

**City of Brighton  
Planning Commission  
Meeting Minutes  
April 17, 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	

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

Also present was Michael Caruso, Zoning/Code Enforcement Associate; Brandon Skopek, Community Development Associate; Brad Maynes, City Attorney, and an audience of 2.

2. Approval of the March 20, 2017 Minutes

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

3. Approval of the April 17, 2017 Agenda

**Moved** by Commissioner Gardner, supported by Commissioner Monet, 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 with no response.

5. Public Hearing and Possible Action on Special Land Use Permit Request #17-005 – 315 North Street, Suite 200

The public hearing was opened at 7:31 p.m.

The applicant, Marcus Goller presented his proposal for a high-end coffeehouse with a performing arts theater that would include 74 seats and provide entertainment two to three nights a week.

Commissioner Garner stated this type of development would draw young families.

Mr. Goller stated it was a good location. He plans to do some marketing prior to opening which would be in September.

Commissioner Bohn asked what the hours of operation would be.

Mr. Goller stated he planned to be open between 6:30 a.m and 11:00 p.m.

Bob Knight, 215 Pierce was concerned about the potential noise from the proposed outdoor seating area.

Shirley Knight, 215 Pierce asked where the proposed music performances would take place and was concerned about the parking situation during the summer. She thought the proposal was great except for the location.

The public hearing was closed at 7:56 p.m.

**Moved** by Commissioner Monet, supported by Commissioner Gardner, to recommend approval of Special Land Use #17-005 with the condition that the Building Department, Fire department, and City Engineer review and approve the use and that a traffic report is given. **The motion carried 7-0-2.**

6. Public Hearing and Possible Action on Amendment to Section 98-462 of the City's Code of Ordinances

The public hearing was opened at 8:01 p.m.

Mr. Skopek went over the proposed ordinance amendment that was discussed at the March 20th Planning Commission meeting.

The public hearing was closed at 8:07 p.m.

Commissioner Smith asked about the 35 percent frontage requirement and lot coverage.

Commissioner McLane asked about adding "first floor" to the ordinance for clarification.

**Moved** by Commissioner Petrak, supported by Commissioner Bohn, to amend Section 98-462 of the City's Code of Ordinances as presented, with the addition of the first story frontage requirement. **The motion carried 7-0-2.**

### **Old Business**

7. None

### **New Business**

## 8. Text Amendments Discussion

Mr. Skopek discussed the possibility of a food truck ordinance and asked the Commission's thoughts on it.

Commissioner Pawlowski asked about parking for the food trucks.

Commissioner Gardner stated she has had a positive experience with food trucks in Brighton. She believes they could serve as an incubator for a potential restaurant business.

Commissioner Petrak asked about food truck parks such as Mark's Carts in Ann Arbor.

The Commission was in favor of moving forward with a food truck ordinance.

## Other Business

### 9. Staff Updates

Mr. Skopek stated the city has begun the Master Plan process with Giffels-Webster. They are planning to hold workshops which will be joint meetings between the DDA, Planning Commission, and City Council. They are tentatively scheduling them for the first Monday of each month beginning June 5th. There will also be a public open house prior to beginning the draft.

Mr. Skopek also asked the Commission whether they would like to stop holding Blue Sky sessions before the regular meetings.

### 10. Commissioners Report

None

### 11. Call to the Public

The Call to the Public was made at 8:30 p.m.

### 12. Adjournment

**Moved** by Commissioner Gardner, supported by Commissioner McLane, to adjourn the meeting at 8:30 pm. **The motion carried 7-0-2.**

---

*William Bryan, Secretary*

---

*Wendy Ayala, Recording Secretary*