

**City of Brighton
Planning Commission
Meeting Minutes
May 15, 2017**

1. Call to Order/Roll Call

Chairman Smith called the meeting to order at 7:30 p.m.

The following Commissioners were present:

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

Also present was Michael Caruso, Zoning/Code Enforcement Associate; Brandon Skopek, Community Development Associate; Scott Barb, Livingston County Planning; Kari Jozwick, Tetra Tech, and an audience of 7.

2. Approval of the April 17, 2017 Minutes

Commissioner Gardner requested that her statement regarding food trucks be corrected to say: "od trucks be corrected to saylanninincubator for a potential restaurant business."

Moved by Commissioner Gardner, supported by Commissioner Schutz, to approve the minutes as amended. **The motion carried 8-0-1 with Commissioner Bryan abstaining.**

3. Approval of the May 15, 2017 Agenda

Moved by Commissioner Pawlowski, supported by Commissioner McLane, to approve the agenda as presented. **The motion carried 9-0-0.**

4. Call to the Public

The call to the public was made at 7:32 pm with no response.

Old Business

5. None

New Business

6. Site Plan #17-006 –Mixed Use Development –317 W. Main St.

Mr. Skopek gave a brief summary of the proposed redevelopment which includes the construction of two buildings containing restaurants on the first floor with office and residential uses on the second floor. It also includes a courtyard for sitting, dining, and entertainment.

The applicant, Dan Cheresko presented his proposal. He believes this development will be a focal point downtown. The courtyard will fit up to 90 people and the back of the building will have murals as well as boards for people to write on. He will install heated floors in the courtyard as well as bifold doors. There will also be a private rooftop. Mr. Cheresko plans to relocate the dumpsters in the parking lot and is looking to lease parking spots from other businesses.

Commissioner Bryan stated it was a great placemaking project and fits with the Master Plan.

Commissioner Pawlowski asked about the size of the residential units.

Mr. Cheresko stated they would be 900 SF high-end rental units.

Commissioner Bohn asked about the letter from Tetra Tech regarding the pavers for the walkway. He also commented on the willingness of Mr. Cheresko to seek solutions to the issues that have been raised regarding the site.

Ms. Jozwick clarified that the walkway will no longer be leased to the City; it will remain private so the pavers will not be an issue.

Commissioner Petrak asked about the matching street lights that would be funded by the DDA.

Mr. Skopek stated the DDA assistance will be negotiated once the applicant receives site plan approval and it will be to match the existing lighting downtown.

Commissioner Monet asked about issues with the dumpsters and would like to see that area cleaned up.

Mr. Cheresko stated he is looking to relocate the dumpsters to more convenient locations that will make the area look better.

Commissioner Gardner was concerned about the existing garage currently on the Excelda parking site and whether it can be taken down.

Mr. Skopek stated the DDA has a lease agreement with the owners of the Excelda lot and it states any public improvement can be made to that lot, excluding the garage.

Commissioner Smith asked about the parking calculations and if there are any issues with the balcony over the walkway.

Mr. Skopek stated 8 parking spaces are required including 2 that are ADA compliant. Mr. Cheresko will be seeking a variance for 3 spaces from the Zoning Board of Appeals and is also

seeking leased parking spots from neighboring parcels.

Mr. Caruso stated the building plans will be reviewed by the Building Department.

Moved by Commissioner Petrak, supported by Commissioner Gardner, to recommend approval to City Council with the following conditions:

- That the ZBA grant a variance for 3 residential parking spaces
- City Council adopting the proposed ordinance amendment to Section 98-462 of the City's Code of Ordinances
- The City Assessor's approval of the land division application

The motion carried 9-0-0.

Other Business

7. Staff Updates

Mr. Skopek announced the first joint meeting between City Council, the DDA, and the Planning Commission will be Monday, June 5th at 6 p.m. The developer of the proposed assisted living facility at Oak Ridge and Rickett Road has submitted new plans and is expected to be on the June Planning Commission agenda.

8. Commissioners Report

None

9. Call to the Public

The Call to the Public was made at 8:24 p.m. with no response.

10. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Monet, to adjourn the meeting at 8:24 pm. **The motion carried 9-0-0.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary