, Scott Barb of Livingston County Planning, and an audience of 6.

2. Approval of the June 6, 2016 Joint Planning Commission and City Council Meeting Minutes.

Motion by Commissioner Smith, supported by Commissioner Gardner, to approve the June 6, 2016 Joint Planning Commission meeting minutes as presented. **The motion carried 8-0-0, with Commissioner Petrak abstaining.**

3. Approval of the August 15, 2016 Meeting Minutes.

Motion by Commissioner Bohn, supported by Commissioner McLane, to approve the August 15, 2016 Planning Commission meeting minutes as presented. **The motion carried 7-0-0, with Commissioners Petrak and Smith abstaining.**

4. Approval of the September 19, 2016 Agenda

It was noted that Agenda Item #8 and #9 should be combined and read as follows:

"8. Public Hearing and Preliminary Site Plan #16-009 – Mixed Use Development – Property Located at North and West Street"

Motion by Commissioner Pawlowski, supported by Commissioner Petrak, to approve the agenda as amended. **The motion carried 9-0-0.**

5. Call to the Public

The call to the public was made at 7:35 pm.

Ms. Whitney Stone of 424 Victoria Square stated they have put on a lot of music events downtown. They are very excited for the new condominium development on tonight's agenda.

The call to the public was closed at 7:36 pm.

Old Business

6. None

New Business

7. Site Plan #16-007 – Candlewood Suites – 151 Library Drive

Mr. Barb stated the applicant has addressed all of their concerns outlined in their first review letter. The hotel will be 20,363 square feet, three stories tall, and have 90 rooms.

Mr. Caruso stated there were not comments from staff.

Mr. Andy Andre of Bud Design & Engineering Services gave a review of the project as well as Candlewood Suites' business model. He advised that they have worked with staff and the consultants and have addressed all outstanding issues.

Ms. Jozwik stated there are some outstanding issues concerning the water main on the construction plan drawings that she is sure can be addressed by the applicant. Mr. Andre acknowledged these issues and stated they will be addressed.

Chairman Monet asked how Candlewood Suites determined there is a market for another hotel in this location. Mr. Shammami, the owner, stated they hired a third party to do a feasibility study and they feel the new hospital will provide additional demand for hotels.

Commissioner Gardner asked if sidewalks are going to be installed along Library Drive. It was noted that there are sidewalks in front of the bank, to the north of this site, as well as along the side of the post office to the south. Mr. Andre agreed to install sidewalks on Library Drive in front of their property.

Motion by Commissioner Petrak, supported by Commissioner Gardner, to recommend to City Council approval of Site Plan #16-007 for Candlewood Suites located at 151 Library Drive, with the addition of sidewalks being installed on Library Drive along the applicant's property line.
The motion carried unanimously (9-0-0).

8. Public Hearing and Preliminary Site Plan #16-009 – Mixed Use Development – Property Located at North and West Street

The call to the public was made at 7:51 pm.

Mr. Cal Stone, 424 Victoria Square, reiterated what his wife said in the call to the public. He feels there is a need for condominiums in the downtown.

The call to the public was closed at 7:53 pm.

Mr. Geinzer gave a summary of the PUD process. City staff and consultants have met with the developer and many of the initial outstanding items have been addressed. The most important outstanding issue at this time is parking. He feels the rezoning and preliminary site plan can move forward at this time and all outstanding issues can be resolved before final site plan approval. Staff feels the project is consistent with the Master Plan.

Mr. Frank Portelli of Genesis Homes gave a review of the project. It will be a five-story building. The first floor will be half on-site parking and half commercial. The other four floors will be residential. He is currently providing 40 parking spaces. He understands that parking is a major concern, and they are working with their design and engineer firms to address this.

The Planning Commissioners discussed their concerns regarding the building height, soil quality, architecture of the building, and parking.

Commissioner Petrak questioned if the building is in compliance with the ordinance with regard to height. Five stories is too tall and he does not feel that 40 parking spaces is sufficient for 40 residential units.

Chairman Monet feels this development will be good for the City. Commissioner Bohn agrees.

Commissioner Gardner likes the proximity of the residential units to the downtown.

Commissioner Smith likes the development; however, he feels the biggest challenge is the parking. Commissioner Schutz agrees.

Motion by Commissioner Gardner, supported by Smith, to recommend to City Council approval of the preliminary site plan for Brighton Mixed Use Development #160-009 located on the corner of North and West Street. **The Motion Carried (8-1-0).**

9. Zoning Code Update and Discussion (Clearzoning / Giffels Webster)

Ms. Jill Bahm and Mr. Rod Arroyo from Giffels Webster were present.

They discussed the changes that were proposed at last month's meeting. They discussed additional items that are proposed to be amended. Ms. Bahm and Mr. Arroyo will return at a future meeting with additional proposed changes to review with the Planning Commission.

Ms. Bahm and Mr. Arroyo will be attending the next DDA meeting to discuss downtown parking, maximum building height, and outdoor dining in the downtown. They will share the results of that discussion with the Planning Commission at their next meeting.

Other Business

10. Staff Updates

Mr. Geinzer stated that the City of Brighton continues to get calls on a weekly basis from businesses interested in moving into downtown.

11. Commissioners Report

No commissioners had anything to report.

12. Call to the Public

The call to the public was made at 9:31 pm with no response.

13. Adjournment

Motion by Commissioner Smith, supported by Commissioner Bohn, to adjourn the meeting at 9:31 pm. **The motion carried 9-0-0.**

Bill Bryan, Secretary

Patty Thomas, Recording Secretary