

**City of Brighton
Planning Commission
Meeting Minutes
October 15, 2018**

1. Call to Order/Roll Call

Chairman Smith called the meeting to order at 7:00 p.m.

The following Commissioners were present:

Susan Gardner	Matt Smith
David McLane	Robert Pawlowski
James Bohn	Michael Schutz (arrived 7:02 p.m.)
William Bryan	

Motion by Commissioner Gardner, supported by Commissioner Pawlowski, to excuse Commissioners Schutz, Monet, and Petrak from tonight's meeting. **The motion carried 6-0-3.**

Also present was Michael Caruso, Community Development Manager; Kari Jozwik, Tetra Tech; Paul Burns, City Attorney, and an audience of 30.

2. Approval of the September 17, 2018 Meeting Minutes

Commissioner Pawlowski asked that the minutes be corrected to include his abstention from the approval of the July 30 meeting minutes.

Moved by Commissioner Bryan, supported by Commissioner McLane, to approve the September 17, 2018 minutes as amended. **The motion carried 6-0-3 with Commissioner Smith abstaining.**

3. Approval of the October 15, 2018 Agenda

Moved by Commissioner Bohn, 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 7:02 p.m.

Diane Valente, 1047 Hillcrest, stated she has lived in her current home for two years and has invested into restoring her property. She stated her property borders the south side of the proposed development. She stated she felt confident the City would protect the integrity of her neighborhood and land by adhering to the A-1 zoning and did not imagine there would be plans to clear-cut the trees and flatten the land to put seventy-two homes on small 50-foot lots. Ms. Valente stated five of the proposed lots would border her property and she was opposed to the development. She also discussed the Master Plan's push for downtown residences and stated the increased traffic in the city was burdening the neighborhood. She stated the City has the responsibility to protect the neighborhood charm so that Brighton does not become just another urban community.

David Blair, 4583 Spring Mountain, stated there was a presentation prepared by some of the homeowners who live on Hillcrest, Nelson, and Spring Mountain Drive. He stated residents met with the developer and wanted to express the concerns they had with the proposed development and zoning changes. He stated they would like a reduction of the proposed density. He also stated there were concerns about the homes selling at the proposed price range.

Randy Beikmann, 841 Nelson, stated the proposed development will result in loss of greenspace and will greatly change the character of the surrounding area and city. He stated they are asking for an eighty to one hundred-foot tree preservation area and a landscaping buffer next to the proposed road. He stated they are requesting that a traffic study be done and that a sidewalk be installed on Flint Road for pedestrian safety. He also discussed concerns about the proposed walkway on the property and the drainage issues it would cause. Mr. Beikmann asked who would maintain the walkway.

Dave Diroff, 4541 Spring Mountain, discussed sound mitigation along the area adjacent to I-96. He stated they did sound readings and are recommending sound abatement to reduce the sound levels. He stated the tree buffer they are requesting would also help reduce noise. Mr. Diroff discussed the proposed construction entrance and road conditions. He stated they are requesting a secondary construction entrance to keep traffic off Spring Mountain Drive as well as cleaning maintenance two times a week during construction. He also discussed the congestion caused by the current mailbox locations. Mr. Diroff stated residents have low water pressure and they are requesting adequate volume for the proposed development.

Jeffrey Neimi, 835 Nelson, discussed the aesthetics of the development and the proposed retention pond. He asked that construction specifications be required with the PUD. Mr. Neimi also asked that the retention pond be designed to look natural instead of man made. He discussed signage and asked that the Planning Commission consider the concerns stated by residents and that they be included in the PUD agreement.

Maddalena Fanelli, 4589 Spring Mountain, stated she had sent a letter to the Planning Commission opposing the proposed development. She stated the development was inconsistent with three of the criteria required for PUD approval. Ms. Fanelli stated the proposed development was inconsistent with the City's public health, safety, and welfare. She stated residents of this development would be exposed to noise pollution and emissions. Ms. Fanelli stated the development would result in unreasonable negative economic impact upon surrounding properties and requested a topographical study. She also stated there was questionable sustainability regarding the intended prices of the homes. Ms. Fanelli stated the proposed development was inconsistent with the goals and policies of the City of Brighton Master Plan regarding the protection of natural resources. She asked that a thorough environmental impact assessment be done before any trees are cut down.

Chairman Smith closed the call to the public at 7:31 p.m.

Old Business

5. Preliminary Planned Unit Development (PUD) – Site Plan #18-11—Flint Rd. – The Bluffs at Spring Hill

Moved by Commissioner Bryan, supported by Commissioner Pawlowski, to remove Site Plan #18-11 from the table and open it back up for discussion. **The motion carried 7-0-2.**

Mr. Caruso gave a summary of the proposed development and changes that were made based on the feedback from the public hearing.

Spencer Schafer, Schafer Development, gave a presentation of the revised site plan. He stated the amount of proposed green space had been increased to forty-one percent. He also stated the right-of-way had been decreased to twenty-three feet and that they would be sprinkling the units. Mr. Schafer discussed the traffic study, impact on public services, and market analysis for their development.

Commissioner Gardner asked what the typical facades would consist of.

Mr. Schafer stated they would be brick and hardy plank, with some vinyl siding.

Commissioner Gardner asked how they would mitigate damage to the streets during construction.

Mr. Schafer stated they would post a bond and would agree to keep the streets clean during construction.

Commissioner Gardner commented on the aesthetics of the proposed detention basin and asked if plantings could be a part of the design.

Ms. Jozwik stated constructed wetlands can be part of a detention system.

Mr. Schafer stated he can work with Livingston County regarding allowed plantings for the detention system.

Commissioner Bohn asked if the developer would be putting plantings in neighboring yards like they had previously stated and if they would be addressing other resident concerns.

Mr. Schafer stated they could discuss plantings with the neighbors as well as buffers, enhanced pathways, and signage concerns.

Commissioner Bohn asked if they would have some type of noise abatement.

Mr. Schafer stated they would have natural plantings along the interstate to help with noise.

McLane asked about stormwater management.

Ms. Jozwik stated they had provided preliminary calculations, but more details would come during the final design.

Commissioner Pawlowski commented that saving the trees on the lots themselves would add to the look of the development.

Commissioner Schutz asked if the proposed density will allow any trees to be saved.

Mr. Schafer stated they may be able to save a few trees.

Commissioner Bohn asked what the process would be if this were approved.

Attorney Burns stated there would be a rezoning, followed by negotiations between the City and Developer before approval by City Council.

Mr. Caruso stated the Final PUD would come back to the Planning Commission for approval.

Attorney Burns stated there would be public hearings on the rezoning both in front of the Planning Commission and City Council.

Commissioner Gardner discussed a resident letter the Commissioners received in support of the development.

Moved by Commissioner Pawlowski, supported by Commissioner Bryan, to approve the PUD proposal for preliminary approval as recommended by city consultants, the Brighton Area Fire Department, Tetra Tech, and Livingston County Planning Department, as it meets the standards set forth in Section 98 – 3.22, (A)(3) of the City of Brighton Zoning Ordinance.

Commissioner Bohn asked to make a friendly amendment to the motion to include the 16 items from Tetra Tech’s letter dated October 3, 2018.

Moved by Commissioner Pawlowski, supported by Commissioner Bryan, to approve the PUD proposal for preliminary approval as recommended by city consultants, the Brighton Area Fire Department, Tetra Tech, and Livingston County Planning Department, as it meets the standards set forth in Section 98 – 3.22, (A)(3) of the City of Brighton Zoning Ordinance under the conditions that the sixteen items in Tetra Tech’s letter dated October 3rd be addressed. **The motion carried 7-0-2.**

New Business

6. Site Plan #18-12—702 Advance—Salt Dome

Mr. Caruso stated the zoning ordinance does not allow for tent type structures as permanent or temporary structures. He stated the owner had a lot combination done to allow the accessory structure and that they had a willingness to meet the City’s standards.

Wayne Perry, Desine Inc, stated the entire site was proposed to be paved and curbed, and that they would be installing a stormwater system. He discussed the salt dome structure, stating it would be seventy-two feet in diameter and thirty-five feet high.

Mr. Caruso stated any approval should include the conditions by Tetra Tech and the Fire Department.

Moved by Commissioner Gardner, supported by Commissioner Pawlowski, to approve Site Plan #18-12 subject to Tetra Tech and Fire Department review letters. **The motion carried 7-0-2.**

7. Site Plan Extension #18-13—317 W. Main—Cheresko Development

Mr. Caruso stated that per the City Attorney, this item should be removed from the agenda.

Moved by Commissioner Bohn, supported by Commissioner Pawlowski, to remove item 7 from the agenda. **The motion carried 7-0-2.**

Other Business

8. Staff Updates—Possible Zoning Ordinance Amendments

Mr. Caruso stated staff has been working on updating some of the zoning ordinance language. He stated the proposed amendments would need Planning Commission approval and setting of a public hearing. He discussed the proposed amendments to the accessory structure, overflow and transitional parking, and temporary land use ordinances.

Moved by Commissioner Bohn, supported by Commissioner Schutz, to set public hearing for the proposed ordinance amendments for November 19. **The motion carried 7-0-2.**

9. Commissioners Report

None

10. Call to the Public

The Call to the Public was made at 8:41 p.m. with no response.

11. Adjournment

Moved by Commissioner McLane, supported by Commissioner Gardner, to adjourn the meeting at 8:41 p.m. **The motion carried 7-0-2.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary