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  Steve Monet
William Bryan  David Petrak

Motion by Commissioner Monet, supported by Commissioner Gardner, to excuse Commissioner Schutz from tonight’s meeting. The motion carried 8-0-0.

Also present was Nate Geinzer, City Manager; Michael Caruso, Community Development Manager; Kari Jozwik, Tetra Tech; Scott Barb, Livingston County Planning, and an audience of 3.

2. Approval of the October 15, 2018 Meeting Minutes

Moved by Commissioner Bryan, supported by Commissioner Pawlowski, to approve the October 15, 2018 minutes as presented. The motion carried 6-0-2 with Commissioners Petrak and Monet abstaining.

3. Approval of the November 19, 2018 Agenda

Chairman Smith stated the Item 5 would be moved to 8a and Item 6 would be moved to 8b.

Moved by Commissioner Petrak, supported by Commissioner Monet to approve the agenda as amended. The motion carried 8-0-0.

4. Call to the Public

The call to the public was made at 7:03 p.m.
Susan Backhaus, 907 Brighton Lake Rd., stated the notice was not posted in the lobby for the public to see until after 3 o’clock today and that the public hearing cannot start until 7:30 p.m.

Chairman Smith closed the call to the public at 7:04 p.m.

Old Business

New Business

5. Site Plan #18-14—716 N. Second Street—Vista at Uptown

Mr. Caruso stated DTN had submitted an application for a 4-story multifamily development on Second Street. He stated the proposal was originally presented at the February 26 meeting for conceptual review. He stated the development was consistent with the R-5 zoning district and would require Planning Commission and City Council approval.

John Woods, DTN, gave a background of their company and proposed development. He stated DTN owns and operates most of their properties.

Commissioner Bryan stated he was familiar with their other developments and thought it was a good project.

Commissioner McLane stated the proposed development seems to fit the site well and will bring density to the downtown area.

Mr. Woods stated sixty-two percent of the units would be one-bedroom.

Commissioner Pawlowski stated it would be a nice addition to Brighton and would bring more people downtown. He asked if the house that was adjacent to the property had been secured and if there would be a tie in to the Millpond.

Mr. Woods stated the adjacent house had been secured. He discussed the addition of a retaining wall since the site sits higher than the pond. He also stated he would discuss further with Mr. Caruso regarding a walkway and with PEA regarding shoreline restoration.

Commissioner Pawlowski asked what the rents would be.

Mr. Woods stated rents would range from $1,250 to $2,500.
Commissioner Bohn asked about the Tetra Tech review letter regarding the emergency access lane being within the 25-foot setback for wetlands.

Mr. Woods stated the area will only be for fire access and pedestrian use.

Commissioner Bohn stated a traffic study needs to be done at some point.

Ms. Jozwik stated the developer had made modifications to the site plan, such as relocating the driveway. She discussed what the traffic study would show and stated they would not be able to do a traffic study until after Second Street re-opens.

Mr. Caruso stated the proposed walkway meets the intent of the ordinance and that he was discussing design options with the developer.

Commissioner Bohn discussed the end cap requirement included in Mr. Barb’s review letter.

Commissioner Petrak asked how high the parapet wall will be and if cars will be visible from the street.

Mr. Woods stated the cars may not be visible and that the parapet wall

Commissioner Petrak asked what the projected occupancy would be and how many parking spaces would be provided.

Mr. Woods stated the occupancy would be around 300 people and there would be 317 parking spaces.

Commissioner Petrak asked what exterior finishes the buildings would have.

Commissioner Woods stated the buildings would be a combination of stone veneer, hardy plank, and synthetic stucco.

Commissioner Petrak asked if this property was in the DDA.

Mr. Geinzer stated it was in the DDA district, but not in the DDA capture area.

Commissioner Monet stated he supports the project but had concerns regarding the comments in the review letters. He stated business owners on Second Street and Advance Street will be impacted by the increased traffic. He asked if Second Street had been designed anticipating this development.
Mr. Geinzer stated Second Street was reconstructed due to needed utility upgrades and that they did not see a need to widen it at the time. He stated a traffic study will need to be done for Grand River and he anticipates it for the next budget year.

Commissioner Monet commented on the parking capacity for the amount of units.

Mr. Woods stated he was comfortable with the amount of parking that will be available.

**Moved** by Commissioner Bohn, supported by Commissioner Gardner, to approve Site Plan #18-14—716 N. Second Street—Vista at Uptown, with the request that a traffic study be performed after Second Street is opened, with the conditions outlined in the Tetra Tech and Brighton Area Fire Authority letters.

**Moved** by Commissioner Bohn, supported by Commissioner Gardner, to amend the motion to include that the Planning Commission will waive the requirement of Section 98-5.7 Subsection 6.f.3. **The motion carried 8-0-0.**

Mr. Caruso stated this will go in front of City Council for approval on December 6.

6. Approval of Liaison to ZBA

Mr. Caruso stated Commissioner McLane would be resigning from the Planning Commission and Zoning Board of Appeals (ZBA). He stated Commissioner McLane was the Planning Commission Liaison to the ZBA and Commissioner Schutz had offered to fill that position. Mr. Caruso stated the Commission would have to approve the appointment of Commissioner Schutz as Planning Commission Liaison to the ZBA.

**Moved** by Commissioner Monet, supported by Commissioner Bryan, to approve Commissioner Schutz as Planning Commission Liaison to the ZBA. **The motion carried 8-0-0.**

Public Hearing

7. Comprehensive Master Plan

Chairman Smith closed the meeting and opened the Public Hearing for the Comprehensive Master Plan at 8:13 p.m.

Hearing and seeing none, the public hearing was closed at 8:13 p.m.
New Business

8. Comprehensive Master Plan Adoption

Moved by Commissioner Monet, supported by Commissioner Bryan, to approve the resolution of adoption of the Comprehensive Plan by City of Brighton Planning Commission. The motion carried 8-0-0.

Mr. Caruso stated City Council will schedule a public hearing at the December 6 meeting for the adoption of the Recreation Plan.

Other Business

9. Staff Updates—Discussion of Bi-monthly meetings

Mr. Caruso stated that due to an increase in application submittals, staff is considering having a second meeting each month. He stated the meeting calendar would be approved at the December meeting.

Mr. Caruso discussed the public hearing set by City Council to opt out of recreational marijuana and stated the Planning Commission must have discussions regarding zoning for these types of establishments. He stated the public hearing will be December 20.

10. Commissioners Report

Chairman Smith thanked Commissioner McLane for his years serving on the Planning Commission.

Chairman McLane stated it had been a pleasure.

Mr. Caruso stated Ken Schmenk would be replacing Commissioner McLane and will be appointed by the Mayor and City Council on December 6.

Commissioner Monet discussed the holiday lighting downtown and stated he would give it a grade of C minus.

11. Call to the Public
The Call to the Public was made at 8:34 p.m.

Mr. Geinzer stated the Commission should be proud and congratulated them on completing the Master Plan.

Susan Backhaus, 907 Brighton Lake Rd., stated the City Manager must speak as a member of the public and not a City employee.

12. **Adjournment**

**Moved** by Commissioner Petrak, supported by Commissioner Bohn, to adjourn the meeting at 8:35 p.m. **The motion carried 8-0-0.**

______________________________  _________________________________
William Bryan, Secretary    Wendy Ayala, Recording Secretary