

**City of Brighton
Planning Commission
Meeting Minutes
April 15, 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	Steve Monet
Michael Schutz	

Also present was Michael Caruso, Community Development Manager; Kari Jozwic, Tetra Tech, and an audience of 8.

2. Approval of the March 18, 2019 Meeting Minutes

Moved by Commissioner Bohn, supported by Commissioner Bryan, to approve the March 18, 2019 minutes as presented. **The motion carried 9-0.**

3. Approval of the April 15, 2019 Agenda

Moved by Commissioner Gardner, supported by Commissioner Monet, to approve the agenda as presented. **The motion carried 9-0.**

4. Call to the Public

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

Susan Bakhaus discussed street names that were on the city's original plat maps and language from the City's 2005 Master Plan. She also discussed the millage proposal on the May 7 ballot.

The call to the public was closed at 7:05 p.m.

Public Hearing

5. Public Hearing on PUD Rezoning—#19-08—Brighton Square

Mr. Caruso discussed the proposed development and approval timeline. He stated the Planning Commission would have to approve the PUD contract before it goes to City Council.

Chairman Smith opened the public hearing for the PUD Rezoning—#19-08—Brighton Square at 7:08 p.m.

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

Old Business

6. None

New Business

7. Site Plan Extension #19-07—Towne Place Suites

Mr. Caruso stated the Planning Commission approved the site plan for Towne Place Suites in April 2018. He stated the site plan would become void after one year and that the applicant was requesting an extension.

Commissioner Petrak asked if the driveway locations had changed.

Andy Andre, Stellar Development, discussed the driveway locations and stated they remained unchanged since the original site plan approval.

Moved by Commissioner Monet, supported by Commissioner Bohn, to approve a site plan extension for one year. **The motion carried 9-0.**

8. Consider Approval of Rezoning/Site Plan #19-08—Brighton Square PUD

Mr. Caruso stated the applicant had submitted a final site plan for consideration of approval of the PUD to City Council. He stated they would submit the PUD contract for approval at the May

6th Planning Commission meeting.

Tim Loughrin, Robertson Brothers, presented the proposed development and discussed the different floorplans and design elements.

Commissioner Schmenk asked if they knew the cost per unit.

Mr. Loughrin stated they were projecting somewhere between the low to mid 200's for the one-car garage units and mid to high 200's for the two-car garage units.

Commissioner Pawlowski asked what the time frame would be for both phases.

Mr. Loughrin stated they planned to start the first phase in the summer of 2019.

Commissioner Gardner asked what percentage of completion was required for Phase One before beginning Phase Two.

Mr. Loughrin stated they typically want to be 75 to 80 percent built out but it depends on the construction season. He stated they would possibly be able to start Phase Two next year.

Commissioner Bryan asked what the estimated HOA fees would be.

Mr. Loughrin stated HOA fees would be around \$200 a month and would cover exterior maintenance and landscaping, among other things.

Commissioner Monet asked why the developer had not pursued the Lindbom property.

Mr. Loughrin stated there were environmental issues with that property.

Commissioner Petrak asked if the master deed would allow property owners to rent out their units.

Mr. Loughrin stated there are limitations on the amount of rental units allowed per building. He stated the master deed also has a minimum term requirement that the HOA has to approve.

Commissioner Petrak asked how many more units per acre are being proposed than what the R-4 zoning allows.

Mr. Caruso stated the R-4 district allows 8 units per acre and the proposed development is for 15 units per acre.

Moved by Commissioner Monet, supported by Commissioner Pawlowski, to approve Rezoning and Site Plan #19-08—Brighton Square PUD, conditional on the approval of the PUD agreement.

Commissioner Bohn asked if the development satisfied the requirements by Tetra Tech.

Ms. Jozwic stated the requirements for additional sedimentation control and maintenance would be addressed in the PUD agreement and would be reviewed during the pre-construction meeting.

The motion carried 9-0.

Mr. Caruso stated the PUD contract would need to be approved at the May 6th meeting and that there would be a public hearing for the PUD in front of City Council on May 16.

Other Business

9. Staff Updates

Mr. Caruso stated there was a PUD negotiation meeting for The Bluffs at Spring Hill and the developer will be submitting a final site plan once a few issues are resolved. He also stated he had a meeting with Mr. Battaglia regarding his PUD which will expire in June. He stated Mr. Battaglia is working on storm water management for the site and will be filing for an extension of the PUD. Mr. Caruso stated there was a light demo permit issued for him to clean out the site. He also discussed the DTN development and stated they were currently working on engineering. He stated there was a site plan submittal on the May 20th agenda for townhomes on north First Street.

Ms. Jozwic stated they were replacing curbs on Second Street and cutting pavement that was not to specifications. She stated paving would depend on the weather.

Mr. Caruso stated Single Barrel Social was installing a water line across Grand River and would be meeting with the City to discuss their development.

10. Commissioners Report

Commissioner Petrak stated he will not be at the May 20th meeting.

11. Call to the Public

The Call to the Public was made at 7:51 p.m.

Susan Bakhaus, discussed the 2005 Master Plan.

The call to the public was closed at 7:52 p.m.

12. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Bohn, to adjourn the meeting at 7:52 p.m. **The motion carried 9-0.**

William Bryan, Secretary

Wendy Ayala, Recording Secretary