

**City of Brighton  
Planning Commission  
Regular Meeting Minutes  
November 18, 2019**

The Board for the Planning Commission held a regular meeting on Monday, November 18, 2019 at City Hall, located at 200 N. First Street, Brighton, MI.

**1. Call to Order/Roll Call**

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

**Commissioners present:** Matt Smith, James Bohn, Ken Schmenk, Susan Gardner, Rob Pawlowski, Dave Petrak, Mike Schutz, William Bryan

**Members Absent:** Steve Monet

**Also present:** Michael Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development; Kari Jozwik, Tetrattech, and an audience of six.

**Moved** by Gardner, supported by Bryan, to excuse Commissioner Monet. ***The motion carried unanimously.***

**2. Approval of the October 21, 2019 Meeting Minutes**

Mr. Caruso noted an amendment is needed in the approval for listing Commissioner Bryan as in attendance, which he was absent.

**Moved** by Petrak, supported by Schutz, to approve the October 21, 2019 minutes as amended. ***The motion carried unanimously.***

**3. Approval of the November 18, 2019 Agenda**

**Moved** by Pawlowski, supported by Bryan, to approve the November 18, 2019 Meeting Agenda. ***The motion carried unanimously.***

**4. Call to the Public**

Chairman Smith opened the call to the public at 7:02 p.m. Hearing and seeing no comments, Chairman Smith closed the call to the public at 7:02 p.m.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **6. Consider One-Year Extension Request from DTN Management for Approved Site Plan 18-14, Vista at Uptown Apartments**

John Woods, DTN Management, gave a presentation on the status of the Vista at Uptown project and requested a one-year extension of the approved site plan. He also informed the Commission of potential alterations to the plan that would require an amendment, and would be submitted for approval at a future meeting.

Commissioner Pawlowski asked if the unit sizes would change with an amendment.

Mr. Woods stated the unit count increased by one and now has two-hundred apartment units, with the unit sizes remaining as approved.

Commissioner Gardner asked if the sidewalk on Second Street was removed.

Mr. Woods stated the sidewalk has not been removed and the images shown are just conceptual renderings.

**Moved** by Petrak, supported by Bryan, to approve a one-year extension of site plan 18-14, Vista at Uptown. **Motion carried unanimously.**

### **7. Site Plan 19-16, Schafer Development, Conceptual Plan Review for 504 N. Second St.**

Mr. Caruso gave a brief summary to the Commission of a conceptual review, noting City staff and consultants met with Schafer Development regarding the site and any potential issues for the development.

Spencer Schafer, Schafer Development, gave a presentation to the Commission for a conceptual plan for a twelve-unit townhome development at the northeast corner of Walnut and N. Second Street. Mr. Schafer presented examples of four different elevation ideas which included two buildings with required parking. He also expressed that feedback from the Commission regarding the rooftop decks would be beneficial.

Commissioner Pawlowski asked if the first floor would have living space.

Mr. Schafer stated this development more than likely would only have garage space on the first level. They are exploring the potential for a small entry room with the garage.

Commissioner Bryan stated he likes the idea of roof top decks for outdoor space and asked staff how many stories are allowed in the district.

Mr. Caruso stated the district allows for a maximum of three stories and some of the elevation plans proposed in the presentation would constitute a fourth story.

Commissioner Gardner stated the roof top deck is an attractive feature and believes the developer should design the building to include it, and be in compliance.

Chairman Smith agreed and stated the R-5 district zoning should be followed. He also stated he was not in favor of any variances for this district.

Commissioner Schmenk asked if the parking requirements could be met and how many bedrooms are in the units.

Mr. Schafer stated most units would be two or three bedroom units.

Mr. Caruso stated the parking requirements are met with the proposed plan.

Commissioner Gardner asked what would be the square footage per unit.

Mr. Schafer stated roughly twenty-five hundred square feet.

Commissioner Schmenk asked what would happen with the old home at the site.

Mr. Schafer stated the home would not be salvageable, and they did look into moving it, but it is not possible.

Commissioner Gardner asked what sale price would be on these units.

Mr. Schafer stated they would be similar in price as the Uptown on First development.

## **8. Zoning Ordinance Amendments – Review and Possible Setting of Public Hearing**

Mr. Caruso gave an overview of the ordinance review process and discussed the final draft text amendments presented to the Commission. He noted the proposed changes were discussed and recommended by the Commission, at the August 2019 regular meeting.

Commissioner Petrak commented on the definition for a kennel within the C-3 zoning district.

Mr. Caruso also discussed the proposed property rezoning's that would be in conjunction with the proposed text amendments.

Chairman Smith stated there would need to be two public hearings for the proposed amendments. One for the text amendments and another for the rezoning's.

**Moved** by Petrak, supported by Gardner, to set public hearings regarding the proposed text amendments and zoning map amendments at the Planning Commission meeting scheduled for December 16, 2019. **Motion carried unanimously.**

## OTHER BUSINESS

### 9. Staff Updates

Mr. Caruso stated the DBD ordinance amendment public hearing for City Council is scheduled for December 5, 2019. He mentioned Giffels Webster will be attending the Planning Commission meeting on December 16, 2019 to give an informational presentation regarding the new state recreational marijuana laws.

Kari Jozwik, Tetratex, reported that Rickett Rd. will be opening for the winter months and final work will continue in the spring season.

### 10. Commissioner's Report

Commissioner Gardner commented on the scheduling of meetings for the year 2020.

Commissioner' Gardner and Petrak commented on the Christmas light decorations for Main Street.

Commissioner Gardner commented on the Roadies Bar progress at 205 W. Main Street.

Mr. Caruso gave a brief progress report on the Roadies development.

### 9. Call to Public

Chairman Smith opened the call to the public at 8:10 p.m.

**Albert Wirth, 230 N. First Street**, requested the Commission review the R-5 Uptown South setback regulations, specifically the zero lot line side yard setback.

Chairman Smith closed the Call to the Public at 8:11 p.m.

### 10. Adjournment

***Moved*** by Petrak, supported by Bryan, to adjourn the meeting. ***The motion carried unanimously.*** Meeting was adjourned at 8:12 p.m.

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***William Bryan, Secretary***

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***Kelly Haataja, Recording Secretary***