

**City of Brighton
Planning Commission
Minutes
September 16, 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	Larry Schillinger (left at 8:10 p.m.)
John Wells	

Also present were Amy Cyphert and Lauri French from Staff.

2. Approval of the August 19, 2013 Regular Meeting Minutes

Motion by Mr. Bryan, supported by Mr. Petrak, to approve the August 19, 2013 regular meeting minutes as presented. **The motion carried 7-0-2, with Larry Schillinger and John Wells abstaining.**

3. Approval of the September 16, 2013 Agenda

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

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.

Public Hearings

Unfinished Business

New Business

5. Discussion on zoning ordinance amendments pertaining to temporary land uses and temporary structures as directed by City Council

Amy Cyphert, Planning & Zoning Director, reviewed changes that were discussed at last month's Planning Commission meeting which have been reviewed by the City Attorney. In response to a question by a board member, she explained that with City Council maintaining control of temporary land uses approvals instead of amending the ordinance to give the Zoning Board of Appeals the authority to approve them, an applicant could appeal a City Council action in court and possibly be sent to the Zoning Board of Appeals for a variance request. There was a brief discussion about the length of time Christmas trees would be allowed to be sold (30 days) and whether that should be for a longer period of time. It was noted that "Brighton Argus" in item (6) should be changed to "local paper of record".

Motion by Mr. Wirth, supported by Mr. McLane, to set a public hearing for October 21, 2013 for the proposed amendments to Chapter 98, Sec. 98-38, Fences, with the change to item (6) as discussed. Motion carried 9-0.

6. Discussion on zoning ordinance amendments pertaining to fences

Ms. Cyphert reviewed the proposed changes to the fence ordinance and explained that there are several reasons for making these changes. First, when there are a lot of variance requests like there are for

fences, it usually means that the ordinance language requires clarification. Second, there is potential to move permitting to the County next year due to headcount reductions in her department. The County does not require a permit for fences under six feet, but we want to make sure there is language in our ordinance so the City has the ability to review the requests. Third, there is no definition of "ornamental" in the ordinance and this has been provided in the changes for clarification purposes. Lastly, she stated that a drawing has been included in the ordinance which is a helpful visual aid for applicants.

There was discussion about the definition of "ornamental" in item 1, and changes will be made to take out the materials listed as ornamental (wrought iron, etc.) and to add "to be reviewed through the permit process" or similar language. There was discussion regarding "clear vision" and what type(s) of fence would be allowed in that area for corner lots, and item 3. will be changed to reflect the board's consensus. There was discussion about whether stamped surveys should be required (item 8.) and why they are needed. It was suggested that all measurements on the illustration should be in inches rather than feet and that measurements be consistent (e.g., "up to 72 inches" and "up to 36 inches"). Item b.2., Residential Corner Lots, was discussed pertaining to the non-addressed side of corner lots and the language will be changed to reflect the board's discussion. The board also discussed non-conforming fences and disrepair and it was decided to use the similar ordinance language as for non-conforming signs.

Ms. Cyphert will make the requested changes and send the amendments to the City Attorney for review. She will include this item on the October 15 agenda. She also noted that she will not be present for that meeting; Matt Modrack will be handling the meeting in her absence.

7. **Discussion on zoning ordinance amendments pertaining to accessory buildings**

Ms. Cyphert reviewed the proposed changes to Sec. 98-49, Accessory buildings, and explained that the reasons the changes are required are the same as the fence ordinance changes. Item c was added to require some sort of a permit so the City can review the application for ordinance requirements. There was discussion about the size of building that should require a permit, and the board recommended the language be changed from "200 square feet" to "50 square feet or larger" and add language requiring a site plan or similar language. There was also discussion about the number of accessory buildings that should be allowed and Ms. Cyphert will check other communities' ordinances and add language to the proposed amendments. She will send the changes to the City Attorney for review prior to bringing this back at next month's Planning Commission meeting.

Other Business

8. **Staff Updates** – Ms. Cyphert reviewed the Genoa Township Draft Master Plan notes. There was discussion about density, and the board members directed Ms. Cyphert to send a response to Genoa Township that higher density residential should be located closer to the City of Brighton, not the low density as depicted in the plan. There was also discussion about the impact of the Latson Road interchange on Grand River businesses near I-96 once the interchange is completed.

9. **Commissioner Concerns** – None

10. **Call to the Public**

The call to the public was made at 9:33 p.m. Hearing no response, call to the public was closed.

11. **Adjournment**

Motion by Mr. Petrak, supported by Mr. Smith, to adjourn the meeting at 9:33 p.m. **The motion carried 8-1.**

John Wells, Secretary

Lauri French, Recording Secretary