

**City of Brighton
Planning Commission
Meeting Minutes
May 21, 2018**

1. Call to Order/Roll Call

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

The following Commissioners were present:

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

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

Also present was Brandon Skopek, Assistant to the City Manager/DDA Coordinator, Michael Caruso, Senior Community Development Associate, Tara Brown, City Clerk, and an audience of 8.

2. Approval of the March 19, 2018 Regular Meeting Minutes

Motion by Commissioner Bohn, supported by Commissioner Pawlowski, to approve the March 19, 2018 Regular Meeting Minutes. **The motion carried 6-2-1.**

3. Approval of the April 30, 2018 Special Meeting Minutes

Motion by Commissioner Bohn, supported by Commissioner Gardner, to approve the April 30, 2018 Special Meeting Minutes. **The motion carried 8-0-1.**

4. Approval of the May 21, 2018 Agenda

Motion by Commissioner Bohn, supported by Commissioner Petrak, to approve the May 21, 2018 Agenda as presented. **The motion carried 8-0-1.**

5. Call to the Public

The call to the public was made at 7:03 p.m. with no response.

6. Public Hearing and Possible Action on Special Land Use Application, SLU 18-06 – 142 Brighton Lake Rd. – Change of use from single family residential to commercial business office use.

Senior Community Development Associate Caruso gave a brief overview of the stated request with a power point presentation noting that the intention is to bring back the historic qualities of the 1800s to the building.

Mr. Daniel Olginski stated the intention was to utilize this building as a mixed-use office and to restore the home to its historic look, something for which he is passionate. This building will be will be open to low-impact business offices, as well as offices for Mr. Olginski's businesses.

Commissioner Schutz arrived at 7:12 p.m.

Chairman Smith opened the public hearing at 7:17 p.m.

Susan Bakhaus expressed concern with parking and potential safety issues with the neighboring church and businesses because the owner of 142 Brighton Lake Road is intending to store his classic cars in the carriage house and host large-scale fundraisers.

Todd Buckley stated that he knows Dan and Anna well and they always do things the right way. Mr. Buckley commented that Dan will create something good for the community.

James Eaton stated that he has known the Olginski's for over ten years and they are great people. Mr. Eaton's family attend the church that neighbors 142 Brighton Lake Road and there has been an agreement with the church and the neighboring optometrist for overflow parking.

Chairman Smith closed the public hearing at 7:28 p.m.

The Commission spoke about the proposed land use application and its merits for the community. It was mentioned that this proposed plan is architecturally significant and fits the intended use for this structure well. The Commission believes that this investment and preservation would make the previous owners happy. It was asked if there is potential to develop the grounds for walkability to downtown of for paths towards the rear of the property. Mr. Olginski stated that his intent is to create landscaping paths to continue the tranquil tone he is creating with the art space.

Motion by Commission Bryan, supported by Commissioner Gardner to approve the Special Land Use Application, SLU 18-06 – 142 Brighton Lake Rd to Change of Use from Single Family Residential to Commercial Business Office Use. **The motion carried unanimously.**

8. Proposed Downtown Residential Zoning District – Giffels Webster

Senior Community Development Associate Caruso gave a brief overview of the recommended options by Giffels Webster with a power point presentation. Representatives from Giffels Webster were present to address any concerns.

The Commissioners agreed that these options provided a good framework for multiple family district. The proposed plan expands the uptown south area and alternative scenarios for multiple family residences that we do not currently have.

The Commissioners agreed that Downtown Residential Zoning map labeled alternative 2 is the direction that they would like to pursue. Chairman Smith asked Senior Community Development Associate Caruso to proceed with planning as requested.

Motion by Commissioner Garner, supported by Commissioner Bryan, to set a Public Hearing for the R5 Proposed Downtown Residential Zoning District to be scheduled for June 18, 2018. **The motion carried unanimously.**

9. Staff Updates

Brandon Skopek, Assistant to the City Manager/DDA Coordinator, stated that the DDA met last week and spoke about maintenance plans, specifically noting tridge repair and brick power washing. Mr. Skopek also noted that the mortgage with PowerPlay will be closed soon for the Second Street flats. The Millpond Band Shell is two weeks behind schedule; the construction company is also repairing fencing by the Old Village Cemetery.

Mr. Caruso indicated that the site plan for Single Barrel Social and 142 Brighton Lake Road pre application site plan review will occur on June 18, 2018. Also the same group who submitted plans for Lindbom in 2015 will be resubmitting similar plans for review.

10. Commissioner Report

Commissioner Bohn asked about the status of the Cheresko properties. Mr. Caruso stated that there are problems with water in the basement but Creative Design is up and running. Footing inspections are scheduled to begin for the other Cheresko properties.

Commissioner Pawlowski asked if there was an update on Beverly Rae. Mr. Caruso indicated that any talks have been put off until July.

Commissioner Gardner asked if there was any updates for the property formerly known as Wilderrest. Mr. Caruso stated that there has been some work done inside but the progression was slow.

11. Call to the Public

The call to the public was made at 8:07 p.m. with no response.

12. Adjournment

Motion by Commissioner Pawlowski, supported by Commissioner Gardner, to adjourn the meeting at 8:07 p.m. **The motion carried unanimously.**

William Bryan, Secretary

Tara Brown, City Clerk