

**City of Brighton
Planning Commission
Meeting Minutes
November 20, 2017**

1. Call to Order/Roll Call

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

The following Commissioners were present:

Steve Monet	Susan Gardner
William Bryan	David McLane
David Petrak	Matthew Smith
Rob Pawlowski	

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

Also present was Brandon Skopek, Community Development Associate; Michael Caruso, Zoning/Code Enforcement Associate; Brad Maynes, City Attorney; Bob Herbst, Downtown Development Authority (DDA) Chair; Kari Jozwick, Tetra Tech; Scott Barb, Livingston County Planning, and an audience of 12.

2. Approval of the September 18, 2017 Minutes

Moved by Commissioner Monet, supported by Commissioner Petrak, to approve the minutes as presented. **The motion carried 6-0-1 with Commissioner Bryan abstaining.**

3. Approval of the November 20, 2017 Agenda

Moved by Commissioner Bryan, supported by Commissioner Gardner, 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.

Jeff Neimi, 309/311 N. Second St., stated he owns the duplexes at 309 and 311 Second Street and asked if there would be another call to the public after the site plan is reviewed.

Chairman Smith stated there would be an opportunity for public comment during the Public Hearing, after a brief summary of the project is given.

Chairman Smith closed the call to the public at 7:32 p.m.

Public Hearing

5. Public Hearing on Preliminary Planned Unit Development (PUD) — Site Plan #17-015— 293, 295, 301, 305 N. Second Street—Second Street Flats

Mr. Skopek stated the Downtown Development Authority (DDA) acquired the parcel at Second Street and Center Street in April 2017 for redevelopment. He stated the existing duplexes on the site are proposed to be demolished. The DDA awarded the Request for Proposals (RFP) for this property to Power Play Development. They submitted a Planned Unit Development (PUD) application for the site, which would allow more flexibility for development. The PUD ordinance requires a preliminary site plan public hearing as the first step in the process. The project is a 3-story, 15 unit, attached multifamily condo development. It provides a transition between the downtown and outlying residential. Mr. Skopek stated the development fits within the Master Plan which calls for high density.

The public hearing was opened at 7:34 p.m.

Jeff Neimi, 309/311 N. Second St., stated he had looked at the site plan for this development which he lives next door to and expressed his support for the project.

Gary Johnson, 309/311 N. Second St., stated he is also in support of the development.

Steve Goble, 302/308 Center St., asked if there were any improvements planned for the railroad along Center Street.

Mr. Skopek stated there are none at this time but the City does anticipate improvements to the area in the future. It is being discussed with the DDA Development Committee. Mr. Skopek stated that due to the railroad property being owned by CSX, the City can only do work within the right of way.

Virginia Goble, 302/308 Center Street, asked if there was a parking plan, how far this development would extend to the lot lines, when the project would be planned for completion, and what noise and debris restraints there are since they have a tenant whose unit abuts to the property.

Jeff Fahrney, 324 N. Second, asked if these would be high end condos, what the price range would be, and if the units could be rented out.

Steve Goble, 302/308 Center St., asked if the entrance to the property would be off of Center Street or Second Street and if any road improvements were planned for Second Street. He also asked what the sizes of the units would be.

Virginia Goble, 302/308 Center Street, asked what the landscaping plan would be.

The public hearing closed at 7:41 p.m.

Old Business

6. None

New Business

7. Preliminary Planned Unit Development (PUD)—Site Plan #17-015—293, 295, 301, 305 N. Second Street—Second Street Flats

Mr. Skopek stated this development was an awarded RFP by the DDA for a 3 story, 15 unit residential condominium development. Comments were provided by Livingston County Planning and Tetra Tech Engineers. Mr. Skopek discussed the Master Plan preliminary findings showing changing demographics being geared toward a walkable downtown. He stated the preliminary plan meets the six stipulations of the PUD ordinance necessary for approval. Items for the PUD agreement can be addressed during the final site plan. Mr. Skopek discussed road and utility improvements scheduled for Second Street which the DDA is currently reviewing. They will be starting in spring 2018 to facilitate the future developments on Second Street.

Piet Lindhout, Power Play Development, presented the proposed building model and individual unit layout. He stated these were dynamic and unique floorplans and stated they will be negotiating the purchase of a triangular portion of land with the neighboring property owners to accommodate the driveway. The development includes a handicap accessible unit and accessible garage. Mr. Lindhout stated there would be 0 to 1 foot setbacks with parts of the building going up to the property line. The garages will be 8 inches from the property line and will be discussed with the neighbors. Mr. Lindhout discussed the variations from the zoning ordinance and gave a proposed construction schedule. He stated they have received many calls from people who want to buy a unit. Mr. Lindhout also stated the development is in harmony with the master plan and development objectives and the existing duplexes are an eyesore. He believes that this development will contribute to the downtown vitality more so than the remodel of the existing duplexes.

Mr. Skopek stated the applicant has 6 months to come back with a final site plan based on the feedback received.

Commissioner Gardner stated there has been high demand for this type of housing due to the walkability and proximity to downtown. She asked if there would be crosswalks provided in front

of the property.

Mr. Skopek stated the DDA and Tetra Tech are looking at street upgrades in that area and are proposing bike lanes and crosswalks from the property toward the CSX parking lot.

Ms. Jozwick stated there would be a proposed crosswalk near Walnut Street as well but plans are very preliminary and can be changed to accommodate the development.

Commissioner Monet stated he is friends with the applicants. He stated he supports high density residential development downtown but had a question about some of the units not having access to elevators. He also stated his concerns about parking.

Mr. Lindhout stated he does not see a need for 34 parking spaces, which is required by the ordinance. He stated the Second Street lot is currently underutilized and can be used for parking.

Commissioner Monet asked if the infrastructure upgrades were discussed outside of this development or was solely for this particular development.

Mr. Skopek stated upgrades had been discussed back in 2014. Staff believes there is interest in development further up Second Street. City Council has approved a Downtown Development Authority capital improvements bond in the amount \$2.5 million; a majority of this funding will go towards the upgrades.

Commissioner Petrak stated the existing duplexes are an eyesore and that he is a fan of higher density. He had concerns about the construction materials and disliked the corrugated metal siding. He also stated his concerns for the parking and asked what the price point would be for the units.

Mr. Lindhout stated they would have to see how much the construction will cost first but similar units have sold for \$200 per square foot so they would range from \$190,000 to \$290,000.

Commissioner Pawlowski stated he likes multifamily and bringing people downtown. He asked about the proposed upgrades to Second Street and if any upgrades were planned for Center Street.

Ms. Jozwick stated they are discussing curb to curb improvements, underground utilities, new asphalt, 5 foot sidewalks on each side, and possibly decorative street lighting in the future. There will be upgrading of the sanitary sewer and upsizing of the water main.

Mr. Skopek stated nothing is planned for Center Street at this time, although staff has done some preliminary discussion with consultants.

Commissioner Pawlowski asked about using the CSX parking lot as a temporary lot.

Mr. Skopek stated that the lot is for temporary uses only and City Council approved temporary use of it for peak summer months only. He also stated the City currently leases the parking lot from CSX and would have to get approval from them to extend the parking lot.

Mr. Lindhout stated they have discussed adding potential parking in the CSX right of way along Center Street.

Commissioner Pawlowski asked about coordinating the design of the garages with the building.

Commissioner McLane stated he likes the project and asked about the stormwater drainage.

Mr. Lindhout stated there is underground detention along with roof sumps that will bring stormwater in through the roof.

Commissioner Bryan stated this is a great development and would like to see options for additional parking.

Chairman Smith stated he is looking forward to the redevelopment of the site and thinks this is a great looking project, but is concerned about the garage siding as well as parking issues.

Mr. Lindhout addressed the concerns about noise and debris stating their builders are known for keeping tidy construction sites and they will make sure there are no issues during construction. He also stated they will have discussions with the neighbors to protect those tenants and avoid any issues with them.

Commissioner Pawlowski asked about snow removal.

Mr. Lindhout stated there is a designated area but they don't anticipate having a lot of snow to remove due to having garages.

Commissioner Monet asked about the metal corrugated siding and how many parking spaces they could put in the right of way.

Mr. Lindhout stated they could put 10 to 12 parking spaces there.

Commissioner Gardner stated snow removal is usually trucked away by the association. She asked if there would be any bike racks on the property.

Mr. Skopek stated there will be designated bike racks on the corner of Second Street.

Ms. Jozwick discussed the proposed locations of the bike racks and bike lanes on Second Street.

Chairman Smith asked if the negotiations and variations from the zoning would be addressed at this meeting.

Mr. Skopek stated staff is looking for approval of the use and design of the site, and the negotiations would be discussed with the final site plan.

Commissioner Petrak asked about the stormwater plan and stated he was in favor of adding parking on Center Street.

Mr. Lindhout stated an under-pavement storage system would be used under the driveway and outlet to Center Street.

Mr. Skopek stated the amount of curb cuts should be added to the list of variations.

Ms. Jozwick stated they would need variance of 3 curb cuts.

Moved by Commissioner Monet, supported by Commissioner Petrak, to recommend approval of the preliminary site plan that includes adjustments to curb cuts, R-4 zoning, and addresses parking issues and construction material.

City Attorney Maynes stated approval at this stage is just approval of uses and design concept and does not bind City Council to approve the final site plan.

Moved by Commissioner Monet, supported by Commissioner Petrak, to amend the motion to recommend approval of the Preliminary Planned Unit Development uses and design concept. **The motion carried 7-0-2.**

Commissioner Gardner stated the design looked spectacular.

Commissioner Bryan stated galvanized was not the best finish.

8. Master Plan Update — Giffels Webster

Rod Arroyo, Giffels Webster, stated they would be going over the goals and objectives of the master plan as well as giving an open house summary and discussing the future land use plan.

Jill Bahm, Giffels Webster, presented a summary of the open house, stating there were 25 attendees and over 100 people watching on Facebook Live. Ms. Bahm discussed comments that were made by the public as well as the draft goals of the master plan.

Mr. Arroyo discussed making changes to the future land use plan to encourage the type of development desired.

The Commission discussed changes they would like to see in different areas of the city.

Chairman Smith stated there may be a Master Plan Subcommittee that can discuss this topic further.

Mr. Arroyo discussed the Complete Streets Plan for the city and presented a map of existing sidewalks as well as areas that were missing sidewalks.

Other Business

9. Staff Updates

Mr. Skopek discussed earlier start times for next year's meetings. The Commission agreed to a 7:00 p.m. start time.

10. Commissioners Report

Commissioner Pawlowski stated the future land use map needs to provide for more parks. He also asked where the Garden Club had moved after leaving their downtown facility.

Commissioner Monet asked about trees that were removed along Sisu Knoll and commented on the Christmas lights downtown.

Mr. Skopek stated the Principal Shopping District (PSD) paid for Christmas lights in the past, but went through the Department of Public Works (DPW) this year for installation.

11. Call to the Public

The Call to the Public was made at 9:59 p.m. with no response.

12. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Bryan, to adjourn the meeting at 9:59 pm. **The motion carried 7-0-2.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary