

**City of Brighton  
Planning Commission  
Meeting Minutes  
February 13, 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
Michael Schutz	David McLane
Robert Pawlowski	Matthew Smith
David Petrak	

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

Also present was Brandon Skopek, Community Development Associate; Kari Jozwick, from Tetra Tech, and an audience of 0.

2. Approval of the February 13, 2017 Agenda

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

3. Call to the Public

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

**Old Business**

4. None

**New Business**

5. Site Plan Amendment #16-015 – Brighton Commercial Center – 8589 – 8615 W. Grand River Avenue, Parking Lot Expansion.

Ms. Jozwick discussed the layout of the proposed parking lot addition and the safety concerns with the angled parking as well as the conversion of the existing detention basin to an underground detention system. The angled parking on a curved 2-way lane limits sight distance and increases the potential for collisions. In their review Tetra Tech recommended eliminating those parking stalls from the site plan. However, removing those 10 spaces would place the parking below the required number. Ms. Jozwick also stated that the applicant would provide a maintenance agreement for the proposed underground detention basin due to the proposed

pipng being under the required storm volume. The maintenance agreement will hold the owner accountable for keeping the basins operating as designed.

Representing the applicant Thom Dumond of Boss Engineering discussed the need for additional parking at Brighton Commercial Center to meet the requirements of the zoning ordinance. 176 spaces are required for the proposed uses. He also stated that the angled parking would be reserved for employees.

Commissioner Gardner stated that she would like to see a pedestrian passage from the back parking lot.

Commissioner Petrak asked why this parking was not needed in the original site plan.

Mr. Dumond discussed the need for additional parking due to the number of restaurants and retail that will potentially move in.

Commissioner Schutz asked if the underground detention system would be similar in volume to the existing one.

Mr. Dumond stated it would be higher due to the increase of impervious surface on the site.

Ms. Jozwick discussed the enforcement procedure for the maintenance agreement saying the owner would submit a maintenance plan annually or bi-annually.

Commissioner Bohn discussed the angled parking and did not feel there was a safety issue.

Mr. Dumond stated that the angled parking spaces meet the required width at the back and become wider at the front. He also stated that the fact that those spots are on the outside of the curve makes it easy for other cars to see the taillights of the cars which are backing out.

Commissioner McLane asked if there is an impervious surface requirement in the ordinance.

Commissioner Gardner discussed the parking spaces being parallel to the building and her concern for people being forced to walk between the parked cars as opposed to a parking lot with a perpendicular layout. She stated she would be willing to give up 2 spaces for pedestrian access.

Mr. Skopek stated that the applicant would have to go to the ZBA for approval if the number of parking spaces was under the minimum requirements.

Mr. Dumond said the landscape islands could be reduced to make room for a crosswalk.

Commissioner McLane asked if there would be a "Parking in Rear" sign directing people to the back parking lot.

Mr. Dumond stated that a sign could be added to direct people to the additional parking behind the building.

**Moved** by Commissioner Smith, seconded by Commissioner Petrak, to recommend to City Council approval of Site Plan Amendment #16-015 for 8589-8615 W. Grand River Avenue-Brighton Commercial Center with the following conditions:

- The addition of a striped pedestrian walkway

**The motion carried 7-0-2.**

### **Other Business**

#### 6. Staff Updates

Mr. Skopek informed the Commission of the three variance requests that were approved at the last ZBA meeting. Giffels Webster will present the proposed site plan review ordinance and draft zoning ordinance at the next Planning Commission meeting.

#### 7. Commissioners Report

Chairman Smith stated that there will be no Blue Sky session at the next meeting. Commissioner Gardner discussed an issue with the liquor license for Buon Gusto due to their recent remodel.

#### 8. Call to the Public

The call to the public was made at 8:00 pm with no response.

#### 9. Adjournment

**Moved** by Chairman Smith, supported by Commissioner Pawlowski, to adjourn the meeting at 8:00 pm. **The motion carried 7-0-2.**

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*Bill Bryan, Secretary*

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*Wendy Ayala, Recording Secretary*