

**City of Brighton  
Planning Commission  
Meeting Minutes  
August 15, 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	Susan Gardner
Steve Monet	Michael Schutz
William Bryan	David McLane
Robert Pawlowski	

Absent were Commissioners Smith and Petrak.

Also present was Nate Geinzer, City Manager; Brad Maynes, City Attorney; Kari Jozwick, from Tetra Tech, and an audience of 0.

**Motion** by Commissioner Pawlowski, supported by Commissioner Bryan, to excuse Commissioners Smith and Petrak. **The motion carried 7-0-2.**

2. Approval of the July 18, 2016 Meeting Minutes

**Motion** by Commissioner Pawlowski, supported by Commissioner Bohn, to approve the July 18, 2016 regular meeting minutes as presented. **The motion carried 7-0-2.**

3. Approval of the August 15, 2016 Agenda

**Motion** by Commissioner McLane, supported by Commissioner Bohn, to approve the agenda as presented. **The motion carried 7-0-2.**

4. Call to the Public

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

**Old Business**

5. None

**New Business**

6. Site Plan #16-006 – Buon Gusto Restaurant Addition – 501 W. Main Street

Ms. Jozwik reviewed her letter of July 14, 2016. The existing driveway approach is being changed. They will no longer have parking along the side of the building. The area will now be used only for trash storage. They are proposing a 30-minute loading zone. A new trash enclosure will be built. She suggested the Planning Commission discuss the pedestrian walkway configuration.

Mr. Carl Volmer, the architect for the project, Brent Lavanway, the engineer, and the business owners were present.

Mr. Volmer reviewed the proposed 625 square foot addition. He showed the floor plan and colored renderings.

Mr. Lavanway stated that all comments received by the City Engineer, Livingston County Building Department, Livingston Planners, and the Brighton Area Fire Authority have been addressed on their new drawing.

Commissioner Gardner questioned the use of the driveway. The business owner stated the loading zone will be used for approximately 15-20 minutes four to five days a week for food, beer, and wine delivery. The curb cut will be used for trash service and the delivery drivers, who will bring the items on a hand truck.

Commissioner Bohn stated that there are two other businesses on Main Street with loading zones and they do not have curb cuts. He would like to be consistent. He feels this is a beautiful addition.

Mr. Geinzer suggested making the loading zone in the parking space just to the east of the lighted crosswalk. The delivery driver could use that curb cut.

Mr. Lavanway stated he would be able to make the existing curb cut narrower and the area that crosses the sidewalk will be ADA compliant.

**Moved** by Commissioner Bryan, seconded by Commission Schutz, to recommend to City Council approval of the addition to the Buon Gusto restaurant at 501 W. Main Street conditioned upon the petitioner working with City staff and City engineer to ensure the sidewalk in front of the proposed loading zone is ADA compliant and if it not, then the curb cut will be eliminated. **The motion carried 7-0-2.**

## 7. Discussion – Medical Marijuana Moratorium

Mr. Maynes stated he has been working with Giffels Webster on this issue. Staff is asking the Planning Commission to determine how they would like to address dispensaries in the City of Brighton as the City has been receiving inquiries.

All Commissioners agreed that they do not want to discuss the issue and that dispensaries will continue to not be allowed in the City.

8. Zoning Code Update & Discussion (Clearzoning / Giffels Webster)

Ms. Jill Bahm and Mr. Rod Arroyo from Giffels Webster were present.

Items that are proposed to be amended during the zoning update process were discussed. Ms. Bahm and Mr. Arroyo will return at a future meeting with additional proposed changes to review with the Planning Commission.

**Other Business**

9. Staff Updates

Mr. Geinzer stated that Matt Modrack, the City's DDA Executive Director / Community Development Director passed away on Thursday, August 11, 2016. There will be a memorial at the Chamber of Commerce on Saturday, October 1, 2016. The details are still being determined.

10. Commissioners Report

Chairman Monet advised that the curb on the island at Main and 7<sup>th</sup> Street is deteriorating.

11. Call to the Public

The call to the public was made at 9:42 pm with no response.

12. Adjournment

**Motion** by Commissioner McLane, supported by Commissioner Pawlowski, to adjourn the meeting at 9:42 pm. **The motion carried 7-0-2.**

---

*Bill Bryan, Secretary*

---

*Patty Thomas, Recording Secretary*