



Brighton City Council Meeting

City Hall Council Chambers • 200 N First St. • Brighton, Michigan 48116
(810) 227-1911 • www.brightoncity.org

MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON DECEMBER 5, 2019

1. Call to Order

Mayor Pipoly called the Regular Meeting to order at 7:30 p.m.

2. Pledge of Allegiance

3. Roll Call

Present were Mayor Pipoly, Mayor Pro Tem Gardner, Councilmembers: Bohn, Emaus, Muzzin, Pettengill, and Tobbe. City Manager Nate Geinzer, City Clerk Tara Brown, Community Development Manager Mike Caruso, DPS Director Marcel Goch, Assistant to the DPS Director Patty Thomas, Chief Rob Bradford, and Attorney Paul Burns. There were ten persons in the audience.

4. Consider Approval of the Agenda

Motion by Mayor Pro Tem Gardner, seconded by Councilmember Pettengill to approve the amended agenda, adding item 10a and deleting item 15. **The motion carried without objection.**

Consent Agenda Items

Motion by Councilmember Muzzin, seconded by Councilmember Emaus to approve the consent agenda as presented. **The motion carried without objection.**

5. Approval of Minutes: Study Session Meeting of November 21, 2019

6. Approval of Minutes: Regular Meeting of November 21, 2019

7. Approval of Minutes: Closed Session Meeting of November 21, 2019

8. Acceptance of Quarterly Financial Report

9. Acceptance of Quarterly Investment Report

Correspondence

10. Call to the Public

Mayor Pipoly opened the Call to the Public at 7:35 p.m. Hearing and seeing no comment, Mayor Pipoly closed the Call to the Public at 7:35 p.m.

10a. Old Village Cemetery Presentation by Jim Vichich

Jim Vichich discussed various restoration efforts made by the Historical Society to repair and reset headstones and structures throughout Old Village Cemetery.

11. Staff Updates

Chief Bradford stated that Bobby Eccles will graduate from the academy on December 12, 2019 in Troy and the ceremony will start at 1:00 p.m.

Director Goch updated that the leaf pickup program ends December 6, 2019. More than 4,000 yards of leaves have been collected throughout the city.

Mayor Pro Tem Gardner stated that she had noticed leaf bags out and asked what will happen to them since the leaf bag collection has ended or what options do residents have to dispose of the leaves. Director Goch remarked that the remaining leaf bags will need to be disposed of by the property owner.

Councilmember Bohn asked that pickup attention be paid to the island by Northern Ridge near Brighton Village because there is a large accumulation of piled leaves.

Community Development Manager Mike Caruso reminded all property owners to make sure to clear adjacent sidewalks of snow to keep Brighton a safe and walkable community and to avoid a municipal fine.

12. Updates from Councilmember Liaisons to Various Boards and Commissions

Councilmember Tobbe noted that the Principal Shopping District met to consider the renewal of the special assessment district and plans for the future.

Mayor Pipoly stated that A Christmas Winter Song, a Lifetime movie that was filmed in downtown Brighton, will air on December 14, 2019 at 8:00 p.m. but the producer, who is a local resident, has arranged for a special advanced screening. The advanced screening will take place on Thursday, December 12, 2019 at 6:30 p.m. Jennifer and Pat from Wood-n-Things will also talk about their experience during the filming since a portion of the movie was filmed at their store.

Public Hearing

13. Conduct a Public Hearing and Consider Approval of Proposed Ordinance #590 Amendments to The Downtown Business District (DBD) of the Zoning Ordinance

Community Development Manager Caruso introduced the agenda item, noting that the Planning Commission recommended approval of the ordinance at their recent meeting. He further stated that this proposed ordinance will align the City of Brighton Code of Ordinance with the Master Plan. Jill Bahm from Giffels Webster showed a brief presentation on the proposed ordinance, highlighting key aspects that were discussed during the Planning Commission discussions. Building heights were reviewed at length. Ms. Bahm stated that third stories would be terraced or set back ten feet to soften the look of a taller building. The terraced levels are an effort to give a more open look.

Councilmember Muzzin remarked on the proposed parking allotment change of 2.0 to 1.7 spaces per unit. Ms. Bahm clarified that parking calculations would round up.

Councilmember Pettengill asked that Planning Commission minutes be included when proposing an ordinance. She would like to review their discussion as well as the vote.

Councilmember Bohn noted that the vote at Planning Commission was 6-1.

Councilmember Emaus asked if the terraced story could be considered usable space for porches or screen enclosed areas. Ms. Bahm stated that it is usable space but any use would need to fit within the plan.

Councilmember Tobbe appreciates the look and feel that the terraced look gives to soften the overall street view.

Councilmember Bohn asks that as Council and boards move forward with development that they are cognizant of the preamble of the Code of Ordinances and to remain true to its intent.

Mayor Pro Tem Gardner stated that she appreciates the look of the third story set back. Main Street Crossing's appearance would have been enhanced with a terraced third story. She further stated that there should be no fear that there will be a wall of buildings. Councilmember Muzzin relayed a historical perspective of concerns while Main Street Crossings were being discussed nineteen years ago while he was on the Planning Commission.

Those concerns were not realized because of the variation in openings within the city such as the Millpond, Hyne Alley, and other streets that break up the city blocks. He agrees with Mayor Pro Tem Gardner and stated he has no concerns that a third story would obscure the sky or create a tunnel affect given the layout of the city.

Mayor Pipoly opened the public hearing at 8:20 p.m. Hearing and seeing no comment, Mayor Pipoly closed the public hearing at 8:21 p.m.

14. Motion by Councilmember Muzzin, seconded by Councilmember Emaus to approval the proposed ordinance #590 Amendments to The Downtown Business District (DBD) of the Zoning Ordinance. **The motion carried 6-1 with Councilmember Pettengill voting no.**

15. Conduct a Public Hearing and Consider Approval of Proposed Ordinance #591 Tax Repeal an Amendment to Chapter 2, Article V, of the Code of Ordinance, Repealing Division 4 “Low Income Housing Tax Exemption No. 3”

Mr. Caruso introduced the agenda item, noting that Ordinance #591 is specific to six specific properties along North Second Street and will not be utilized by the developer who has purchased the properties.

Motion by Councilmember Emaus, seconded by Councilmember Tobbe to approve the proposed ordinance #591 Tax Repeal an Amendment to Chapter 2, Article V, of the Code of Ordinance, Repealing Division 4 “Low Income Housing Tax Exemption No. 3”. **The motion carried without objection.**

New Business

~~16. Consider Approval to Distribute the Biennial City Survey~~

Other Business

17. Call to the Public

Mayor Pipoly opened the Call to the Public at 8:29 p.m.

Jerry Griffin, formerly of GMG, asks that City Council consider allowing marijuana facilities within the city and that all avenues are thoroughly investigated.

Mayor Pipoly closed the Call to the Public at 8:32 p.m.

18. Adjournment

Motion by Councilmember Muzzin, seconded by Councilmember Emaus to adjourn the meeting at 8:32 p.m. **The motion carried without objection.**