

**City of Brighton
Planning Commission
Meeting Minutes
November 21, 2016**

1. Call to Order/Roll Call

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

The following Commissioners were present:

Steve Monet	David McLane
William Bryan	Matthew Smith
Robert Pawlowski	David Petrak
Susan Gardner	

Absent: Jim Bohn and Michael Schutz

Moved by Commissioner Gardner, supported by Commissioner Pawlowski, to excuse Commissioners Bohn and Schutz.

Also present was; Mike Caruso, Rental Inspector / Code Enforcement Officer; Brad Maynes, City Attorney; and an audience of 4.

2. Approval of the October 17, 2016 Meeting Minutes.

Moved by Commissioner Petrak, supported by Commissioner McLane, to approve the October 17, 2016 Planning Commission meeting minutes as presented. **The motion carried unanimously.**

3. Approval of the November 21, 2016 Agenda

Moved by Commissioner Smith, supported by Commissioner Bryan, to approve the agenda as presented. **The motion carried unanimously.**

4. Call to the Public

The call to the public was made at 7:32 pm with no response.

Old Business

5. None

New Business

6. Public Hearing – Special Land Use #16-012 – 213 W. Main Street, Suite 9

Mr. Caruso stated the applicant is seeking a Special Land Use for a microblading salon. The State of Michigan licenses this type of service under a tattoo / body art facility. Tattoo studios require a Special Land Use for tattoo parlors; however, this is not a tattoo parlor.

Chairman Monet opened the public hearing at 7:34 pm.

Mr. Brent Hartshorne, the building owner, stated he can place conditions on the lease for this business so he can limit what is done there.

The public hearing was closed at 7:36 pm.

Ms. Alana Cogo, the applicant, stated that the procedures will be performed by her and two other employees. She submitted information to the Planning Commission explaining microblading. It is to fill in or replace eyebrows.

Mr. Maynes wants to ensure that all of the applicable conditions for the Special Land Use are stated clearly in the motion so that City Council is aware of what exactly is being recommended by the Planning Commission.

Moved by Petrak, seconded by Smith, to recommend to City Council approval of the Special Land Use #16-012 for 21 W. Main Street, Suite 9 with the following conditions:

- The definition of microblading is a form of semi-permanent make-up that provides a means to partially or fully camouflage missing eyebrow hair with the appearance of simulated hair using fine deposits of pigments.
- The state licensing must be maintained.
- The Special Land Use shall be limited to Suite 9.
- The Planning Commission has found that the application meets all of the conditions outlined for a Special Land Use Permit.

The motion carried unanimously.

7. Site Plan Amendment #16-013 – 8068 Challis Road – Hampton Inn

Mr. Caruso stated the applicant submitted their sign application and it contained exterior building lighting. This was not on the original site plan so it needs to come before Planning Commission for site plan amendment review.

Mr. David Sarmoun, a representative from Hampton Inn, was present. He stated they have to follow the Hampton Inn lighting standards. The proposed colors are red and blue.

There was a discussion regarding the colored lighting. It was questioned if the colors should be allowed or if it should be limited to clear/white lights. Mr. Caruso stated that he was not aware that the lights would be colored. Additionally the drawing is not clear as to which colors are being proposed as there are more than red and blue shown. He suggested tabling this item this evening so the applicant can submit a correct site plan.

Moved by Gardner, seconded by Petrak, to table Site Plan Amendment #16-013 for 8068 Challis Road – Hampton Inn to allow the petitioner to provide an accurate portrayal of what color the lights will be and where they will be located on the building. **The motion carried unanimously.**

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

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

Additional items in the zoning ordinance that are proposed to be amended, specifically the uses allowed in the Industrial Zoning District, Access Management Standards, waste management standards (i.e. Dumpster enclosure locations, design specifications, screening, etc.), and natural features standards, were discussed.

Other Business

9. Staff Updates

There were no staff updates this evening.

10. Commissioners Report

The Commission agreed that the Planning Commission awards should begin again.

11. Call to the Public

The call to the public was made at 9:13 pm with no response.

12. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Smith, to adjourn the meeting at 9:13 pm. **The motion carried unanimously**

Bill Bryan, Secretary

Patty Thomas, Recording Secretary