

**City of Brighton
Planning Commission
Special Meeting Minutes
March 9, 2020**

The Board for the Planning Commission held a Special Meeting on Monday, March 9, 2020 at City Hall, located at 200 N. First Street, Brighton, MI.

1. Call to Order/Roll Call

Chairman Smith called the meeting to order at 7:00 p.m.

Commissioners Present: Ken Schmenk, Bill Bryan, Susan Gardner, Matt Smith, James Bohn, Mike Schutz, Dave Petrak, Steve Monet and Robert Pawlowski

Members Absent: None

Also present: Michael Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development; Julie McDonell, Community Development Clerk; Kari Jozwik, Tetra Tech; and an audience of thirty-three.

Public Hearing

3. Public Hearing and Possible Action on Rezoning from A-1 to PUD (Planned Unit Development) and Final Site Plan 20-01 approval for the Bluffs at Springhill, Parcel 4718-30-400-001

Mr. Caruso gave a brief overview of the rezoning request.

Mr. Mike Noles, Umlor Group, presented an extensive recap of the proposal. He stated the unit count was reduced from seventy-two (72) to seventy (70). He noted the recommendations of a traffic and geotechnical survey, which included a sound study, have been implemented into the final site plan. He specified the required PUD public benefits. He addressed the buffer, drainage and soil erosion concerns at length and explained the measures that would be applied for enhancement, noting twelve acres of drainage will be routed away from the Springhill properties. Lastly, he presented architectural and elevation options and stated they are comparable to Springhill.

Commissioner Smith closed the special meeting and opened the public hearing at 7:31 p.m.

Dave Diroff, 4541 Spring Mountain Drive stated there needs to be landscape buffers, he has concerns about construction traffic, and equipment blocking streets.

Jeff Carl, 4604 Spring Mountain Drive asked who the concerns of residents should be addressed to during the construction.

Rhonda Roorda, 464 Forest Drive stated she is concerned about drainage and noise.

Richard Valente, 1047 Hillcrest asked about the buffer, storm drains, what trees will remain, and stated he has traffic concerns.

Chris Genei, 1050 Hillcrest stated her concerns about traffic and water pressure, and asked about the clearing of trees, and will the construction be done in phases.

John Guth, 4577 Spring Mountain Drive stated his concerns for pedestrian traffic on Flint Road.

Maddalena Fanelli, 4589 Spring Mountain Drive stated her concerns about soil erosion.

Debra Guth, 4577 Spring Mountain Drive stated she also has soil erosion concerns and hopes it will be investigated further.

Nancy Durance, 4616 Spring Mountain Drive stated a 1% bond should be held with the City.

Tim Walega, 1049 Hillcrest stated he has buffer, easement and traffic concerns.

Ken Johnson, 4625 Spring Mountain Drive stated he has concerns about soil destabilization and protection to his home during construction.

Mike Bignell, 508 Stoneywood stated he strongly urges tree preservation be implemented.

Colleen Krueger, 4598 Spring Mountain Drive stated she often loses power and asked how the development will affect power outages.

Debra Guth, 4577 Spring Mountain Drive asked about the buffer on Hillcrest.

Hearing and seeing no further public comments, Commissioner Smith closed the public hearing, and re-opened the special meeting at 7:58 p.m.

Commissioner Gardner commented on the features of the landscape plan and asked for further explanation for the audience.

Mr. Noles depicted the entry landscaping plan, additional screening, sidewalks, tree preservation and new plantings.

Commissioner Monet stated he has traffic concerns for the Spring Mountain Drive and Flint Road area, and drainage concerns expressed by residents and wants assurance for them.

Commissioner Bohn asked about heavy equipment storage during construction, and spoke about measures needed for drainage during construction. He stated in his experience traffic is

minimal in “empty nester” neighborhoods. He mentioned DTE is trimming trees throughout the city to help minimize power outages. He asked about the buffer area on Hillcrest.

Commissioner Pawlowski encouraged citizens to review the geotechnical and engineering surveys done. He asked when construction would begin.

Commissioner Schutz asked about the sidewalks on Flint Road, and if the project will be done in phases.

Mr. Noles responded the project will be done in one phase, it’s anticipated it will take three months to develop the property, and two years for construction.

Commissioner Bryan spoke about the drainage concerns residents have and asked about soil erosion during construction.

Mr. Noles explained the processes for soil erosion controls, temporary sediment basins, and stabilization after paving.

Commissioner Schmenk asked if the Springhill neighbors would have the opportunity to run their remaining drainage of .88 acres through the new development.

Mr. Noles noted that it would be a highly unusual arrangement, and the current twelve (12) acres of drainage to the Springhill residents would be routed away from their properties, leaving .88 acres of drainage.

Commissioner Gardner asked about the sidewalk gap on Flint Road.

Mr. Caruso stated a sidewalk gap review is taking place and the site has many challenges.

Commissioner Smith commented the thorough due diligence work done for this project is impressive. He noted the density is less than what the site could allow and the traffic study does include the current traffic of Springhill. Mr. Smith asked the applicant to explain the arrangements for pedestrian traffic on Hillcrest, and construction bonding.

Mr. Noles stated there will not be a drive, nor pedestrian access to the Hillcrest location in question. He explained posting bonds or a letter of credit is a requirement of the project which has to be done before permits can be issued. He stated there will be designated construction parking on site. Mr. Noles acknowledged resident concerns, provided additional explanation on drainage and soil erosion controls and the mandated compliance requirements, and encouraged the reports generated by himself, and the surveys done, be reviewed. He noted the buffer distance on the south property line is thirty feet, the distance between homes is unchanged, and there will be no additional plantings, as the existing woods will be preserved.

Commissioner Smith asked for clarification on water pressure.

Kari Jozwik, Tetra Tech responded the water pressure will improve for existing residents as the new pump station will keep pressure steady, at a higher level.

Commissioner Petrak asked for clarification that bonding happens early on in the project.

Mr. Noles responded correct.

Commissioner Bohn mentioned the six requirements of the planned unit development according to the zoning ordinance, have all been demonstrated.

Moved by Bohn, supported by Monet to approve the Rezoning from A-1 to PUD (Planned Unit Development) and Final Site Plan 20-01, for the Bluffs at Springhill with the conditions of the comments by Tetra Tech and the Brighton Area Fire Authority have been approved. ***The motion passed unanimously.***

Commissioners Gardner and Bryan thanked the developer for their interest in the City and all of their due diligence work done.

4. Call to the Public

Chairman Smith opened the Call to the Public at 8:55 p.m.

Susan Bakhaus, 907 Brighton Lake Rd. asked if the developer plans to vacate the streets to the City.

Maddalena Fanelli, 4589 Spring Mountain Drive stated her concerns about soil erosion.

Nancy Durance, 4616 Spring Mountain Drive stated a 1% bond should be held by the City.

Ken Johnson, 4625 Spring Mountain Drive stated he has concerns about soil destabilization and protection for his home.

Chris Genei, 1050 Hillcrest asked about the clearing of trees.

Hearing and seeing no further comments, Chairman Smith closed the Call to the Public at 9:02 p.m.

Mr. Noles stated the streets will be private.

Mr. Caruso explained the bond or a letter of credit will be done according to the PUD contract.

Mr. Noles stated approximately twenty-nine acres will be cleared, and nine acres which is 33% of the property will be preserved.

5. Adjournment

Moved by Petrak, supported by Schutz, to adjourn the meeting. ***The motion carried unanimously.*** Meeting was adjourned at 9:05 p.m.

William Bryan, Secretary

Kelly Haataja, Recording Secretary