

**City of Brighton  
200 N. First St. Brighton, MI 48116  
Planning Commission  
Regular Meeting Minutes  
October 4, 2021**

The Board for the Planning Commission held a Regular Meeting on Monday, October 4, 2021 at 7:00 p.m., conducted electronically.

**1. Call to Order/Roll Call**

Chairman Smith called the meeting to order at 7:00 p.m.

**Commissioners Present:** Jim Bohn, Matt Smith, Mike Schutz, Susan Gardner, Chuck Hundley, Steve Monet, Dave Petrak, and Ken Schmenk. All members participated remotely and disclosed their locations.

**Commissioners Absent:** Bill Bryan

**Also present:** Kari Jozwik, Tetra Tech; Michael Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development, and an audience of four (4).

**Motion** by Gardner, supported by Schutz to excuse Commissioner Bryan for personal reasons.  
**Motion passed unanimously by a roll call vote.**

**2. Consider Approval of Consent Agenda Items**

**Consent Agenda Items**

- a. **Approval of the August 16, 2021 Regular Meeting Minutes**
- b. **Approval of the October 4, 2021 Agenda**

**Motion** by Gardner, supported by Schmenk to have misspelled names in the August 16, 2021 Regular Meeting Minutes corrected, and approve the Consent Agenda. **Motion passed unanimously by a roll call vote.**

**3. Call to the Public**

Chairperson Smith opened the Call to the Public at 7:05 p.m.

Susan Bakhaus, Brighton Lake Road, requested Commissioner Monet to correct his stated location during the roll call.

Hearing and seeing no further comments, Chairperson Smith closed the Call to the Public at 7:06 p.m.

**Old Business**

None

## **New Business**

### **4. Consider Recommendation of Approval for Site Plan 21-16, Scooter's Coffee, 910 W. Grand River**

Community Development Manager Caruso gave a summary of the proposed development and discussed challenges associated with the site. Mr. Caruso also stated the signs shown on the exterior elevations page of the site plan would need to be approved through the sign ordinance approval process.

The applicant spoke about the development and the franchise, and stated all signs shown on the site plan will be submitted through the sign application process.

Commissioner Hundley stated drive entrance and exiting concerns.

Kari Jozwik commented on traffic counts and patterns.

Commissioner Schmenk commented on the exterior of the structure.

Commissioner Gardner commented on the underground stormwater detention system.

Commissioner Bohn commented on operating hours and questioned the number of coffee shops on Grand River.

Commissioner Petrak commented on the underground stormwater detention system and soil erosion control.

Commissioner Schutz commented on the option of vehicle access to the adjoining property.

Commissioner Smith commented on the traffic patterns associated with the site.

**Motion** by Gardner, supported by Hundley to recommend approval of site plan 20-16, with the condition of addressing the remaining item listed in the engineer comment letter dated 9/27/2021.  
**Motion passed unanimously by a roll call vote.**

## **Other Business**

None

### **5. Staff Updates**

Mr. Caruso discussed the City Council retreat held on October 2<sup>nd</sup>, which addressed the MRTMA State Law and the Cannabis industry as it pertains to the City of Brighton. He stated Council's motion to direct Planning Commission to draft zoning language. The Commissioners had discussion regarding the direction.

### **6. Commissioner Report**

Commissioner Smith commented on the DTN development for Second Street.

### **7. Call to the Public**

Chairperson Smith opened the Call to the Public at 7:54 p.m.

Hearing and seeing no comments, Chairperson Smith closed the Call to the Public at 7:54 p.m.

## **8. Adjournment**

**Motion** by Petrak, supported by Schutz to adjourn the meeting. **Motion passed unanimously by a roll call vote.** Meeting adjourned at 7:56 p.m.

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***Matthew Smith, Chairperson***

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***Kelly Haataja, Executive Assistant  
to Community Development***