

City of Brighton  
Planning Commission  
September 23, 2019

1. Call to Order/Roll Call

Chairman Smith 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                      Matt Smith

Bill Bryan

**Moved by Commissioner Petrak, supported by Commissioner Bohn, to excuse Commissioners Gardner and Schutz. The motion carried 7-0.**

Also present was Michael Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development; Jill Bahm, Giffels Webster, Kari Jozwik, Tetrattech, and an audience of 27.

2. Approval of the August 19, 2019 Meeting Minutes

**Moved by Commissioner Petrak, supported by Commissioner Pawlowski, to approve the August 20, 2019 minutes as presented. The motion carried 7-0.**

3. Approval of the September 23, 2019 Agenda

Community Development Manager Caruso requested the agenda be amended by moving agenda item 5, Old Business, to agenda item 8(a).

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

4. Call to the Public

Chairman Smith opened the call to the public at 7:02 p.m.

Jeff Stone, 422 N. Fifth St., asked the Commission for an update on the Lindbom school site and the proposed senior living facility.

Chairman Smith responded stating the preliminary PUD/site plan approval has expired and to his understanding the developer is no longer involved with the property. He also stated the Commission has no knowledge of any future development submittals associated with this property.

Chairman Smith closed the call to the public at 7:04 p.m.

## **NEW BUSINESS**

### 5. Bluffs at Spring Hill Preliminary PUD – update

Mr. Caruso briefly commented on the agenda item and introduced Mike Noles, Diffin-Umlor and Associates, engineer for the proposed development.

Mr. Noles gave a power point presentation to update the Commissioners on the status of the project and changes the Commission would observe when a final site plan is submitted. He stated the changes are needed to address issues found during the survey and topographical engineering phase of the parcel. Items explained in the presentation were changes to boundary lines, density per acre, open space, setbacks and buffer distance. He also noted the unit count has not changed. Mr. Noles concluded his presentation by requesting a 120-day extension to the preliminary PUD/site plan approval.

Commissioner Bryan asked since the south boundary has moved twenty feet to the north, who owns the property consisting of the extra twenty feet.

Mr. Noles responded the residents on Hillcrest own that portion of property.

Commissioner Petrak commented if a homeowner in the new development were to construct a deck of the rear of their house, it would not enter the buffer zone.

Mr. Noles stated that is correct. There are still setbacks that are required to be compliant with.

Commissioner Monet commented on the noise buffer from the freeway to the houses closest to it, and questioned the distance from the property to the freeway.

Mr. Noles stated it is 200 feet from the property to the center point of the freeway.

Commissioner Monet requested for noise level testing results with the final submittal.

Mr. Noles stated they would include this with their engineer package of the final site plan.

Commissioner Bohn questioned the grading in the buffer zone near the proposed retention pond area, and the amount of trees that will be removed.

Mr. Noles responded the topography of this area may require the removal of some of the trees but extensive new buffer landscaping would be installed, and the area to be disturbed is minimal, but needed.

Commissioner Schmenk requested clarification on the storm water management along the rear of the homes on Spring Mountain Drive.

Mr. Noles stated the storm water will not be diverted through those properties, and the storm water management work will possibly include cleanup of the Spring Hill retention pond.

6. Request for Extension of Preliminary PUD approval, Site Plan 18-11, Bluffs at Spring Hill.

Mr. Caruso stated Schafer Development is requesting an extension of 120 days to their preliminary PUD/site plan approval, extending the expiration date to February 17, 2020.

Chairman Smith asked staff if by approving the extension, the Commission would then be approving the proposed changes to the preliminary site plan, as described in the presentation by Mr. Noles.

Mr. Caruso stated the Commission would only be approving an extension to the submitted preliminary PUD/site plan, which does not include any of the changes discussed in the presentation.

**Moved by Commissioner Bohn, supported by Commissioner Monet, to approve a 120 day extension to site plan 18-11, the Bluffs at Spring Hill. The motion carried 7-0.**

7. Consider Approval of Site Plan 19-12, Sidecar Slider Bar – 120 W. Main St.

Mr. Caruso gave an explanation of the proposed project, and introduced Dave Richardson, Lindhout & Associates, the architect for the proposed project.

Mr. Richardson described the proposed project and the effort to help develop the St. Paul Street corridor, and vitalize the rear of the Main Street properties.

Commissioner Schmenk asked about the storm water management for the rear of the property.

Ms. Jozwik, Tetrattech, gave a report of how the storm water would be managed, including the rain garden behind the property, and how it approves the site. She also mentioned the sidewalk to be installed from St. Paul Street which increases pedestrian use to the corridor.

Commissioner Bohn commented on the roof top deck and the addition to the building.

Commissioner Monet commented on the interior of the 2<sup>nd</sup> story, and asked if the dumpster enclosure location was conceptual.

Mr. Richardson stated that is the proposed location for the dumpster and is not conceptual.

**Moved by Commissioner Petrak, supported by Commissioner Pawlowski, to approve site plan 19-12, Sidecar Slider Bar, with the condition that all consultant's requests are satisfied. The motion carried 7-0.**

7(a) DBD Ordinance Revision Update – Draft Review

Jill Bahm, Giffels Webster, gave a presentation of the revisions and changes made to the draft of the DBD ordinance. The Commission had discussions with Ms. Bahm regarding the revisions and had concerns that once the amendment is adopted, the city may lose the ability to deny an unfavorable project. It was discussed that the ordinance is consistent with the Comprehensive Master Plan and the document will give the Commissioners flexibility when determining to approve a project. The Commission agreed to progress to the next step and hold a public hearing on the ordinance amendment.

8. Staff Updates.

Ms. Jozwik gave a progress report for the current Rickett Road construction project.

Mr. Caruso advised the Commission the demo permit has been issued for the Uptown on First development, and the house should be removed within the next couple weeks.

9. Commissioner's Report

No Report

10. Call to Public

Chairman Smith opened the call to the public at 8:38 p.m.

Robert Stonik, 405 N. Fifth St. commented on the problems at Lindbom site and thanked

Commissioner Monet for voting against the last extension approved by the Commission.

Maddalena Fanelli, 4589 Spring Mountain commented on the potential of underground parking when discussing the City's parking problems. She also angrily expressed her concerns regarding the Bluffs of Spring Hill development, and requested the Commission to not approve the project.

Susan Bakhaus, 907 Brighton Lake Rd, commented on the City and the DDA's plan to develop the North Street corridor from Hyne St. to West St, and that the Planning Commission is trying to expedite the DBD ordinance amendment to meet the needs of this plan.

Nancy Durance, 4616 Spring Mountain, commented on the Bluffs of Spring Hill and the concerns regarding traffic on Flint Rd. and Spring Mountain. She also commented on concerns of

construction equipment parking during the construction phase, and the grading issues involved with the site.

Jeff Stone, 455 N. Fifth, commented that in regards to any developments the City may wish to proceed along North St., the site is not buildable due to poor soil conditions.

Chairman Smith closed the Call to the Public at 8:54 p.m.

11. Adjournment

**Moved by Commissioner Petrak, supported by Commissioner Bohn, to adjourn the meeting. The motion carried 7-0. Meeting was adjourned at 8:54 p.m.**

---

*William Bryan, Secretary*

---

*Kelly Haataja, Recording Secretary*