

**City of Brighton
Planning Commission
Meeting Minutes
June 19, 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	Michael Schutz
David Petrak	Matthew Smith
Steve Monet	

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

Also present was Michael Caruso, Zoning/Code Enforcement Associate, and an audience of 0.

2. Approval of the May 15, 2017 Minutes

Mr. Caruso stated there was a typographical error in the minutes. The statement should read "Commissioner Gardner requested that her statement regarding food trucks be corrected to say: 'She believes they could serve as an incubator for a potential restaurant business.'"

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

3. Approval of the June 5, 2017 Special Joint Meeting Minutes

Moved by Commissioner Bohn, supported by Commissioner Bryan, to approve the minutes as presented. **The motion carried 5-0-4 with Commissioners Monet and Petrak abstaining.**

4. Approval of the June 19, 2017 Agenda

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

5. Call to the Public

The call to the public was made at 7:33 pm with no response.

Public Hearing

6. Public Hearing and Possible Action on Special Land Use Permit Request #17-009 – 305 E. Grand River

Mr. Caruso discussed the application received from Pamela Ross of Ross Realty, who currently purchased the building. It currently consists of an apartment on the 2nd floor and a vacant 1st floor. The applicant wishes to use the 1st floor as residential but per the zoning ordinance, 1st floor residential is a special land use.

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

The applicant, Pam Ross presented her request to convert the first floor of the building to residential. She stated there is a high demand for residential properties in the city and that the lack of it is driving up prices, making it unaffordable for families. Mrs. Ross presented the proposed layout for the first floor of the building.

Commissioner Schutz asked what the parking situation was on the site.

Mrs. Ross explained that there are two designated parking spaces for the 2nd floor apartment on the side of the building and 7 additional parking spaces at the rear of the property.

Commissioner Bryan stated the building already looked like a house, therefore residential would be an appropriate use for it.

Commissioner Monet asked what upgrades, if any, would be done to the exterior.

Mrs. Ross stated she will be replacing all windows, washing the exterior, painting the trim, and repairing and painting the garage.

Commissioner Monet asked how landscaping and maintenance would be addressed.

Mrs. Ross stated she takes care of the landscaping and has already begun removing trees. She intends to add a retaining wall along Dutcher St. to match the one on the adjacent property.

Mr. Caruso stated he does rental inspections on Mrs. Ross' properties and that she puts a lot of pride into them.

Commissioner Gardner asked about the 2nd floor apartment.

Mrs. Ross stated it is currently occupied by a young couple. She plans to replace the carpet and windows in that unit as well.

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

Moved by Commissioner Bryan, supported by Commissioner Petrak, to recommend approval of Special Land Use #17-009 as recommended by staff. **The motion carried 7-0-2.**

Commissioner Gardner stated it was nice to have one housing unit added to the city.

Old Business

7. Site Plan #17-002—Assisted Living Facility—1320 Rickett Road (Tabled from March 20, 2017)

Mr. Caruso stated every previous issue addressed by the different departments has been addressed.

Scott Bell, representing the applicant, went over the revised site plan. He discussed the changes that were made, including having an underground stormwater detention system and moving the loading zone. Signage has been added and the front entrance will no longer allow left turns from Rickett. Cars will be able to enter from Oak Ridge. There is a surplus of 1 parking space per the zoning ordinance.

Mr. Caruso stated the applicant needs to receive an easement agreement from the City and approval for City Council would be contingent on that easement.

Commissioner Gardner asked if there would be overflow parking on the site.

Mr. Bell stated they can talk to neighboring property owners about using their sites for overflow parking if needed.

Commissioner Bryan asked about the vinyl siding and suggested hardy plank or something more durable.

Commissioner Monet was concerned about the amount of parking for the number of employees.

Commissioner Smith stated that in the past other facilities have come back and asked for more parking. However, the site does meet the parking requirements per the ordinance.

Mr. Bell stated there is room onsite to add parking.

Commissioner Monet stated he believed the number of employees was unrealistic for this type of facility and should be reassessed. Therefore, he could not support the site plan presented.

Commissioner Bohn believed the amount of parking and employees was a business plan issue.

Commissioner Gardner stated since the site plan meets the ordinance, they could not deny or make that a criteria for approval of the site plan.

Mr. Caruso stated the ordinance requires 1 space for every two rooms and 1 for each employee. He also stated that the Fire Department has stated they would not have issue with putting parking in the area where the proposed gazebo is.

Commissioner Bohn asked if they could reserve space for future parking on the site plan.

Commissioner Petrak asked if the building renderings were accurate and was concerned about the materials possibly looking cheap.

Mr. Caruso stated any building plans submitted that do not meet an approved site plan will be in violation.

Moved by Commissioner Petrak, supported by Commissioner Bryan, to recommend approval with the condition that the applicant receives an easement from the City for Fire Department emergency access and that the site plan include proposed future parking. **The motion carried 6-1-2.**

New Business

8. Site Plan #17-010—Dumpster Enclosure Addition—300 W. North St. & Parcel #4718-30-308-007

Mr. Caruso stated the applicant has met the conditions required for site plan approval: City Council approved the forecourt ordinance, the Zoning Board of Appeals granted a variance for 3 parking spaces, and the land division was approved by the City Assessor.

Mr. Cheresko presented the redesign of the lot with the new dumpster locations.

Commissioner Bryan stated he thought it was a good plan.

Commissioner Gardner asked when they plan on breaking ground.

Mr. Cheresko stated they plan to break ground in one month with the opening estimated for August 2018.

Moved by Commissioner Gardner, supported by Commissioner Schutz, to recommend approval of Site Plan #17-010. **The motion carried 7-0-2.**

Other Business

9. Staff Updates

None

10. Commissioners Report

Commissioner Smith commented on a stop sign at Oak Ridge that was knocked down.

11. Call to the Public

The Call to the Public was made at 8:33 p.m. with no response.

12. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Schutz, to adjourn the meeting at 8:33 pm. **The motion carried 7-0-2.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary