

**City of Brighton
Planning Commission
Meeting Minutes
March 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:

Jim Bohn	Susan Gardner
Robert Pawlowski	David McLane
David Petrak	Matthew Smith
William Bryan	

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

Also present was Nate Geinzer, City Manager; Michael Caruso, Zoning/Code Enforcement Associate; Brandon Skopek, Community Development Associate; Kari Jozwick, from Tetra Tech; Brad Maynes, City Attorney; Scott Barb, Livingston County Planning, and an audience of 2.

2. Approval of the February 27, 2017 Minutes

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

3. Approval of the March 20, 2017 Agenda

Moved by Commissioner McLane, supported by Commissioner Bryan, 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 7:30 pm with no response.

Old Business

5. None

New Business

6. Public Hearing—2017-23 Capital Improvement Plan.

The public hearing was opened at 7:30 pm and closed at 7:31 pm with no response.

Motion by Commissioner Pawlowski, seconded by Commissioner Bryan to amend the agenda and add item 6.5—Recommend Approval of Capital Improvement Plan to City Council. **The motion carried 7-0-2.**

6.5. Approval of 2017-2023 Capital Improvement Plan

Moved by Commissioner Petrak, seconded by Commissioner Bryan, to approve the 2017-2023 Capital Improvement Plan as presented and recommend approval by City Council. **The motion carried 7-0-2.**

7. Site Plan Amendment #17-003—Northridge Woods VI

Mr. Skopak discussed the proposed amendment to the last phase of the Northridge Woods development, which is to change the retaining wall from a two-tier system to a single wall system.

The applicant, Steve Davis presented his proposed amendment to the site plan. He stated that the two-tier system would be problematic in terms of causing compaction on the second tier. The retaining wall is needed to prevent soil from going into the pond due to the grade of the condos being about 5 feet above the grade of the pond.

Moved by Commissioner Petrak, seconded by Commissioner Pawlowski, to approve Site Plan Amendment #17-003—Northridge Woods VI. **The motion carried 7-0-2.**

8. Preliminary Planned Unit Development (PUD) Site Plan Extension #17-004—Mixed Use Development—114, 118, 128 W. North Street.

Mr. Skopak discussed the proposed extension to the site plan which consisted of a multi-story mixed use commercial and residential development. Parking issues were apparent and were to be resolved during the preliminary six-month process. The City is not able to assist with parking at this point, however the DDA has offered to provide the developer 20 parking spaces within 300 feet of the proposed development. Staff recommends approving an extension of no more than six months.

The applicant, Frank Portelli stated that due to the lack of parking the proposed development will no longer include any commercial use. They will be changing the amount of parking spaces from 40 to 79.

Commissioner Pawlowski asked how the DDA will provide the 20 parking spaces.

Mr. Skopak stated the lease agreement for those spaces will be determined once ground is broken.

Commissioner Gardner asked if the developer will exceed the parking requirement with the additional spaces.

Moved by Commissioner Gardner, seconded by Commissioner Bryan, to approve the Preliminary Planned Unit Development (PUD) Site Plan Extension #17-004. **The motion carried 6-1-2.**

9. Site Plan #17-002—Assisted Living Facility—1320 Rickett Road

Mr. Skopek discussed the proposed development which is a 40,000 square foot facility housing 76 rooms in the OS zoning district. Two variances have been granted for parking to be located in the front yard and to reduce the number of required loading spaces from 2 to 1.

Scott Bell of Lapham Associates presented the current site plan and addressed the current issues including storm water and traffic flow.

Commissioner Gardner asked if Livingston County recommended site plan approval and felt comfortable knowing this would go before City Council.

Commissioner Petrak did not feel there was enough parking despite all zoning requirements being met.

Commissioner Smith recommended a contingency plan for parking.

Mr. Bell stated they could add more parking spaces to the plan.

Mr. Caruso informed the Board that the zoning ordinance would require a six foot wall to screen the loading space.

Ms. Jozwick suggested having a knee high wall to alleviate the steep slopes along the public sidewalks.

Mr. Bell stated they would be open to seeking a variance from the ZBA for the wall requirement.

Moved by Commissioner Petrak, seconded by Commissioner McLane, to table Site Plan #17-002 due to many outstanding issues. **The motion carried 7-0-2.**

10. Text Amendments Discussion

Mr. Skopek discussed a request from Dan Cheresko to amend the zoning ordinance to allow forecourts in the Downtown Business District (DBD). Giffels-Webster provided language for the proposed ordinance.

Commissioner Gardner felt a forecourt would be an attribute to the downtown.

Mr. Maynes stated that standards would have to be included for the proposed ordinance.

Mr. Skopek stated that staff intends to have an ordinance written and ready for a public hearing on April 17.

Other Business

11. Staff Updates

Mr. Skopek announced that the Community Development Department has a new staff member Lydia Macklin-Camel who will be working part-time. The Master Plan proposal was approved at the March 16 City Council Meeting. Rob Bradford was sworn in as Police Chief at that meeting as well.

Mr. Geinzer stated that the zoning ordinance will be completed before the Master Plan process begins.

12. Commissioners Report

None

13. Call to the Public

The Call to the Public was made at 8:57 p.m.

Jacob Kowalczyk asked what the height limits are downtown.

14. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Gardner, to adjourn the meeting at 9:01 pm. **The motion carried 7-0-2.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary