

**City of Brighton
Planning Commission
Meeting Minutes
February 26, 2018**

1. Call to Order/Roll Call

Chairman Smith called the meeting to order at 7:03 p.m.

The following Commissioners were present:

Rob Pawlowski	James Bohn
William Bryan	David McLane
David Petrak	Michael Schutz
Susan Gardner	Matt Smith

Motion by Commissioner Bryan, supported by Commissioner Petrak, to excuse Commissioner Monet from tonight's meeting. **The motion carried 8-0-1.**

Also present was Nate Geinzer, City Manager; Brandon Skopek, Community Development/DDA Coordinator; Michael Caruso, Senior Community Development Associate; Kari Jozwik, Tetra Tech, and an audience of 3.

2. Approval of the January 22, 2018 Minutes

Moved by Commissioner Bohn, supported by Commissioner McLane, to approve the minutes as presented. **The motion carried 7-0-2 with Commissioner Pawlowski abstaining.**

3. Approval of the January 29, 2018 Special Meeting Minutes

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

4. Approval of the February 26, 2018 Agenda

Moved by Commissioner Petrak, supported by Commissioner Pawlowski to approve the agenda as presented. **The motion carried 8-0-1.**

5. Call to the Public

The call to the public was made at 7:06 p.m. with no response.

Old Business

6. None

New Business

7. Site Plan #18-05—N. Second Street—Conceptual Plan Review for Proposed Multi-Family Development

Mr. Skopek discussed the conceptual plan review process and gave a summary of the proposed development.

John Woods, DTN Chief Investment Officer, presented the conceptual plan for the proposed development. He discussed the company and similar developments they have constructed around the state. Mr. Woods presented renderings and a market analysis of the proposed development.

Commissioner Pawlowski asked how much parking would be provided.

Mr. Woods stated they would have 1.7 spaces per unit.

Commissioner Bryan stated he liked how the buildings were situated on the site and the fact that parking was onsite.

Commissioner Gardner asked about the fire access and circulation.

Mr. Woods stated they have addressed fire access but plan on making adjustments based on review by the Fire Department.

Commissioner Gardner asked if there would be a connection to the tridge due to their frontage to Mill Pond.

Mr. Woods stated they plan on providing some type of amenities along that area.

Commissioner Petrak asked about the rear setback, adjacent properties, and parking deck.

Mr. Woods stated they would talk to the adjacent property owner regarding the development. He discussed the parking deck and roof design.

Commissioner Petrak asked about the stormwater detention and building construction type.

Mr. Woods described the type of construction and stated they would have an underground detention system.

Commissioner McLane asked if it would include retail uses and asked about shared parking.

Mr. Woods stated there would not be retail uses and parking would be only for residents. He thanked the Commission for their feedback and stated they would be fine tuning the proposal for final site plan submission.

Commissioner Gardner asked if there was a timeline for the development.

Mr. Skopek stated staff is currently working on creating a new zoning district that would allow this type of use.

Commissioner Petrak asked about the phasing of construction.

Mr. Woods described how phasing and leasing of the units would be done.

8. Sign Ordinance Update—Giffels Webster

Ms. Bahm gave an overview of the sign ordinance changes stating the ordinance would be content neutral.

Mr. Skopek stated staff was looking for feedback from the Planning Commission before the ordinance goes to the Attorney for review prior to approval from City Council.

Commissioner Petrak asked about moving signs and LED signs.

Ms. Bahm discussed the regulations for electronic message signs stating they address sign brightness based on measuring distance.

Moved by Commissioner Pawlowski, supported by Commissioner Bryan, to recommend approval of the changes to the sign ordinance to City Council. **The motion carried 8-0-1.**

Other Business

9. Staff Updates-None

10. Commissioners Report

Commissioner Pawlowski asked when the Council Chamber walls would be decorated.

11. Call to the Public

The Call to the Public was made at 8:08 p.m. with no response.

12. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Bohn, to adjourn the meeting at 8:08 p.m. **The motion carried 8-0-1.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary