

**City of Brighton
Planning Commission
Special Meeting
Minutes
April 30, 2018**

1. Call to Order/Roll Call

Chairman Smith called the meeting to order at 6:30 p.m.

The following Commissioners were present:

William Bryan	David McLane
David Petrak	Steve Monet
Susan Gardner	Rob Pawlowski
Matt Smith	Jim Bohn

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

Also present was Nate Geinzer, City Manager; Brandon Skopek, Assistant to the City Manager/DDA Coordinator; Michael Caruso, Senior Community Development Associate; Brad Maynes, City Attorney, and an audience of 0.

2. Approval of the April 30, 2018 Special Meeting Agenda

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

3. Call to the Public

The call to the public was made at 6:32 p.m. with no response.

4. Ordinance Recommendations from Comprehensive Master Plan Update - Giffels Webster

Mr. Skopek gave a brief introduction of the proposed high-density residential zoning district.

Rod Arroyo, Giffels-Webster, presented the proposed R-5 district stating it consisted of two sub areas: Uptown North and Uptown South. He stated the proposed district was intended to blend in with the surrounding character and discussed reduced setbacks and housing types that would be allowed in this district.

Commissioner Bohn suggested including the west side of Second Street so that homes on both sides would complement each other.

Commissioner Petrak discussed the existing homes and redevelopment potential of the proposed area.

Commissioner Bryan suggested adding adjacent parcels to the R-5 district.

Commissioner Gardner discussed Second Street becoming a major artery due to the development in the area and was also in favor of extending the district.

Mr. Skopek stated there was a general consensus from the Commission to extend the district.

Commissioner Monet asked whether increased density increased property values. He also commented on residents who would be opposed to this new zoning. Mr. Monet was also in favor of extending the district.

Commissioner Gardner mentioned existing multiplexes in the city that resemble single-family homes.

Chairman Smith commented on the increased density causing an increase in traffic.

Commissioner Bryan discussed keeping single-family homes as a permitted use in this district.

Mr. Arroyo discussed incorporating standards for exterior building materials for front facades.

Commissioner Monet suggested adopting the building materials in the downtown district.

Mr. Skopek asked the Commission whether they would want to have standards for façade materials for properties with frontage to the Mill Pond.

Commissioner Petrak asked about the required setback from waterways.

Mr. Arroyo discussed flexibility for setbacks with added pedestrian access.

Commissioner Monet stated he would prefer a 25-foot setback from the shoreline.

Mr. Skopek stated a final review of the proposed R-5 district would be scheduled for May 21 before the public hearing in June.

Commissioner Monet requested an estimate of the maximum number of units allowed for the R-5 district.

5. Comprehensive Master Plan Update—Giffels Webster

Jill Bahm, Giffels Webster, discussed the Parks and Recreation Plan.

Mr. Arroyo discussed the Downtown Plan, including building design, building placement, and setbacks. He presented proposed passageways and other public spaces as well as increased building heights downtown. Mr. Arroyo suggested renaming some of the streets downtown.

Commissioner Monet suggested expanding the downtown district down Grand River Avenue. He also discussed the challenge of maintaining a viable business on the corner of Main Street.

Commissioner Bryan asked how parking would be provided when adding more buildings to the downtown.

Commissioner Petrak stated Brighton had a vibrant downtown and adding 4 and 5-story buildings would change the character of the town. He stated he would not like Brighton if it were turned into an urban area.

Commissioner Monet asked about increasing the west end of Main Street to three stories.

Chairman Smith discussed increasing density to prevent the City from becoming stagnant.

Commissioner Bohn discussed redeveloping the area around Pierce Street.

Commissioner Pawlowski suggested keeping the four corners of Grand River and Main Street as 4 stories and reducing other areas to three stories.

Commissioner Bohn stated there was a risk of losing the small town feel by having 4 and 5-story buildings.

Mr. Arroyo presented the Complete Streets Plan.

Commissioner Monet stated the plan included unnecessary information on obesity and autonomous vehicles.

Ms. Bahm discussed the Future Land Use Map, action strategies and implementation plan, and next steps for the master plan.

Mr. Geinzer discussed the investment put into creating this plan and stated staff will oversee and

implement it.

6. Call to the Public

The call to the public was made at 8:31 p.m. with no response.

7. Adjournment

Moved by Commissioner Bryan, supported by Commissioner Gardner, to adjourn the meeting at 8:32 p.m. **The motion carried 8-0-1.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary