

**City of Brighton
Planning Commission
Minutes
October 21, 2013**

1. Call to Order/Roll Call

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

Bill Bryan	Dave Petrak
Al Wirth	Robert Pawlowski
Steve Monet	David McLane
Matt Smith	John Wells

Absent – Larry Schillinger

Also present were Matt Modrack and Lauri French from Staff.

Motion by Mr. Wirth, supported by Mr. Smith, to excuse Commission Member Schillinger. **Motion carried 8-0-1.**

2. Approval of the September 16, 2013 Regular Meeting Minutes

Motion by Mr. Smith, supported by Mr. Pawlowski, to approve the September 16, 2013 regular meeting minutes as presented. **The motion carried 8-0-1.**

3. Approval of the October 21, 2013 Agenda

Ms. French noted that item 8 should be moved to New Business.

Motion by Mr. Petrak, supported by Mr. Wells, to approve the agenda as amended. **The motion carried 8-0-1.**

4. Call to the Public

The call to the public was made at 7:35 p.m. Hearing no response, call to the public was closed.

Public Hearings

Unfinished Business

5. Set Public Hearing date for amendments to Chapter 98, Article I, In General, Section 98-3, Definitions, and Chapter 98, Article XXV, Temporary Land Uses, Section 98-700, Temporary land uses (public hearing date delayed due to newspaper error)

Mr. Modrack reviewed the memorandum prepared by Planning & Zoning Director Amy Cyphert. This item's public hearing was supposed to be today but due to a newspaper publishing error, the public hearing date must be moved to November 18, 2013.

Motion by Mr. Wirth, supported by Mr. Bryan, to set a public hearing for November 18, 2013 for amendments to Chapter 98, Article I, In General, Section 98-3, Definitions, and Chapter 98, Article XXV, Temporary Land Uses, Section 98-700, Temporary land uses. **The motion carried 8-0-1.**

6. Discussion on zoning ordinance amendments pertaining to fences and set public hearing date

Mr. Modrack reviewed the memorandum from Ms. Cyphert and the changes made by the City Attorney as discussed at last month's Planning Commission meeting. There was a brief discussion about the

difference between 1.C.(1) and 1C.(2) and what constituted “structurally altered”. Mr. Modrack noted that all references to “ornamental” have been removed from the ordinance as requested and all references to measurements in “feet” have been changed to “inches”.

Motion by Mr. Wirth, supported by Mr. Bryan, to set a public hearing for November 18, 2013 for amendments to Chapter 98, Section 98-38, Fences. **The motion carried 8-0-1.**

7. Discussion on zoning ordinance amendments pertaining to accessory buildings and set public hearing date

Mr. Modrack reviewed the changes to Sec. 98-49, Accessory buildings, that were made by the City Attorney as discussed at last month’s Planning Commission meeting. The changes included limiting the number of accessory buildings under 200 square feet to one per property and requiring a permit for any accessory building exceeding 50 square feet.

Motion by Mr. Petrak, supported by Mr. Wells, to set a public hearing for November 18, 2013 for amendments to Chapter 98, Sec. 98-49, Accessory buildings. **The motion carried 8-0-1.**

New Business

8. Discussion on a moratorium on smoking lounges, “hookah bars” and smoking related retail stores

Mr. Modrack explained that Ms. Cyphert has been receiving an increasing number of inquiries related to hookah bars and other smoking related stores. She has talked to the City Attorney about the possibility of City Council approving a moratorium for these types of uses until Staff and Planning Commission can research and draft language to address what zoning district these types of uses would be permitted within, similar to what was done with the moratorium related to sale or dispensation of medical marihuana.

Motion by Mr. Wells, supported by Mr. Smith, to recommend that City Council consider a moratorium on smoking lounges, “hookah bars” and smoking related retail stores until language addressing these uses can be added to the zoning ordinance. **The motion carried 8-0-1.**

9. **Staff Updates** – Ms. French noted that a copy of Ms. Cyphert’s response to the review of the Genoa Township Draft Master Plan was included in tonight’s packet, and the response incorporates Planning Commission’s comments from last month’s discussion.

Mr. Modrack passed out copies of a field study done for Little Worden Lake by the Livingston Land Conservancy and Huron River Watershed Council. Mr. Modrack noted this property is called out in the 2010 Master Plan as Exceptional Site #2 under “Sites of Interest”. This property was obtained at auction by Corrigan and donated to the City. Sara Thomas from the Land Conservancy along with Kris Olsson from the Huron River Watershed Council did the field study a few months ago. Ms. Olsson noted that they are interested in stewardship of the property, either through a community program such as the Boy Scouts removing invasive plants, or through the U of M Master’s program. Mr. Modrack thought the Commission might be interested in this information.

Other Business

10. **Commissioner Concerns** – Mr. Smith advised that he would not be present at the November 18, 2013 meeting.

11. **Call to the Public**

The call to the public was made at 8:00 p.m. Hearing no response, call to the public was closed.

12. **Adjournment**

Motion by Mr. Wirth, supported by Mr. Bryan, to adjourn the meeting at 8:00 p.m. **The motion carried 8-0-1.**

John Wells, Secretary

Lauri French, Recording Secretary