

**City of Brighton
Planning Commission
Minutes
February 27, 2012**

1. Call to Order/Roll Call

Chairperson Monet called the meeting to order at 7:30 pm. The following were present:

Larry Schillinger	Steve Monet
David McLane	Robert Pawlowski
Matt Smith	John Wells
Dave Petrak	Al Wirth

Absent: Bill Bryan

Motion by Mr. Schillinger, supported by Mr. McLane, to excuse Commission Member Bryan from tonight's meeting. **Motion carried 8-0-1.**

Also present were Amy Cyphert and Lauri French from Staff and an audience of seven.

2. Approval of the December 19, 2011 Regular Meeting Minutes

Motion by Mr. McLane, supported by Mr. Wirth, to approve the December 19, 2011 regular meeting minutes as presented. **The motion carried 7-0-2**, with one absence and Mr. Petrak abstaining due to his absence at the December meeting.

3. Approval of the February 21, 2012 Agenda

Motion by Mr. Smith, supported by Mr. Pawlowski, to approve tonight's agenda as presented. **The motion carried 8-0-1.**

4. Call to the Public

The call to the public was made at 7:33 p.m. Hearing no response, call to the public was closed at 7:33 p.m.

Public Hearings

Unfinished Business

5. Award Presentations:

E.D. Ewing Award: *John & Rosanne Millhouse, 815 Brighton Lake Road*

Siford Award: *Bagger Dave's, 110 E. Grand River*

Studio West, 111 West Street

Donald & Patricia Siegel, Owner of Building

Karl H. Greimel Award: *Contracting Resources, Inc. 205 West, 205 W. Grand River*

Chairperson Monet presented the E. D. Ewing Award to John and Rosanne Millhouse. He complimented them on all the exterior improvements they did to their house.

Chairperson Monet presented the Karl H. Greimel Award to Jim Barnas from Contracting Resources, Inc.

for the 205 West building and complimented Mr. Barnas on this positive addition to downtown Brighton.

Presentation of the Siford Award will be held at the March 19, 2012 Planning Commission meeting because the three recipients were not able to attend tonight's meeting.

New Business

6. Site Plan Extension – North and West Street Streetscape Improvements #12-001

As Ms. Cyphert discussed in Blue Sky, the Downtown Development Authority (applicant) is requesting a one-year extension to the site plan previously approved by City Council on January 6, 2011. The project contains several components and instead of being done all at once, it will now be done in phases. It is anticipated that the first phase will begin in the spring and the project will be completed in the fall of 2012.

Motion by Mr. Smith, supported by Mr. Wells, to recommend site plan approval for the City of Brighton North and West Streetscape Projects as depicted on the site plan prepared by Lindhout Associates Architects, job #1035, sheets C1, C2, C3, C4, C5, C6, C7, C8 & E1 last dated 12-17-2010 and site plan prepared by Kem-Tec & Associates, job #10-02422, sheet C9, last dated 7/12/10. The approval is subject to the following conditions:

1. That the Fire Department and City Engineers review the plans during the building permit process.

The motion carried 8-0-1.

7. Discussion and Possibly Setting of a Public Hearing Date for Amendments to Chapter 66, Article I, Section 66-2, Definitions, Section 66-4, Exempt Signs and the addition of 66-100, Downtown Business District (DBD) signage requirements

Ms. Cyphert reviewed the background of the DBD signage ordinance and the changes that were made by the City Attorney's office. Mr. Wirth asked if the Commission members could receive a marked-up copy to see all the changes prior to the public hearing, and Ms. Cyphert said she would send them a copy. There was discussion about sandwich signs; Ms. Cyphert advised this was not new to the ordinance but they formerly fell under the temporary signage category of the current ordinance. There was discussion about when the ordinance would take effect and how it would be communicated to the merchants. Ms. Cyphert noted that if the public hearing is set for March 19 and the ordinance is approved, it would then go to City Council to schedule a public hearing at the next City Council meeting. The ordinance would be in effect 15 days after the public hearing and approval.

Motion by Mr. Wirth, supported by Mr. Pawlowski, to schedule a public hearing for March 19, 2012 for the revised DBD Sign Ordinance and Amendments 66-2, Definitions, and 66-4, Exempt Signs, and the addition of 66-100, Downtown Business District (DBD) signage requirements. **The motion carried 8-0-1.**

Other Business

8. Staff Updates

- a. Award Discussion – As discussed in Blue Sky, Ms. Cyphert received a letter from James Siford requesting that the Siford name be removed and someone else who has contributed to the City be recognized by this award. There was discussion about alternatives; the award could be renamed in honor of someone else who served on Planning Commission or the two commercial awards (Siford and Greimel) could be combined. This item will be put on the March Planning Commission agenda for further discussion.

9. Commissioner Concerns

10. Call to the Public

The call to the public was made at 7:50 p.m. Hearing no response, call to the public was closed.

11. Adjournment

Moved by Mr. Petrak, supported by Mr. Wirth, to adjourn the meeting at 7:50 p.m. **The motion carried 8-0-1.**

John Wells, Secretary

Lauri French, Recording Secretary