

**City of Brighton
Planning Commission
Meeting Minutes
May 20, 2019**

1. Call to Order/Roll Call

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

The following Commissioners were present:

Susan Gardner	Rob Pawlowski
James Bohn	Steve Monet
Ken Schmenk	Matt Smith

Moved by Commissioner Monet, supported by Commissioner Bohn, to excuse Commissioners Bryan, Petrak, and Schutz. **The motion carried 6-0.**

Also present was Michael Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development; Kari Jozwik, Tetra Tech, and an audience of 19.

2. Approval of the May 6, 2019 Meeting Minutes

Moved by Commissioner Monet, supported by Commissioner Bohn, to approve the May 6, 2019 minutes as presented. **The motion carried 6-0.**

3. Approval of the May 20, 2019 Agenda

Commissioner Pawlowski stated Item 8 should be corrected to Site Plan #19-09.

Moved by Commissioner Gardner, supported by Commissioner Pawlowski, to approve the agenda as amended. **The motion carried 6-0.**

4. Call to the Public

Chairman Smith opened the call to the public at 7:01 p.m.

Susan Bakhaus, discussed a private meeting between Mr. Battaglia and Commissioner Bryan.

Al Wirth, asked for clarification on the side yard setbacks between townhouses and adjacent lots in the R-5 district.

Jim Noeker, discussed the extension request for Brighton Village at the Mill Pond.

Robert Stonik, discussed the extension request for Brighton Village at the Mill Pond.

The call to the public was closed at 7:08 p.m.

Public Hearing

5. None

Old Business

6. None

New Business

7. Site Plan #19-11—Preliminary PUD Extension—Brighton Village at the Mill Pond—1010 State St.

Mr. Caruso stated the preliminary PUD would expire in June and that the developer was requesting an extension to bring back a final site plan.

Commissioner Bohn asked if any activity has taken place on the site.

Mr. Caruso stated Mr. Battaglia was issued a light demo permit to do minor work inside the building. He stated the City has had one negotiation meeting with him and he is still in the engineering phase of the project.

Mr. Battaglia stated the engineering is now complete and that they are working on architectural plans. He stated they are proposing stepping back the second and third floors of the senior apartment building. He also stated he was in lease negotiations with vendors.

Commissioner Bohn asked when Mr. Battaglia planned to have the final site plan and PUD agreement ready.

Mr. Battaglia stated he would need three months to have everything ready.

Commissioner Bohn asked when construction was expected to start if the extension were approved.

Mr. Battaglia stated he would begin construction in early fall.

Commissioner Gardner stated she was not in favor of a phased development.

Commissioner Bohn stated having a phased project would be a problem for the residents in that neighborhood due to planned road repairs and utility upgrades.

Commissioner Monet stated this project has taken four years and he was not inclined to approve the extension.

Commissioner Smith stated he was skeptical that anything will happen quickly. He stated the property has sat vacant for years and that a six month extension would be a stretch.

Commissioner Bohn suggested a ninety-day extension with the requirement that the developer have a PUD agreement and final site plan by the deadline.

Commissioner Gardner stated she does not think the proposed development fits the area and stated this extension would be the final straw.

Commissioner Schmenk stated he supports a ninety-day extension but would vote against the project after that point.

Moved by Commissioner Bohn, supported by Commissioner Pawlowski, to grant a preliminary PUD extension for Brighton Village at the Mill Pond for ninety days starting at the expiration date of the current site plan with the expectation that there will be final site plan presented to the Planning Commission at the end of that ninety day period and that there will be a PUD agreement between the City and developer. **The motion carried 5-1 with a roll call vote.**

8. Consider approval of Site Plan #19-09—Uptown on First—304 N. First St.

Mr. Caruso stated an application was received by The Innovant Group for a proposed three-story, eight-unit attached townhome development. He stated the developer is asking for a waiver from the required amount of trees in the front of the property. He stated they are proposing to plant three trees along First Street and four in the rear of the property. He also stated the Planning Commission could grant a waiver to allow parking in the front yard in order to preserve the natural area along the Mill Pond. Mr. Caruso stated this site plan does not require City Council

approval since it is under ten units. He also clarified that this zoning district allows for zero setbacks on both sides.

Mike Noles, The Innovant Group, gave a presentation of the proposed project. He stated the building will be fire suppressed and that the existing four-inch water main will be replaced with an eight-inch main.

Commissioner Schmenk asked how many additional parking spaces are being proposed.

Mr. Noles stated fourteen additional spaces will be provided.

Commissioner Pawlowski asked if the proposed building height was allowed.

Mr. Caruso stated the building height meets the ordinance.

Mr. Noles stated the proposed building is two feet under the allowed maximum building height.

Commissioner Monet asked that areas for trash and recycling containers be considered in this development.

Commissioner Bohn asked what kind of building materials would be used.

Mr. Noles stated they would use hardy board.

Commissioner Pawlowski asked if First Street would become a one-way street.

Mr. Caruso stated the City is reviewing options for this development and is considering permanently removing the existing berm at Chestnut and First Street. He stated they are looking at maintaining it a two-way street with "No Thru Traffic" signage at Cedar Street. He also stated they would be making the intersection at Chestnut and First Street a three-way stop.

Commissioner Bohn asked how the proposed utility work would fit in with the City's utility projects.

Ms. Jozwik stated the developer will be putting the water main in the same location as the City planned. She stated they will also be upsizing the storm sewer pipes. She stated the curb location and streets widths for the development were also discussed and align with the City's future neighborhood improvements.

Commissioner Gardner asked about offering an elevator option.

Mr. Noles stated there is space for an elevator option.

Commissioner Gardner stated she supports having a three-way stop and asked when construction was expected to begin and end.

Mr. Noles stated they would be able to break ground at the end of August and anticipate less than a year to complete the project.

Commissioner Monet asked if dumpster locations could be a condition for approval.

Commissioner Gardner discussed her condo's arrangement with Waste Management for trash receptacles.

Moved by Commissioner Gardner, supported by Commissioner Monet, to approve Site Plan #19-09 with waivers for front yard parking and four trees in the rear yard. **The motion carried 6-0.**

Other Business

9. Staff Updates

Mr. Caruso stated the first Planning Commission meeting in June and possibly the second meeting would be canceled due to a lack of agenda items. He stated Giffels-Webster was working on the DBD Ordinance and would be back in July with a draft. He also stated he would like to have a discussion on rear parking requirements in the R-5 zoning district, particularly along the Mill Pond.

10. Commissioners Report

Commissioner Monet commented on overgrown weeds and grass around the city. Mr. Caruso stated the Code Enforcement Officer has sent out letters to property owners.

11. Call to the Public

The Call to the Public was made at 8:13 p.m.

John Johnson, discussed the proposal for Brighton Village at the Mill Pond.

Jim Noeker, discussed ongoing work at the Lindbom site and issues with landscaping and fire access for the proposed assisted living development.

Al Wirth, discussed the berm on First Street and zoning ordinance language regarding zero lot lines.

The call to the public was closed at 8:27 p.m.

Commissioner Gardner asked if the Planning Commission could deny a zero lot line development.

Mr. Caruso stated a zero lot line minimum is allowed. He also stated that the Michigan Department of Environmental Quality (MDEQ) would have to approve any work on the Lindbom site. He stated rooftop decks do not count as a story according to state codes and that the berm on First Street was still being discussed. He also stated the City has been inspecting the Lindbom building over the last three months.

12. Adjournment

Moved by Commissioner Monet, supported by Commissioner Pawlowski, to adjourn the meeting at 8:33 p.m. **The motion carried 6-0.**

Matt Smith, Chair

Wendy Ayala, Recording Secretary