

**City of Brighton
Planning Commission
Minutes
April 16, 2012**

1. Call to Order/Roll Call

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

Robert Pawlowski
Matt Smith
Dave Petrak
Bill Bryan
John Wells
Larry Schillinger

Absent: Steve Monet, David McLane, Al Wirth

Motion by Mr. Pawlowski, supported by Mr. Bryan, to excuse Commission Members Monet, McLane and Wirth from tonight's meeting. **Motion carried 6-0-3.**

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

2. Approval of the March 19, 2012 Regular Meeting Minutes

As noted in Blue Sky, Chairperson Smith asked that the March 19, 2012 meeting minutes be amended to correct the spelling of the word "members" in the motion to excuse commission members. **Motion** by Mr. Wells, supported by Mr. Petrak, to approve the March 19, 2012 regular meeting minutes as amended. **The motion carried 5-0-4**, with three absences and Mr. Schillinger abstaining due to his absence at the March meeting.

3. Approval of the April 16, 2012 Agenda

Motion by Mr. Wells, supported by Mr. Bryan, to approve tonight's agenda as presented. **The motion carried 6-0-3.**

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

New Business

5. Site Plan – 408-420 W. Main Street Façade Improvements #12-002

Ms. Cyphert briefly reviewed the project as discussed in Blue Sky. Dave Richardson, Architect from Lindhout Associates, introduced himself and the building owners, Cheryl Mayday and Reid Kittredge. He reviewed the site plan and the exterior material to be used that has worked well on The Pound! building. Ms. Cyphert reminded the Board that the motion does not have to include condition number 2 since transparency requirements are being met.

Motion by Mr. Wells, supported by Mr. Schillinger, to recommend site plan for 408-420 W. Main Street

Facade Improvements #12-002 as depicted on plans prepared by Lindhout Associates, job no. 1220, sheet A1.0, last dated 4-11-12 subject to the following:

1. That all signage comply with applicable Ordinances or variances be obtained.
2. That right of way permits be obtained from the Department of Public Services for work within the right of way.
3. That any damages done to the existing sidewalk be repaired to current condition.

Motion carried 6-0-3.

6. Site Plan Amendment – Brighton Commons Shared Parking #12-003

Ms. Cyphert reviewed the project as discussed in Blue Sky. Matt Burke from Brighton Commons explained that Duncan Chiropractic has outgrown their space in the building next door and has leased additional space at 8761 W. Grand River. The other tenants in the building are FedEx and Anytime Fitness. Dr. Duncan will use the additional space for decompression service and will only be using from 4-6 spaces at that location. He understands that approval of the shared parking calculation is based on 3,042 square feet of specialty medical as noted on the site plan.

Motion by Mr. Bryan, supported by Mr. Petrak, to recommend that the City Council approve the site plan amendment for Brighton Commons, 8671 W. Grand River based on the plan prepared by Paul Fritz Associates, sheet A3, job number 120301, dated 3/28/12 subject to the following:

1. That shared parking calculations are based on 6,750 square feet of retail and 3,042 square feet of specialty medical as noted on the site plan.

Motion carried 6-0-3.

7. Site Plan Amendment – Springhill Lot 16 Setbacks #12-004

Ms. Cyphert reviewed the project as discussed in Blue Sky. Trevor Surdu from SDG Homes/Surgrady & Associates, LLC, reviewed the site plan and the proposed changes. He explained that all homes are on the same size foundation and that the front right corner of Unit 16 protruded into the setback as a result of the road curvature. There will also be uniform spacing between housing. There was a brief discussion about the original Springhill site plan and possible alternatives.

Motion by Mr. Petrak, supported by Mr. Schillinger, to recommend that the City Council approve the site plan amendment for Springhill Development, Unit 16, based on the plan prepared by Boss Engineering, sheets 1, job number 03169, dated 3/31/12 subject to the following:

1. That all conditions of the previous approvals remain in effect.
2. That the revised front yard setback to Unit 16 does not extend more westerly than the westerly setback of Unit 17 and a revised drawing will be provided for submission to City Council for approval.

Motion carried 6-0-3.

8. Site Plan Amendment – Veteran's Memorial #12-005

Ms. Cyphert reviewed the project as discussed in Blue Sky. Dennis Nauss, representing the volunteer group for the Veteran's Memorial, introduced Ricci Bandkau and Bryan Bradford who are also on the volunteer committee. He reviewed the background of how the memorial started and noted that it will provide long-term recognition of those who have served our country. The plan is to have the groundbreaking on Memorial Day and completion of the memorial by Veterans Day. Lindhout Associates is the architect for the project and Contracting Resources is the general contractor. Bryan Bradford noted that the Veteran's Memorial is one piece of the Millpond Master Plan. He also noted that since the flags will be flown continuously that they will be lit at night.

Motion by Mr. Petrak, supported by Mr. Pawlowski, to recommend site plan approval for the Veterans Memorial, last dated 4-3-2012, as drawn by Lindhout Associates, job #1229, subject to the following conditions:

1. That irrigation is provided for the new planting beds.
2. That right of way permits be obtained from the Department of Public Services, if applicable.
3. That any damages done to the existing public sidewalk be repaired to current condition.
4. That an engineering review be conducted during the building permit process, if applicable.

Motion carried 6-0-3.

9. Master Plan Review and Possible Motion to Send to City Council for Distribution

Ms. Cyphert reviewed the background of this project as discussed in Blue Sky. As discussed, this topic is not on the City Council agenda until May 3 (instead of April 19), so the timing on the Master Plan Adoption Schedule will be adjusted as required. She thinks it could be approved in early August 2012. There was discussion about how changes could be communicated; Ms. Cyphert asked that any changes be sent in an email to her. She noted that Planning Commission would be voting to send a draft Master Plan to City Council for distribution to the surrounding governments, county, public utility companies and railroads and that there is a 63 day comment period. She recommended that any comments received during the comment period be read into the Planning Commission public hearing. She also indicated that she would distribute the draft Master Plan Update in electronic format instead of printing copies.

Motion by Mr. Pawlowski, supported by Mr. Petrak, to request City Council approve the distribution of the DRAFT document in an electronic format to the surrounding governments, county, public utility and railroads. **Motion carried 6-0-3.**

10. Discussion and Possible Setting of a Public Hearing Date for Amendments to Chapter 98, Article XXV, Temporary Land Uses

As discussed in Blue Sky, Ms. Cyphert noted that a new State law, Public Act 56 of 2011, permits the purchase, sale, possession and use of fireworks with regulations established in the public act. This legislation requires a change to the existing Temporary Land Use, which currently prohibits the sale of fireworks. The proposed amendment, removing the fireworks language from the section, will bring our zoning ordinance into conformance with Public Act 256 of 2011.

Motion by Mr. Bryan, supported by Mr. Wells, to accept the changes to the proposed amendments and set a public hearing date for May 21, 2012. **Motion carried 6-0-3.**

11. Discussion and Possible Setting of a Public Hearing Date for Amendments to Chapter 98, Article XXI, LIP Districts

As discussed in Blue Sky, Ms. Cyphert noted that a new State law, Public Act 56 of 2011, permits the purchase, sale, possession and use of fireworks with regulations established in the public act. This legislation requires a change to the existing LIP, Light Industrial Park District, which currently prohibits fireworks or explosive manufacturing or storage. The proposed amendment, removing the fireworks language from the section, will bring our zoning ordinance into conformance with Public Act 256 of 2011.

Motion by Mr. Schillinger, supported by Mr. Pawlowski, to accept the changes to the proposed amendments by adding #29, Fireworks or explosive manufacturing and #30, Explosive storage except fireworks, and set a public hearing date for May 21, 2012. **Motion carried 6-0-3.**

Other Business

12. Staff Updates

a. Award Discussion – As directed at last month’s meeting, Staff researched which Planning Commission members had served the longest terms to determine for whom the Siford award could be re-named. It appears that Sally Noeker was first appointed in the early 1970’s and served continuously until 2007. Jim Anderson was appointed in 1977 and served non-consecutive terms until November 1993. Jim Winchel was also a long-standing member of the Planning Commission, but the pavilion next to City Hall was named after him. Ms. Cyphert also noted that we would have to ask permission of the family of whoever we name the award after. This item will be discussed at the May meeting.

Ms. Cyphert also noted that Excelda should be starting construction in May and the demolition of 121 W. North Street will be done by the end of May.

13. Commissioner Concerns

14. Call to the Public

The call to the public was made at 8:20 p.m. Hearing no response, call to the public was closed.

15. Adjournment

Moved by Mr. Petrak, supported by Mr. Bryan, to adjourn the meeting at 8:20 p.m. **The motion carried 6-0-3.**

John Wells, Secretary

Lauri French, Recording Secretary