

**City of Brighton
200 N. First St. Brighton, MI 48116
Planning Commission
Regular Meeting Minutes
June 15, 2020**

The Board for the Planning Commission held a Regular Meeting on Monday, June 15, 2020 at 7:00 p.m., conducted virtually.

1. Call to Order/Roll Call

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

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

Also present: Michael Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development; Jill Bahm, Giffels Webster and an audience of six (6).

2. Consider Approval of Consent Agenda Items

Consent Agenda Items

- a. **Approval of the April 20, 2020 Regular Meeting Minutes**
- b. **Approval of the June 15, 2020 Agenda**

Motion by Gardner, supported by Schutz to approve the Consent Agenda Items. **The motion carried unanimously by a roll call vote.**

3. Call to the Public

Chairperson Smith opened the Call to the Public at 7:04 p.m.

Hearing and seeing no comment, the Call to the Public was closed.

Old Business

- 4. None

New Business

- 5. **Review of Exterior Building Materials for Vista at Uptown - DTN Management**

Mr. John Woods, DTN Management presented an exterior material board consisting of stone, brick, hardie board and cementitious siding and described the location where the materials will be positioned.

Commissioner Pawlowski asked if the fence railings are the same as the balcony railings.

Mr. Woods replied they are not the same. The material board displays the balcony rail system.

Commissioner Monet asked what the garage will look like.

Mr. Woods explained it will carry the banding lines as the other buildings using the same materials so that it blends.

The board discussed the materials presented and had no objection. Mr. Caruso mentioned the material boards documents will be included with the approved amended site plan.

6. Consider Approval of the PUD Contract for the Bluffs at Springhill

Mr. Caruso stated the City Attorney reviewed the PUD contract and recommends approval.

Motion by Petrak, supported by Schmenk to recommend approval to City Council of the PUD Contract for the Bluffs at Springhill. **The motion carried unanimously by a roll call vote.**

7. Zoning Ordinance Discussion:

Transit Stop Proposed Amendment

The commission discussed flexibility in amenity requirements for temporary use and proposed wording for the location and placement of required amenities. Commissioner Bohn requested for clarity in what the proposed exceptions are.

Temporary Land Use/Event Permitting

Mr. Caruso discussed updating the zoning ordinance to allow retailers and restaurants to hold temporary uses/events. He discussed permitting and site plan amendments as a way for the City to give flexibility to allow for temporary land uses and also regulate it. Ms. Bahm presented amendment considerations after giving an overview of the current language.

The commission discussed not being in favor of mobile food trucks. There was discussion on restaurants utilizing tents to expand outdoor dining. Mr. Caruso reviewed the sidewalk café' permit process in the downtown business district. The board discussed review and approval processes, public safety and liability provisions.

Staff will continue working on draft amendment language for Planning Commission review at a future meeting.

Other Business

8. Staff Updates

Commissioner Gardner reported she has received complaints about the grass and weeds not being cut at Lindbom.

Mr. Caruso remarked staff is aware and has initiated the code enforcement steps at this property and will continue follow up.

Mr. Caruso gave an update on the Roadies and Sidecar Slider Bar projects.

9. Commissioner Report

None

10. Call to the Public

Chairperson Smith opened the Call to the Public at 8:23 p.m.

Tom Tolen; WHMI, asked if he could call Mr. Caruso after the meeting.

Hearing and seeing no further comments, Chairperson Smith closed the Call to the Public at 8:23 p.m.

11. Adjournment

Motion by Petrak, supported by Gardner to adjourn the meeting. **The motion carried unanimously with a roll call vote.** The meeting was adjourned at 8:25 p.m.

William Bryan, Secretary

Kelly Haataja, Recording Secretary