

**City of Brighton
Planning Commission
Meeting Minutes
March 18, 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
David Petrak	James Bohn
Ken Schmenk	William Bryan
Matt Smith	

Moved by Commissioner Bryan, supported by Commissioner Petrak, to excuse Commissioners Monet 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; Matt Wojciechowski, Giffels-Webster, and an audience of 3.

2. Approval of the February 25, 2019 Meeting Minutes

Moved by Commissioner Gardner, supported by Commissioner Bohn, to approve the February 25, 2019 minutes as presented. **The motion carried 5-0-2 with Commissioners Petrak and Bryan abstaining.**

3. Approval of the March 18, 2019 Agenda

Moved by Commissioner Petrak, 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 7:02 p.m.

Hearing and seeing none, the call to the public was closed at 7:02 p.m.

Public Hearing

5. Public Hearing on Capital Improvements Plan (CIP)

Chairman Smith opened the public hearing on this item at 7:03 p.m.

Bill Albert, asked if the tax revenue from proposed developments was factored into the CIP.

Chairman Smith closed the public hearing at 7:05 p.m.

Mr. Caruso discussed the CIP and how projects would be funded. He stated the budget process will say how projects are funded.

Commissioner Pawlowski asked how property tax revenue is allocated.

Mr. Caruso stated property taxes can fall under DDA capture, the general fund, or Utilities fund, depending on the district.

Moved by Commissioner Petrak, supported by Commissioner Pawlowski, to approve the 2019-2025 City of Brighton Capital Improvements Plan. **The motion carried 7-0.**

Old Business

6. None

New Business

7. Site Plan #18-11—Preliminary PUD Extension—The Bluffs at Spring Hill—Flint Rd.

Mr. Caruso stated Schafer Development had received preliminary PUD approval and was in negotiations with the City, but was requesting a six month extension since it was taking longer to finalize the contract.

Moved by Commissioner Petrak, supported by Commissioner Gardner, to approve a six-month extension for site plan #18-11—Preliminary PUD—The Bluffs at Spring Hill—Flint Rd. **The motion**

carried 7-0.

8. DBD Zoning Ordinance Discussion

Jill Bahm, Giffels-Webster, discussed the City's Downtown Plan, and stated some areas to look at are changing the maximum height of buildings, incorporating form based codes, and updating permitted uses and design standards in the DBD zoning ordinance.

Commissioner Petrak suggested having a minimum average size of units. He also discussed the current feel of the downtown and the reason people move to Brighton.

Commissioner Bohn suggested having a minimum percentage of units of a certain size instead of having an average size of units.

Commissioner Petrak discussed affordable housing issues in communities.

Commissioner Bohn suggested facilitating redevelopment in the area south of Main and east of Grand River by increasing the building heights in that area.

Commissioner Pawlowski discussed name changes to streets and obtaining suggestions from the community.

Commissioner Bryan stated the city should consider its tax base when looking at redevelopment.

Other Business

9. Staff Updates

Mr. Caruso asked that the Commission send him comments and suggestions regarding the DBD ordinance. He discussed the assisted living on Rickett Road and stated they received administrative approval to relocate two parking spaces and fix the grading issue on their site. He stated they received a temporary Certificate of Occupancy that will expire in June and they will be having a grand opening in March. Mr. Caruso stated Robertson Brothers will try to have the Brighton Square PUD final site plan in front of the Commission by May. He also stated Towne Place Suites will be on next month's agenda for a site plan extension.

10. Commissioners Report

None

11. Call to the Public

The Call to the Public was made at 8:05 p.m.

Susan Bakhaus, discussed the street names that were on the city's original plat maps. She also discussed the Lindbom property, the walkability of downtown, and the city's pocket parks. Ms. Bakhaus discussed low income housing, the city's financial statement, and the Board of Review meeting she attended.

Bill Albert, discussed Second Street Flats and other residential developments. He stated proposed developments should fit the community.

The call to the public was closed at 8:12 p.m.

12. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Bohn, to adjourn the meeting at 8:12 p.m. **The motion carried 7-0.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary