

**City of Brighton
Planning Commission
Minutes
December 17, 2012**

1. Call to Order/Roll Call

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

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

Also present were Amy Cyphert and Lauri French from Staff and an audience of 12.

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

Motion by Mr. Schillinger, supported by Mr. Pawlowski, to approve the November 19, 2012 regular meeting minutes as presented. **The motion carried 9-0.**

3. Approval of the December 17, 2012 Agenda

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

4. Call to the Public

The call to the public was made at 7:32 p.m. Hearing no response, call to the public was closed.

Public Hearings

Unfinished Business

5. Award Presentations:

E.D. Ewing Award:	<i>Lisa Dean, 905 W. Main Street</i>
Noeker Award:	<i>The White Dress, 209 W. Main Street</i>
Karl H. Greimel Award:	<i>The Pound, 139 W. Main Street</i>

Chairperson Monet presented the E.D. Ewing award to Lisa Dean and complimented her on the exterior improvements and new windows she did on her house at 905 W. Main St. Ms. Cyphert took pictures of the presentation.

The Noeker award for commercial projects was presented to Mark Krueger from the White Dress, who accepted the award and thanked the Planning Commission. Mr. Krueger also thanked David McLane, who was the architect for The White Dress. Chairperson Monet thanked Mr. Krueger for bringing the store to our downtown. Ms. Cyphert took pictures of the presentation.

Finally, the Karl Greimel award was presented to Scott Visger (contractor), John Eckstein (architect) and Kyle Rowe from The Pound. Chairperson Monet thanked them for the great job they did in renovating and repurposing the former Singer building into a successful bar/restaurant. Ms. Cyphert took pictures of the presentation.

New Business

6. Discussion & Possibly Setting a Public Hearing Date for a Special Use Permit for St. Patrick Church Cemetery Expansion at 215 Brighton Lake Road #12-019

Ms. Cyphert explained that special land use requires a public hearing. This is an expansion of existing property at the cemetery and no structures are planned to her knowledge. The applicants included responses to the fourteen requirements for special land use and explained why they meet the requirements. Bob Gardella, attorney for the Bishop in Lansing (in the Catholic Church, the Bishop owns the church land), explained that St. Patrick Church has owned the property since 1980 and there are still areas at the back of cemetery for burials. The entrance to the cemetery is off Brighton Lake Road and has a gate. Parking will not be an issue with the expansion and they will use existing driveways and pathways. He introduced Gary Nichols, supervisor of church grounds, who confirmed that the area would be fenced. There was discussion about ownership of the drive next to the cemetery property, which belongs to the church and is an alternate route into the cemetery per Mr. Gardella. In response to a question from Chairperson Monet, Mr. Gardella noted that this request was prompted when church elders realized that they had not yet made the request and wanted to get it done even though the property in the planned expansion may not be used right away.

Motion by Mr. Wirth, supported by Mr. Bryan, to set a public hearing date of January 28, 2013 for a special use permit for St. Patrick Church Cemetery Expansion at 215 Brighton Lake Road #12-019. **Motion carried 9-0.**

Other Business

7. Adoption of the By-laws and Rules of Procedure for the Planning Commission

Ms. Cyphert noted that the only change to the By-laws and Rules of Procedure was to change the date for nomination of Officers from November to December as requested by Planning Commission. Mr. Schillinger noted the date at the bottom of the document should be changed from December 19, 2011 to December 19, 2012. **Motion** by Mr. Wells, supported by Mr. Schillinger, to adopt the By-laws and Rules of Procedure for the Planning Commission as amended. **Motion carried 9-0.**

8. Elections of Officers (Chairperson, Vice Chairperson, Secretary, ZBA Liaison)

Mr. Wirth stated that he would like to nominate the current officers, if they would be willing to accept the nomination for another one-year term and if there were no objections from the Planning Commission members. The current officers indicated they would all accept the nomination for another one-year term.

Motion by Mr. Wirth, supported by Mr. Pawlowski, to elect Steve Monet as Chairperson, Matt Smith as Vice Chairperson, John Wells as Secretary and David McLane as ZBA Liaison for a one-year term ending in December 2013. **Motion carried 9-0.**

9. Staff Updates – Ms. Cyphert noted that the next meeting will be on January 28, 2013, which is one week later than normal due to the Martin Luther King holiday. She will send out a 300-foot mailing for the affected parcels for the special land use public hearing. She noted that the telecommunication ordinance due to new legislation regarding cell towers is at the attorney's office.

10. Commissioner Concerns – There was a discussion about whether Planning Commission could do a spring tour of the city since there have been so many projects completed since the last tour. Ms. Cyphert advised there is no money in the budget to rent a vehicle large enough for everyone but we can discuss options at a later 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

Moved by Mr. Petrak, supported by Mr. Wirth, to adjourn the meeting at 8:00 p.m. **The motion carried 9-0.**

John Wells, Secretary

Lauri French, Recording Secretary