

**City of Brighton
200 N. First St. Brighton, MI 48116
Planning Commission
Regular Meeting Minutes
August 17, 2020**

The Board for the Planning Commission held a Regular Meeting on Monday, August 17, 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: Susan Gardner, Ken Schmenk, Dave Petrak, Jim Bohn, Matt Smith, Steve Monet and Mike Schutz.

Commissioners Absent: Bill Bryan

Also present: Michael Caruso, Community Development Manager; Jill Bahm, Giffels Webster and an audience of two (2).

Motion by Gardner, supported by Petrak to excuse Commissioner Bryan for personal reasons.
Motion passed unanimously by a roll call vote.

2. Consider Approval of Consent Agenda Items

Consent Agenda Items

- a. **Approval of the July 20, 2020 Regular Meeting Minutes**
- b. **Approval of the August 17, 2020 Agenda**

Motion by Bohn 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 no comment, the Call to the Public was closed at 7:05 p.m.

Old Business

4. Zoning Ordinance Amendment Review – Temporary Uses, Final Draft

Mr. Caruso presented a revised version of the proposed ordinance amendments regarding Temporary Uses, Structures, and Temporary events.

Commissioner Monet questioned where in the draft language does it address the restaurants and businesses expanding out onto their exterior property, and does this draft address food trucks.

Mr. Caruso stated the previous discussion regarding food trucks resulted in a split Commission in terms of allowing the use of them, so the language was not included in the draft. Staff and consultants also believe the timing of this discussion during a pandemic, was not appropriate while the City's restaurants are struggling with operating restrictions by the State.

Mr. Caruso stated the language addressing the businesses expanding to their outdoor areas is in the proposed Section 22-451 through Section 22-463.

Commissioner Bohn discussed time limits on the temporary use licenses and the renewing process for a license.

The Commission further discussed food trucks and the option to add language to regulate them in the future.

Commissioner Petrak commented on the Wooden Spoon's food truck and questioned if the language was removed that made the Zoning Board of Appeals the governing body in determining temporary uses.

Mr. Caruso stated the language was removed regarding the ZBA, and also stated the food truck was in violation when it was operating in the City.

After further discussion, the Commission determined the draft proposal should be revised and reviewed at a future meeting.

New Business

5. Zoning Ordinance Amendment Review – Parking

Mr. Caruso introduced the proposed text amendment stating the reasons for revising the language regarding parking of vehicles in residential zoning districts.

Commissioner Monet questioned the definition of trailers and what type of trailers would be allowed.

Commissioner Gardner commented on the future concerns of parking with the upcoming street reconstruction of the northwest neighborhood.

6. Zoning Ordinance Amendment Review – Accessory Structures

Mr. Caruso presented a background of the draft language amendment regarding rear-yard

setbacks and the height limits in the R1 residential district, and the reasons why staff is recommending revising this language.

The Commission discussed the current accessory structure ordinance and how the proposed text amendments would change the original intent of it. They discussed the height limits for accessory structures, and if the fifteen-foot limit should be revised. The rear-yard setback was discussed and the Commission determined the draft language regarding this may not be suitable for the entire R1 district. The Commission did state they would review other options to address this concern, and would like staff to present different language for review at a future meeting.

Other Business

7. Staff Updates

Mr. Caruso commented on the vacant Planning Commission position.

8. Commissioner Report

Commissioner Gardner asked if staff could link the agenda items to the contents within the meeting packet we send out to the Commissioners.

Commissioner Gardner commented on the Lindbom School site, and who is responsible for maintaining the property

9. Call to the Public

Chairperson Smith opened the Call to the Public at 8:42 p.m.

Susan Bakhaus 907 Brighton Lake Rd, commented on the Commission's discussion regarding the proposed accessory structure ordinance amendment.

Hearing no other comments, the Call to the Public was closed at 8:45 p.m.

10. Adjournment

Motion by Petrak, supported by Schmenk to adjourn the meeting. **The motion carried unanimously with a roll call vote.** The meeting was adjourned at 8:46 p.m.

Matthew Smith, Chairperson

Michael Caruso, Recording Secretary