

City of Brighton
Planning Commission
October 21, 2019

1. Call to Order/Roll Call

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

The following Commissioners were present:

Steve Monet Rob Pawlowski

James Bohn Dave Petrak

Ken Schmenk Mike Schutz

Susan Gardner

Moved by, supported by, to excuse Commissioners Smith and Bryan. The motion carried 7-0.

Also present were Michael Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development; Jill Bahm, Giffels Webster, and an audience of six.

2. Approval of the September 23, 2019 Meeting Minutes

Moved by Monet, supported by Bohn, to approve the September 23, 2019 minutes as presented. The motion carried 7-0.

3. Approval of the October 21, 2019 Agenda

Commissioner Monet requested the agenda be amended by moving item 7, to agenda item 4(a).

Moved by Gardner, supported by Bohn, to approve the agenda as amended. The motion carried 7-0.

4. Call to the Public

Vice-Chairman Petrak opened the call to the public at 7:02 p.m.

There were no public comments

Vice-Chairman Petrak closed the call to the public at 7:02 p.m.

NEW BUSINESS

4(a). Site Plan 19-15, Consider Approval of Change of Use, 126 E Grand River, Blank Slate Creamery.

Community Development Manager Caruso introduced Janice Sigler, the applicant, and gave a brief overview of the proposed change of use from retail to an ice cream shop.

Commissioner Pawlowski asked the property owner how waste removal be accomplished.

Ms. Sigler stated there is an agreement in place with the owner of Champs Tavern for a shared use of the dumpster at his property.

Commissioner Bohn asked if the business would only serve ice cream, or would there be food as well.

Ms. Sigler stated it would only be serving ice cream.

Commissioner Gardner commented on the outdoor seating in the alley adjacent to the building, and asked if outdoor seating would be provided on the front sidewalk.

Ms. Sigler stated she would research the City's ordinance regarding sidewalk seating, and stated it is definitely an option they are exploring.

Commissioner Gardner also asked if it would be similar to the Ann Arbor location.

Ms. Sigler stated yes it would be the same type as Ann Arbor.

Commissioner Schmenk asked if the alley had vehicle traffic allowed.

Ms. Sigler stated vehicles could not use the alley.

Commissioner Petrak asked if the alley was public or private.

Mr. Caruso stated it was a private alley.

Commissioner Bohn asked what the tentative opening date is.

Ms. Sigler stated in March of 2020.

Commissioner Gardner asked if the shop would be opened year-round.

Ms. Sigler stated they plan to be opened from March through December.

Moved by Monet, supported by Pawlowski, to approve site plan 19-15 as presented. The motion carried 7-0.

PUBLIC HEARING

5. DBD Ordinance Amendment - Consider Recommendation of Approval

Mr. Caruso stated this is for the revisions to the DBD ordinance, which have been reviewed at previous meetings by the Commission. He recommended opening the public hearing and staff would be available to answer questions once the hearing was closed.

Vice-Chairman Petrak opened the public hearing at 7:12 pm.

Susan Bakhaus stated she has reviewed the ordinance, and is one-hundred percent against the revisions. She commented on the allowable height in the revision for buildings is too much for the downtown.

Carol Rossi asked if an overview of the ordinance could be presented.

Vice-Chairman Petrak stated if there is no more public comment, he would close the public hearing. Public Hearing was closed at 7:14 pm

Jill Bahm, Giffels Webster, stated she would provide an overview of the ordinance if the Vice-Chair wanted to reopen the public hearing.

Vice-Chairman Petrak re-opened the public hearing at 7:15 pm.

Ms. Bahm did a review of the revisions to the DBD ordinance.

Susan Bakhaus stated the Vice-Chair is in violation for re-opening the public hearing.

Seeing and hearing no other public comment, Vice-Chair Petrak closed the public hearing at 7:20 pm.

Commissioner Bohn stated the regulating plan within the revision is incorrect, as it shows North St and Hyne St having a two to three story height. He stated it was reviewed as a three to four story limitation.

Moved by Pawlowski, supported by Schutz, to approve the DBD ordinance revision with the condition that the regulating map is corrected to show three to four story height limitation as described. The motion carried 7-0.

OLD BUSINESS

6. None

OTHER BUSINESS

7. Staff Updates

Mr. Caruso asked the Commission if scheduling two meetings a month for the next year was something they would want to consider. The Commission stated they would like to keep the schedule for next year.

Ms. Bahm informed the Commission that October is National Community Planning Month.

8. Commissioner's Report

Commissioner Monet asked for an update to the road construction on Rickett, and also inquired about the new home being constructed at Adams St. and Brighton Lake Rd. He stated the driveway appears to close to the neighboring property.

Mr. Caruso stated the road construction is on schedule, but he did not know the completion date.

Commissioner Monet stated the DBD district boundary should be reviewed for possible updating.

9. Call to Public

Vice-Chairman Petrak opened the call to the public at 7:39 p.m.

Jeff Stone, 422 N. Fifth St. commented on if the City can do a land swap for the Lindholm School site.

Vice-Chairman Petrak closed the Call to the Public at 7:41 p.m.

10. Adjournment

Moved by Monet, supported by Schutz, to adjourn the meeting. The motion carried 7-0. Meeting was adjourned at 7:42 p.m.

David Petrak, Vice-Chair

Kelly Haataja, Recording Secretary