

**City of Brighton  
Planning Commission  
Meeting Minutes  
February 11, 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:

Susan Gardner	William Bryan
David Petrak	James Bohn
Ken Schmenk	

**Moved** by Commissioner Bryan, supported by Commissioner Gardner, to excuse Commissioners Smith, Schutz, Monet, and Pawlowski. **The motion carried 5-0.**

Also present was Michael Caruso, Community Development Manager; Kari Jozwik, Tetra Tech; and an audience of 4.

2. Approval of the December 17, 2018 Meeting Minutes

**Moved** by Commissioner Bohn, supported by Commissioner Bryan, to approve the December 17, 2018 minutes as presented. **The motion carried 5-0.**

3. Approval of the February 11, 2019 Agenda

**Moved** by Commissioner Gardner, supported by Commissioner Bohn, to approve the agenda as presented. **The motion carried 5-0.**

4. Call to the Public

The call to the public was made at 7:02 p.m.

Hearing and seeing none, the call to the public was closed.

**Old Business**

## **New Business**

5. Site Plan #19-01—East Street/North Street—Tuscany Development—Conceptual Site Plan

Mr. Caruso stated the developer was proposing a four-to-five story apartment building at the corner of East and North Street.

Leo Gonzalez, Tuscany Development, presented his conceptual plan. He gave a history of the company and its focus on residential development and urban infill projects. He discussed the current market demand for this kind of development. Mr. Gonzalez described the proposed parking deck and topography of the land. He stated the development would include 57 units and 102 parking spaces, and would total 75,000 square feet.

Commissioner Gardner stated she liked the idea of using the topography for the proposed parking deck. She discussed the charm of the downtown but stated she recognized the necessity for this type of development.

Mr. Caruso stated the City is currently looking at the DBD ordinance for revisions to the zoning language. He stated the current ordinance is outdated for the current economy and times. He stated they would be looking at reducing parking requirements and square footage specifically.

Commissioner Bohn stated the development would have to blend in with the surrounding buildings. He discussed the neighbors on East Street and stated their view will be taken away. He stated the development needs to be aesthetically pleasing. He also asked what the projected price point would be per unit.

Mr. Gonzalez stated the rent would be between \$1,300 and \$2,000.

Commissioner Bryan stated self parking was important and commented on the aesthetic of the building. He asked if that property was located in the DDA capture area.

Mr. Caruso stated the DDA capture was 50 percent in that district.

Commissioner Schmenk stated he thought the cost per unit would attract young professionals.

Commissioner Bohn asked what the projected cost would be for this project.

Mr. Gonzalez stated the cost would be between \$12 million and \$13 million.

Commissioner Gardner asked where the proposed driveway locations would be.

Mr. Gonzalez stated the entrance and exit would be on North Street.

Commissioner Petrak asked what the current building height limit was in the DBD. He suggested having the building step back on the fourth and fifth stories.

Mr. Caruso stated the height limit is 40 feet, but can be increased to 50 feet with exceptions. He stated this proposed development would have to be a PUD.

Commissioner Bohn asked if parking could be limited to one car per occupant and asked where the mechanical equipment would be located.

Mr. Gonzalez stated each unit will have its own heating and cooling. He stated his company was pleased with the location and community and that he appreciated the comments from the Commission.

Commissioner Gardner asked Mr. Gonzalez what he planned moving forward for this development.

Mr. Gonzalez stated he will try to make the site work and will come back with more concrete plans.

Mr. Caruso stated the PUD ordinance allows the developer to vary from the zoning ordinance and would be the best avenue for this development.

Commissioner Petrak read the comments submitted by Commissioner Smith, who stated parking was a concern and commented on the look of the building.

## 6. Zoning Ordinance Amendments Review

Mr. Caruso discussed the proposed amendments and stated they would have to be approved after a public hearing. He stated the accessory structure ordinance would include a five-foot setback for the rear yard and temporary use permit renewals would not require a public hearing. He stated the transitional and overflow lots were left out of the ordinance and just needed to be put back in.

Commissioner Bohn stated transitional lots would have to be enforced if there were no significant attempts to develop the property.

Mr. Caruso stated he would discuss the transitional parking ordinance with the City Manager. He also discussed the Lindbom site negotiations. He stated staff is working on a vacant structure ordinance. He also stated the public hearing for the proposed ordinance amendments would be in March.

### **Other Business**

#### 7. Staff Updates

Mr. Caruso stated the position for an Executive Assistant in the Community Development department had been filled by Kelly Haataja.

#### 8. Commissioners Report

None

#### 9. Call to the Public

The Call to the Public was made at 8:27 p.m.

Hearing and seeing none, the call to the public was closed.

#### 10. Adjournment

**Moved** by Commissioner Bohn, supported by Commissioner Bryan, to adjourn the meeting at 8:28 p.m. **The motion carried 5-0.**

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*William Bryan, Secretary*

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*Wendy Ayala, Recording Secretary*