

**City of Brighton
Planning Commission
Meeting Minutes
August 21, 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
William Bryan	David McLane
David Petrak	Matthew Smith
Rob Pawlowski	

Motion by Commissioner Bryan, supported by Commissioner Pawlowski, to excuse Commission Members Schutz and Monet from tonight's meeting. **The motion carried 7-0-2.**

Also present was Nate Geinzer, City Manager; Jessica Lienhardt, Management Assistant; Brandon Skopek, Community Development Associate; Michael Caruso, Zoning/Code Enforcement Associate; Brad Maynes, City Attorney, Piet Lindhout, Lindhout and Associates; Bob Herbst, Downtown Development Authority (DDA) Chair, and an audience of 15.

2. Approval of the July 17, 2017 Minutes

Moved by Commissioner Petrak, supported by Commissioner McLane, to approve the minutes as presented. **The motion carried 7-0-2.**

3. Approval of the August 21, 2017 Agenda

Moved by Commissioner Gardner, supported by Commissioner Pawlowski, to approve the agenda as amended. **The motion carried 7-0-2.**

4. Call to the Public

The call to the public was made at 7:33 pm.

Dave Walker, 1079 Hillcrest, stated he has been a resident of Brighton for 24 years and his wife has been a resident for 46 years. Mr. Walker spoke in regards to the Mill Pond project, stating that the costs and benefits of planned expenditures needed to be weighed. He did not feel the project was the right size for the community even if there was matching funding or grants. He stated there were 530 signatures gathered for a letter of concern and that people believe there

are other downtown infrastructure projects like streets and parking that are more important than a modern band shell sandwiched into a small space. He stated that the project started as a desire for a new roof and sound system from the Kiwanis, but has turned into a \$650,000 project. He was also concerned that the gazebo area is only scheduled for use for part of the summer and asked why they need a plan that creates tree destroying building foundations for the band shell rather than a concrete slab with shallow footings that does not harm the existing trees. He stated the one oak tree that is proposed to be saved does not provide any shade for the audience area and the cemetery trees are located too far from the gazebo to provide any shade at all. He also stated the proposed replacement trees will take at least twenty years to begin to provide shade. He asked if the estimated cost included a new sound system and asked the Board to consider how to best spend the community's tax dollars based on their needs instead of wants.

Chairman Smith closed the call to the public at 7:36 p.m.

Public Hearing

5. Public Hearing and Possible Action on Draft Zoning Ordinance

Mr. Skopek stated that over the past year staff has worked with Giffels-Webster to update the current zoning ordinance and make it user-friendly as well as incorporate changes to state and federal policies.

Rod Arroyo, Giffels-Webster, gave a brief presentation and tutorial of the updated zoning ordinance.

Jill Bahm, Giffels-Webster, gave an overview of the modifications done to the ordinance including clarifications and corrections as well as consolidation of items. She stated changes to certain zoning standards will be made after the Master Plan has been finalized.

The public hearing was opened at 7:56 p.m. Hearing and seeing none, the public hearing was closed at 7:56 p.m.

Commissioner Gardner asked about accessory dwellings being used as residential units.

Chairman Smith asked about the parking lot items the Planning Commission had set aside to discuss.

Commissioner Petrak stated the colors on the zoning map were hard to differentiate for the residential districts.

Commissioner Bohn stated the updated ordinance was well done and made it simple for him to read.

Commissioner Bryan stated the ordinance was easy to use, understandable, and had great graphics. He asked about the R-1 overlay district which was not in the map.

Ms. Bahm stated the R-1 overlay district was optional for residents.

Commissioner McLane stated he was happy with the ordinance.

Moved by Commissioner McLane, supported by Commissioner Bryan, to recommend approval of the draft zoning ordinance to City Council. **The motion carried 7-0-2.**

Old Business

6. None

New Business

7. Livingston County Master Plan Update-Livingston County Planning Department

Cathleen Kline-Hudson, Director, discussed the Master Plan for Livingston County and stated they are currently updating it.

Bill Anderson, Planning Commissioner, discussed his role on the Livingston County Planning Commission and stated he represents various sectors. He stated the Commission will elect a new Chairperson in November.

Mrs. Kline-Hudson discussed the Master Plan process, stating it has been mostly public participation. There is a six-part master plan series with various events and a final draft is scheduled by year end. The land use map will be replaced by a map of opportunities and constraints. Mrs. Kline-Hudson discussed the citizen planner series taking place for anyone interested in participating.

8. Millpond Band Shell and Amphitheater Presentation-Downtown Development Authority

Mr. Skopek stated the Downtown Development Authority (DDA) voted to approve a new design for the bandshell and amphitheater and present it to the Planning Commission.

Mr. Lindhout presented the new model to the Planning Commission which will be submitted for site plan approval in the future.

Commissioner Pawlowski asked how much the trees will be affected by moving the band shell closer to the drip line.

Mr. Lindhout stated it was best to stay away from the drip line in order to avoid any damage to the trees.

Commissioner Gardner asked about the lighting.

Mr. Lindhout stated there would be vertical uprights to showcase the redbuds.

Commissioner Bryan commented on the water retention pond and stated the design does a good job of holding up the hillside. He also felt that their feedback was taken into consideration.

Commissioner Gardner asked about the band shell roofing material.

Mr. Lindhout stated it would consist of laminated wood beams and a metal roof.

Commissioner Gardner suggested using more neutral colors.

Commissioner Bohn discussed official outreach to the public since the gazebo area is DDA-owned and City-owned. He suggested open meetings so everyone has had a voice.

Mr. Geinzer stated staff is discussing different ways to do that.

Other Business

9. Staff Updates

Mr. Skopek stated the DDA voted to award the Request for Proposals (RFP) for Second Street to Power Play Development. Staff is working with Power Play Development on a Planned Unit Development (PUD) for site plan review.

Mr. Geinzer stated the groundbreaking at 317 W. Main had a nice turnout and there are constant crowds in front of the site looking at the renderings.

Other Business

10. Commissioners Report

Commissioner Pawlowski asked where the City purchased the flowers that have been installed

because many neighbors have asked him about them.

Mr. Geinzer stated Landscape Design Associates installed the flowers and is also working on the Mill Pond restoration.

Commissioner Gardner commented on trash left outside of dumpsters behind a downtown building and said it was unattractive.

Commissioner Petrak asked about maximum building heights in the Downtown Business District (DBD).

Mr. Geinzer stated they are waiting for the Master Plan to be done before discussing changes to building heights.

11. Call to the Public

The Call to the Public was made at 9:02 p.m.

Mark Binkley, 713 Fairway Trails, stated the Mill Pond band shell is 25 years old and is the jewel of the community so it needs to be perfect. He stated the public input was done 4 years ago and the plan has been revised. He believes this plan will be aesthetically pleasing and functional.

Mac Miller, 307 W. Main, thanked the Planning Commission for going slow, and stated as a result they have a better plan. He suggested a stone pattern or brick paving and stated the timeline gives space for tweaking.

Mondi Miller, 307 W. Main. Thanked the Planning Commission for listening to them and giving them the opportunity to speak and for making changes to the plan. She was concerned about the blue roof on the band shell saying it will be noticeable in the winter when the leaves fall from the trees.

Jim Vichich, Brighton Historical Society, confirmed there are missing headstones at the cemetery. He likes the option of moving the retaining wall and asked about plans to address concrete maintenance. Mr. Vichich suggested increasing seating by extending the amphitheater toward the cemetery. He said the plans looked nicer and is pleased with the update. He stated the Mill Pond has always been the focus of the community and thanked everyone.

Beth Walker, 1079 Hillcrest, commented on the walkway by the Veteran's Memorial stating seniors sit there so they don't have to climb stairs and asked the Board to try not to block the view for them. She thanked the Commission for listening.

Bob Herbst, 5390 Mountain Rd., stated Mr. Lindhout has worked very hard on various projects and the DDA has been very fortunate. He complimented staff for being the sharpest and most creative he has seen in a long time.

Call to the Public closed at 9:21 p.m.

12. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Bryan, to adjourn the meeting at 9:21 pm. **The motion carried 7-0-2.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary