

**MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL OF BRIGHTON  
AND THE CITY OF BRIGHTON PLANNING COMMISSION  
HELD ON JUNE 6, 2016 AT THE BRIGHTON CITY AHELL  
200 N. 1<sup>ST</sup> STREET, BRIGHTON, MICHIGAN**

**BUSINESS MEETING**

Mayor Muzzin called the joint meeting to order at 6:01 pm. Following the Pledge of Allegiance, the City Council roll was called. Present were Mayor Muzzin, Mayor Pro-Tem Pipoly, Councilmembers Bohn, Tobbe, Gardener and Pettengill. The Brighton Planning Commission roll was called. Present were Planning Commissioners Steve Monet, Michael Schultz, Matt Smith, William Bryan, Robert Pawloski, David McLane. Also in attendance were Attorney Burns and Staff members: City Manager Geinzer, DDA & Community Development Director, Matthew Modrack, Economic & Community Development Liaison, Michelle Miller, City Inspector, Michael Caruso and an audience of 6.

It was moved by Mayor Pro-Tem Pipoly, seconded by Bohn to excuse Councilmember Emaus, Motion passed 5-0-1

It was moved by Commissioner Smith, seconded by Pawlowski to excuse Petrak. Motion passed 5-0-1

**AGENDA APPROVAL**

It was moved by Councilmember Gardner, seconded by Bohn to approve the agenda  
Motion passed 5-0-1

**CALL TO THE PUBLIC**

Mayor Muzzin opened the Call to the Public at 6:06 p.m.

Patricia Cole, 802 Devonshire, said she lives by a lot of rentals and she did not see anything on the agenda that addresses the rentals in the ordinances. She suggested that in the course of reorganizing the zoning ordinances that it should include more employees to keep the rental inspections up to date.

The Call to the Public was closed at 6:08 pm

**CITY OF BRIGHTON ZONING ORDINANCE UPDATE KICK OFF**

City Manager Geinzer opened up the meeting by stating the City of Brighton Planning Commission and the previous City Planner had discussed updating the City's zoning ordinance in recent years and he felt it was necessary to move forward with the process to bring it up to speed with the 2012 Masterplan. He then introduced Rod Arroyo, AICP, President and Jill Bahm, AICP, Principle Associate of Clearzoning.

Mr. Arroyo announced that Clearzoning merged with Giffels Webster 6 days prior to tonight's meeting which will only enhance and compliment the scope of the work Clearzoning does.

The three areas of focus will be: 1. Zoning Ordinances 2. Subdivision Ordinances 3. Sign Ordinances  
Clearzoning will utilize the City of Brighton Masterplan to identify areas where a change of zoning will reflect in an updated Master Plan. Place making will be key in the updated ordinance. Housing is changing with single family detached homes in a dense area, live/work residences, accessory dwellings – a small home in a backyard of a large home, etc. They will also focus on parking and streetscapes, pedestrian and walking elements, bicycle parking, electric vehicle infrastructure and green roofs— sometimes referred to as 'vegetated roofs' or 'eco-roofs' which consist of a waterproofing membrane, growing medium (soil) and vegetation (plants) overlying a traditional roof. Green roofs are used to achieve environmental benefits including reducing storm water runoff and energy use – usually using a type of Sedum.

Matt Modrack stated there are several cities in Michigan already using green roofs and inquired if there were any grants or incentive programs to utilize green use.

Planning Commissioner Monet stated HyettPalma developed a Brighton Downtown Blueprint and enhancing the zoning ordinance will be an asset to the blueprint.

Councilmember Gardner asked about the possibility of putting a walkway within an existing parking lot for safer and easier access to the businesses downtown.

Mayor Muzzin asked about Spot zoning which is the application of zoning to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. Mr. Arroyo does not recommend utilizing spot zoning.

Councilmember Bohn asked Mr. Arroyo to explore the possibility of having two homes that look like one on a single city lot. Mr. Arroyo stated there is a trend moving towards building two townhomes that are tall and narrow on one lot.

Ms. Bahm presented on the development review and implementation aspect of the presentation. She stated that the updated zoning ordinance will improve the City's customer service immediately because it will be easier to find answers to any questions with the new program on the website, there will be an option to pay any fees on the City's site via credit or debit. Clearzoning will train the City staff, council and all elected and appointed officials on how to use the zoning site. Councilmember Pettengill asked if there will be a mobile application available. The answer is yes.

Mr. Modrack asked if 30-90 days was a reasonable amount of time for a site plan review and does City Council need to see every site plan. Ms. Bahm stated that approximately 95% of the cities she has worked with have the Planning Commission approve the site plans without going through City Council. In Redevelopment Ready Community, it is important to get through the process quickly and is it the best use of City Council's time to look at all the site plans? Does it need to be reviewed twice or does City Council trust the Planning Commissioners to make good decisions on behalf of the City. If the Planning Commission denies a site plan, it usually goes through an appeal anyway. Commissioner Monet feels the process should be short and to the point instead of the many steps.

Mr. Modrack added the development process includes a red flag meeting in which the developer and architect go through the process before the application goes to the Planning Commission.

Clearzoning will send an on-line survey for completion which will ask what the current issues are with the ordinances – what works and what does not.

Issues stated at the meeting include:

1. Northwest neighborhood – R1 zoning restrictions
2. There needs to be a new zoning ordinance that promotes redevelopment – there is a trend towards building smaller homes with higher end building materials.
3. The electronic signs ordinance needs to be revisited.
4. Higher density is not compatible with single family housing.
5. Make sure the City is redevelopment ready and moving towards current trends.

6. More dense development such as Crosswinds – Brighton is ready for this type of development downtown.
  7. Living unit needs – 2 parking spaces per unit should be changed to 1 parking space per unit
  8. Height restrictions for downtown buildings – multistory development should be encouraged.
- Clearzoning will present examples of higher density cities where the buildings are less intrusive.

Process:

Once Clearzoing receives the responses from the survey – they will begin the work. It will take 9-10 months before the entire draft will be ready to go before the Planning Commission and 1 year until completion.

By the time Clearzoing completes the process – it will be time to look at the Masterplan and update it.

City Manager Geinzer asked Commissioner Monet if it would be advantageous to add special meetings to the Planning Commission calendar during the next 9-10 months. It was decided that additional meetings will be necessary – possibly the 1<sup>st</sup> and 3<sup>rd</sup> Monday of the month as needed. Clearzoning will give the Planning Commission an agenda of the work that will be presented at each meeting. There will be another joint meeting with City Council before the changes are final and a public meeting four months later.

#### **CALL TO THE PUBLIC**

Mayor Muzzin opened the call to the public at 8:57 pm.

Patricia Cole, 802 Devonshire, does not want her earlier comments regarding the rental ordinance to reflect on the current rental inspector. She knows he is wonderful and is doing a great job. She did not realize that this meeting would not include the rental inspection ordinance and thanked the Mayor for the point of clarification.

The call to the public was closed at 8:58 pm

#### **ADJOURNMENT**

It was moved by Councilmember Bohn and seconded by Tobbe to adjourn the meeting at 8:59 p.m.  
Motion passed 6-0-1

It was moved by Planning Commissioner Smith and seconded by Bryan to adjourn the meeting at 8:59 p.m.

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Michelle R. Miller,  
Economic & Community Development Liaison

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James Muzzin, Mayor

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Steve Monet, Planning Commission Chair