

**City of Brighton  
Planning Commission  
Meeting Minutes  
March 19, 2018**

1. Call to Order/Roll Call

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

The following Commissioners were present:

Rob Pawlowski            James Bohn  
William Bryan  
David Petrak  
Susan Gardner

**Motion** by Commissioner Bohn, supported by Commissioner Bryan, to excuse Commissioners Monet, Smith, McLane, and Schutz from tonight's meeting. **The motion carried 5-0-4.**

Also present was Brandon Skopek, Assistant to the City Manager/DDA Coordinator; Michael Caruso, Senior Community Development Associate; Kari Jozwik, Tetra Tech; Scott Barb, Livingston County Planning, and an audience of 3.

2. Approval of the February 26, 2018 Special Meeting Minutes

**Moved** by Commissioner Pawlowski, supported by Commissioner Gardner, to approve the minutes as presented. **The motion carried 5-0-4.**

3. Approval of the February 26, 2018 Regular Meeting Minutes

**Moved** by Commissioner Bohn, supported by Commissioner Bryan, to approve the minutes as presented. **The motion carried 5-0-4.**

4. Approval of the March 19, 2018 Agenda

**Moved** by Commissioner Pawlowski, supported by Commissioner Bohn to approve the agenda as presented. **The motion carried 5-0-4.**

5. Call to the Public

The call to the public was made at 7:02 p.m.

Alexander Mangani, 590 Oak Ridge Drive, stated there was an article in Livingston Daily

discussing a proposed development along the Mill Pond. He presented photographs of a development in East Lansing. Mr. Mangani stated the Mill Pond was a jewel to be cherished and not sold to a developer for \$35,000,000. He stated the building in the photographs was architectural garbage. He asked the Commission not to corrupt the downtown with a development such as this one.

The call to the public closed at 7:07 p.m.

Commissioner Gardner clarified that the proposed development would not have retail, such as the one shown. She stated the proposal was for a 4-story building.

Vice Chairman Petrak clarified that the action taken was a conceptual site plan and no colors or designs have been approved by the Planning Commission or City Council.

### **Old Business**

6. None

### **New Business**

7. Site Plan #18-03—603 W. Grand River Avenue—Underwood Façade Improvements

Mr. Skopek discussed the proposed façade improvements and stated the new zoning ordinance requires Planning Commission approval due to it being more than a minor alteration.

Commissioner Gardner asked if the tenant spaces would change.

Amy Cyphert, Corrigan Construction, stated the tenant spaces would remain the same. She described the proposed improvements to the building.

Commissioner Pawlowski asked which sides of the building would be updated.

Ms. Cyphert stated the side facing the fire station would remain the same.

**Moved** by Commissioner Bryan, supported by Commissioner Pawlowski, to approve Site Plan #18-03—603 W. Grand River Avenue—Underwood Façade Improvements. **The motion carried 5-0-4.**

8. Site Plan #18-04—8550 Murphy Drive—Towne Place Suites Hotel

Mr. Caruso discussed the proposed development for a four-story hotel. He stated the zoning district where it is located allows for a maximum building height of 45 feet, but the proposed hotel is two to three feet over the allowed height due to keeping with the brand and its design. He stated the Planning Commission can choose to allow the height variation.

Andy Andre, Stellar Development LLC, discussed the feasibility study that supports this development as well as the tier system of the Marriot brand.

Commissioner Gardner asked why they decided to share the parcel instead of dividing it.

Mr. Andre stated it was a site condominium development which allowed more flexibility and cross connectivity for circulation and pedestrian traffic. He discussed the lighting and landscaping plan.

Commissioner Gardner asked when construction was planned to begin.

Mr. Andre stated they would like to start in April.

Commissioner Petrak asked about the sidewalk along Challis Road and the planned reconstruction project.

Mr. Skopek discussed the Challis Road reconstruction and stated there were topography issues that did not allow for a sidewalk along the north side of Challis. He stated a crosswalk would be installed at Challis Road and Murphy Drive.

Commissioner Bohn asked if there were any issues from Livingston County or Tetra Tech.

Ms. Jozwik stated all issues had been addressed.

Mr. Barb stated there were no issues and discussed the Commission's option to approved the height variation.

Mr. Skopek stated the Commission could approve the site plan with a height variation not to exceed 49 or 50 feet.

Vice Chairman Petrak asked about the stormwater system.

Ms. Jozwik stated the entire property has a stormwater plan and this development is designed in accordance with that plan.

Moved by Commissioner Bryan, supported by Commissioner Bohn, to approve Site Plan #18-04—8550 Murphy Drive—Towne Place Suites Hotel as presented, with a variance for a 50 foot maximum building height. The motion carried 5-0-4.

Commissioner Gardner thanked the applicant for their continued investment in the city.

## **Other Business**

### 9. Staff Updates

Mr. Skopek stated a Special meeting was planned for April 30 at 6:30 p.m. to discuss the final parts of the Master Plan. He also informed the Commission of his promotion to Assistant to the City Manager effective March 12, and stated the city is currently hiring for a Community Development Director.

Commissioner Gardner asked if there were updates regarding Beverly Rae's or the Cheresko Development project.

Mr. Skopek stated a court date was set in May for the Beverly Rae's landlord-tenant issue. He stated the Cheresko development is moving along and Dan Cheresko will be presenting to the Downtown Development Authority (DDA) regarding proposed alley improvements.

Commissioner Pawlowski asked if anything could be done to improve the parking lot behind the former Yum Yum Tree.

Mr. Skopek stated the parcel is separate from the Yum Yum Tree parcel and has a separate owner.

Commissioner Gardner asked if there has been any activity with the former Bagger Dave's.

Mr. Skopek stated the property owner is trying to find the right fit for the space.

Commissioner Bohn asked about the old St. Joe's building.

Mr. Skopek stated staff had met with the property owner to discuss redevelopment ideas, but they have not heard anything since.

10. Commissioners Report

None

11. Call to the Public

The Call to the Public was made at 7:49 p.m. with no response.

12. Adjournment

**Moved** by Commissioner Bohn, supported by Commissioner Gardner, to adjourn the meeting at 7:49 p.m. **The motion carried 5-0-4.**

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*William Bryan, Secretary*

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*Wendy Ayala, Recording Secretary*