

**City of Brighton  
Planning Commission  
Meeting Minutes  
May 16, 2016**

1. Call to Order/Roll Call

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

The following Commissioners were present:

Jim Bohn	William Bryan
Steve Monet	Susan Gardner
Dave Petrak	Michael Schutz
David McLane	Robert Pawlowski
Matt Smith	

Also present was Nate Geinzer, City Manager; Gary Markstrom of TTMPs, Rob Stanford and Scott Barb of Livingston County Planning, and an audience of 6.

2. Approval of the April 18, 2016 Regular Meeting Minutes

**Motion** by Commissioner Petrak, supported by Commissioner McLane, to approve the April 18, 2016 regular meeting minutes as presented. **The motion carried 8-0-1, with Commissioner Smith abstaining.**

3. Approval of the May 16, 2016 Agenda

**Motion** by Commissioner Smith, supported by Commissioner Pawlowski, to approve the agenda as presented. **The motion carried 9-0-0.**

4. Call to the Public

The call to the public was made at 7:31 pm.

Mr. Martin Halloran of 624 W. Main Street lives next to Lynch Funeral Home. He wants to ensure that there is not going to be any work done in the easement between his home and the funeral home property.

The call to the public was closed at 7:32 pm.

## **New Business**

5. Site Plan Amendment – 8539 W. Grand River, Potbelly's / Vitamin Shop - #16-003

Mr. Geinzer stated that the applicant is not present this evening.

Chairman Monet stated that both the planner and engineer are recommending denial of this request.

**Motion**, by Commissioner Smith, supported by Commissioner Gardner, to deny the request by Leka Pecaj for a site plan amendment at 8539 W. Grand River. **The motion carried 9-0-0.**

6. Site Plan – Lynch & Sons Funeral Home – Parking Lot Improvements, 600 E. Main Street #16-004

Mr. Wayne Perry of Desine, Inc. gave a review of the proposed project. They would like to lower the grade of the parking lot, repave it, provide ADA access, and install new landscaping, lighting, a fence and a retaining wall. He noted that currently the parking lot is on a portion of the easement addressed by Mr. Halloran. They are proposing to remove the parking lot from this area and replace it with grass and / or landscaping.

Mr. Perry stated he will meet all of the requirements in the engineer's letter dated May 5, 2016; however, it is not possible to achieve an 8 percent grade in the parking lot as requested. Mr. Markstrom does not feel this will be a problem since the 10 percent grade is only at the entrance.

**Motion** by Commissioner Pawlowski, supported by Commissioner Bryan, to recommend to City Council approval of the Site Plan for Lynch & Sons Funeral Home as presented. **The motion carried 9-0-0.**

## **Other Business**

7. Site Plan – Holiday Inn Express, Brighton Towne Square (revised plan) - #16-002.

Mr. Kevin Staley of PEA and Jimmy Asmar of Asmar Holdings, Inc. were present.

Mr. Staley stated they have addressed the three outstanding items discussed at the last Planning Commission meeting. They have revised the emergency access and feel it will meet the requirements of the Brighton Area Fire Authority. They have not received a review letter from them.

They are proposing to place an access drive on the south portion of the site onto Murphy Drive, which will be 250 feet from the Challis Road intersection. They will not be able to meet the 150 foot distance requirement from the driveway of the development across Murphy Drive; however, there is no left-turn conflict with this drive. He noted that Asmar Holdings has acquired the southern portion of the property to develop; however, they are not certain what

will be placed there. They are proposing to not install the roadway at this time as they would like to be able to move the drive inside the parcel at that time. They will install the curb cut. They will provide an access drive from the property to the north to the property to the south.

Mr. Asmar showed colored renderings of the elevations. The building will be 100 percent brick and accent stone.

Mr. Stanford suggested that "No Parking – Fire Access" signs be placed at the emergency access drive. He agreed with Mr. Staley that the access drive on Murphy does not meet the 150-foot requirements as it is only 140 feet from that driveway. They have met all of their other outstanding requirements and he is recommending approval conditioned upon approval of the emergency access drive from the Brighton Area Fire Authority as well as approval from the engineer of the driveway onto Murphy Drive.

**Motion** by Commissioner Petrak, seconded by Commissioner Schutz, to recommend to City Council approval of the Site Plan for Holiday Inn Express, Brighton Towne Square, with the following conditions:

1. Approval of the emergency access drive by the Brighton Area Fire Authority
2. Final engineering approval of the driveway onto Murphy Drive

**The motion carried 9-0-0.**

#### 8. Staff Updates

Mr. Geinzer stated there will be a joint meeting between City Council, the Planning Commission, and the consultant who will be performing the ordinance updated on Monday, June 6, 2016 at 6:30 pm in the council chambers.

#### 9. Commissioners Report

Commissioner Smith asked if he could still receive copies of the meeting packets, even when he is not able to attend.

Commissioner Petrak questioned if there is an ordinance with regard to B&B's or short-term rentals in residential neighborhoods. Mr. Geinzer stated this can be addressed during the ordinance update.

#### 10. Call to the Public

The call to the public was made at 8:16 pm with no response.

#### 11. Adjournment

**Motion** by Commissioner Smith, supported by Commissioner Bohn, to adjourn the meeting at 8:16 pm. **The motion carried 9-0-0.**

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*Bill Bryan, Secretary*

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*Patty Thomas, Recording Secretary*