

**City of Brighton
Planning Commission
Meeting Minutes
April 18, 2016**

1. Call to Order/Roll Call

Chairperson Monet called the meeting to order at 7:30 p.m.

The following Commissioners were present:

Jim Bohn	William Bryan
Steve Monet	Susan Gardner
Dave Petrak	Michael Schutz
David McLane	Robert Pawlowski

Also present was Matt Modrack, DDA Executive Director/Community Development Director, Kari Jozwick of TTMPs, Rob Stanford of Livingston County Planning, and an audience of 3.

Motion by Commissioner Gardner, supported by Commissioner Petrak, to excuse Commissioner Smith from tonight's meeting. **The motion carried 8-0-1.**

2. Approval of the January 25, 2016 Regular Meeting Minutes

Motion by Commissioner Pawlowski, supported by Commissioner Gardner, to approve the January 25, 2016 regular meeting minutes as presented. **The motion carried 8-0-1.**

3. Approval of the April 18, 2016 Agenda

Motion by Commissioner Petrak, supported by Commissioner Bohn, to approve the agenda as presented. **The motion carried 8-0-1.**

4. Call to the Public

The call to the public was made at 7:31 pm with no response.

New Business

5. Site Plan – Holiday Inn Express, Towne Square #16-002

Mr. Stanford stated the petitioner has met all of the concerns from his first review letter except for one. They would like to see a secondary access point at the southern portion of the parcel onto Murphy Drive. He also suggested using building materials similar to other buildings in the development, such as brick.

proposed site plan and gave a description of the project.

He noted the location of the emergency access drive at the southwest corner of the site as requested by the Brighton Area Fire Authority.

Mr. Jimmy Asmar of Asmar Holdings, Inc. stated this will replace the existing Holiday Inn, which will be rebranded to a different hotel. He showed colored renderings of the building design and stated they will accommodate the City's request to use more brick.

Mr. Staley addressed the issue of the second access drive as requested by the planner. The requirements are that the drive be 250 feet from Challis Road, which would place it on the vacant land to the south of their site. They would prefer not to install it at this time because it is not known what will be developed there. Ms. Jozwik stated that the developer will not be able to install an access off of Murphy Drive because they cannot meet both the 250 foot requirement from Challis Road and the 150 foot requirement from the driveway to the U of M building across the road.

Chairperson Monet noted that the emergency access drive on the southwest corner of the site interferes with parking spaces in the Independence Village parking lot.

Mr. Modrack suggested that the Planning Commission table this item and allow staff to work with the developer, planner, and engineer on the items discussed this evening.

Motion, by Commissioner Bryan, supported by Commissioner Petrak, to table the site plan approval for Holiday Inn Express until the next Planning Commission meeting to allow staff to work with the developer on items discussed this evening. **The motion carried 8-0-1.**

Other Business

6. Staff Updates – There were no staff updates this evening.

7. Commissioner Concerns

Commissioner Petrak feels that if the City was developing the Master Plan, the former Lindbom site would have been zoned single-family residential and he may be voting no on any project that is not developed this way.

Mr. Modrack noted that a developer was interested in building homes on this site; however, due to the soil contamination, they did not proceed. The contamination is not an issue with the proposed Arcadia Village project. With single-family homes, many of the residents would not be able to dig in their yards; however, Arcadia will have control over the entire site and will only dig where they are allowed.

Commissioner Bryan lives adjacent to this site. It has been vacant for six years and he and his neighbors do not want 42 single-family homes built there. While they have some concerns with the proposed Arcadia development, they are glad that it will not remain vacant.



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The call to the public was made at 8:27 pm with no response.

9. Adjournment

Motion by Commissioner Petrak, supported by Commissioner Gardner, to adjourn the meeting at 8:27 pm. **The motion carried 8-0-1.**

Bill Bryan, Secretary

Patty Thomas, Recording Secretary