

**MINUTES OF THE JOINT SESSION OF THE PLANNING
COMMISSION/DOWNTOWN DEVELOPMENT AUTHORITY OF BRIGHTON
HELD ON AUGUST 21, 2017 AT THE BRIGHTON CITY
HALL, 200 N. 1ST STREET, BRIGHTON, MICHIGAN**

CALL TO ORDER

The Planning Commission conducted a Joint Session at 6:00 p.m.

Present were Planning Commission Members: Matt Smith, Rob Pawlowski, William Bryan, Susan Gardner, Jim Bohn, David Petrak, and David McLane

DDA Board Members: Claudia Roblee, , Cal Stone, Scott Griffith, Tim Corrigan, Bob Herbst, Dave Beauchamp, Lisa Nelson, Mark Binkley, and Jim Muzzin

Motion by Commissioner Bryan, supported by Commissioner Gardner, to excuse Commissioners Monet, and Schutz from tonight's meeting. The motion carried 7-0-2.

Motion by Board Member Muzzin, supported by Board Member Griffith, to excuse Board Members McConeghy, Israel, and Pipoly from tonight's meeting. The motion carried 9-0-3.

Staff: City Manager Nate Geinzer, Attorney Brad Maynes, Community Development Associate Brandon Skopek, Community Development Clerk Wendy Ayala, Zoning and Code Enforcement Associate Mike Caruso, Management Assistant Jessica Lienhardt, and an audience of eleven.

APPROVAL OF THE AGENDA

For the Planning Commission it was moved by Commissioner Gardner and seconded by Pawlowski to approve the agenda as presented.

Motion passed 7-0-2

For the Downtown Development Authority, it was moved by Corrigan and seconded by Nelson to approve the agenda as presented.

Motion passed 9-0-3

CALL TO PUBLIC

Chairman Smith opened the call to the public at 6:02 p.m.

Don Taylor, 3319 Oaknoll Dr., stated he has been a member of this community for 37 years and feels that the renovations to the Mill Pond will affect the community and adjoining municipalities. Mr. Taylor stated the impact could last 50 years or longer and will be the biggest decision to affect the city. He stated the City's primary objective should not be the budget, but the value of the Mill Pond to the community. He suggested that they find builders that can save the trees and consider landscaping stone instead of concrete for the site. He added that crammed seating is unsightly and uncomfortable. Mr. Taylor also suggested reaching out to surrounding townships for funding. He stated the City should make it the best upgrade it can be, not something substandard.

Chairman Smith closed the Call to the Public at 6:10 p.m.

MASTER PLAN UPDATE

Rod Arroyo and Jill Bahm of Giffels Webster presented their Downtown Assessment for the new City of Brighton Master Plan, including the existing conditions, market assessment, and next steps for downtown.

Giffels Webster stated the information collected would help guide the decision making for the Master Plan. They presented housing, education, employment, transportation, and population trends for the area. They went over the existing land uses downtown and building facades, as well as parking design and wayfinding signage. They suggested having incentives for downtown residential development and considering wider sidewalks.

Mr. Geinzer stated they would coordinate with Giffels Webster a time and location for a public open house on October 2nd.

Ms. Bahm stated they would be sharing their findings and taking public input at the public open house. They will work on the draft plan over next several months which they expect to have completed in April 2018.

CALL TO THE PUBLIC

Chairman Smith opened the call to the public at 7:07 p.m. Hearing and seeing none the Call to the Public was closed at 7:07 p.m.

ADJOURNMENT

For the Planning Commission: It was moved by Commissioner Petrak and seconded by Bryan to adjourn the meeting at 7:08 p.m.

Motion passed 7-0-2

For the DDA: It was moved by Boardmember Beauchamp and seconded by Corrigan to adjourn the meeting at 7:08 p.m.

Motion passed 9-0-3

Wendy Ayala, Recording Secretary

Matt Smith, Chairman