

**City of Brighton
Planning Commission
Meeting Minutes
February 25, 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
Steve Monet	James Bohn
Ken Schmenk	Michael Schutz
Matt Smith	

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

Also present was Nate Geinzer, City Manager; Michael Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development; Kari Jozwik, Tetra Tech; Jill Bahm, Giffels-Webster, and an audience of 16.

2. Approval of the February 11, 2019 Meeting Minutes

Moved by Commissioner Monet, supported by Commissioner Bohn, to approve the February 11, 2019 minutes as presented. **The motion carried 7-0.**

3. Approval of the February 25, 2019 Agenda

Moved by Commissioner Gardner, supported by Commissioner Pawlowski, to approve the agenda as presented. **The motion carried 7-0.**

4. Call to the Public

The call to the public was made at 7:01 p.m.

Susan Backhaus, spoke about the lighting issue at Fifth Street which was brought up at a City Council meeting.

Bill Fear, spoke about the Flint Street Preliminary Planned Unit Development (PUD).

Chairman Smith closed the call to the public at 7:06 p.m.

Public Hearing

5. Public Hearing on Preliminary Planned Unit Development (PUD)—Site Plan #19-02—East Street/Flint Street—Brighton Square—Robertson Brothers

Chairman Smith opened the public hearing on this item at 7:07 p.m.

Greg Howard, asked about predicted home values in that neighborhood and if Temple Street would be included in the site plan. He asked what the setbacks would be between the site and Temple Street.

Chairman Smith closed the public hearing at 7:08 p.m.

6. Public Hearing on Zoning Ordinance Amendments

Chairman Smith opened the public hearing on this item at 7:08 p.m.

Hearing and seeing none, the public hearing was closed at 7:08 p.m.

Mr. Caruso discussed the proposed amendments.

Moved by Commissioner Monet, supported by Commissioner Gardner, to recommend approval of the zoning ordinance amendments to City Council as submitted by staff. **The motion carried 7-0.**

Old Business

7. None

New Business

8. Site Plan #19-02—East Street/Flint Street—Brighton Square—Robertson Brothers

Mr. Caruso discussed the proposed development. He stated the site plan does not include Temple Street in it.

Tim Loughrin, Robertson Brothers Homes, gave a summary of the project and discussed the PUD requirements.

Commissioner Schutz asked what the proposed price point would be.

Mr. Loughrin stated the price would start in the low to mid 200's.

Commissioner Schmenk asked about screening on the southern portion of the site.

Mr. Loughrin stated the proposed evergreens would be about 8 feet tall when planted and would not completely screen the development.

Commissioner Pawlowski asked about the letter from Livingston Engineering regarding the utility closets.

Mr. Loughrin stated the end units will have a utility closet and that there would be one water meter per building.

Commissioner Monet asked what building materials would be used.

Mr. Loughrin stated there would be brick on the first and second floor, with a mix of vinyl horizontal and shake siding.

Commissioner Schutz asked what the proposed construction schedule was.

Mr. Loughrin stated they plan to start construction in 2019, selling about two units per month, and complete the project in three years.

Commissioner Gardner asked if any trees would be saved.

Mr. Loughrin stated the site would be mass graded and some trees would be replanted.

Chairman Smith stated the proposed driveway across from Ore Creek Apartments should be modified to prevent turning conflicts onto Flint Street.

Mr. Caruso stated that if the site plan received preliminary approval, the applicant would have six months to submit a final site plan after negotiations with the City. He stated the final site plan would come back in front of the Planning Commission for recommendation of approval to City Council. Mr. Caruso stated there would be a public hearing for the final site plan review at both the Planning Commission and City Council meetings.

Commissioner Monet asked if the Homeowner's Association (HOA) agreement could be included in the PUD contract.

Moved by Commissioner Gardner, supported by Commissioner Monet, to approve Preliminary Site plan #19-02—East Street/Flint Street—Brighton Square—Robertson Brothers. **The motion carried 7-0.**

9. CIP Review

Jill Bahm, Giffels-Webster, gave a presentation of the Capital Improvements Plan (CIP). She stated a public hearing would have to be scheduled for approval of the CIP.

Commissioner Bohn stated the downtown lighting should be funded by the DDA rather than the Streets Fund. He stated the new tax revenue from approved development projects should be put into a CIP fund.

Commissioner Monet discussed projects that have been on the CIP for years and the lack of funding.

Commissioner Schmenk discussed the cost savings of switching to cloud based IT servers.

Mr. Geinzer stated the City was looking at making BS&A cloud based.

Moved by Commissioner Monet, supported by Commissioner Pawlowski, to set a public hearing for March 18, 2019. **The motion carried 7-0.**

Other Business

10. Staff Updates

Mr. Caruso stated there would be an amended site plan for the assisted living project on Rickett Road due to a parking lot grade issue. He stated that by the advice of the attorney, a temporary certificate of occupancy will not be issued. Mr. Caruso also discussed the Roadies project. He stated he had met with the contractor and they plan to finish the project by June. He also stated

the Cheresko development was moving forward.

11. Commissioners Report

Commissioner Monet discussed the Livingston Essential Transportation Services (LETS) Conference.

Commissioner Schutz stated the intersection at Walnut Street and Second Street had some deep potholes.

Mr. Geinzer stated Second Street is being graded once or twice a week and is hard to maintain with the weather.

12. Call to the Public

The Call to the Public was made at 8:19 p.m.

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

13. Adjournment

Moved by Commissioner Bohn, supported by Commissioner Pawlowski, to adjourn the meeting at 8:20 p.m. **The motion carried 7-0.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary