

**City of Brighton
Planning Commission
Special Meeting Minutes
February 3, 2020**

The Board for the Planning Commission held a special meeting on Monday, February 3, 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, William Bryan, Susan Gardner, Matt Smith, James Bohn, Mike Schutz, David Petrak, Steve Monet and Robert Pawlowski

Members Absent: None

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

2. Approval of the February 3, 2020 Agenda

Moved by Monet, supported by Petrak, to approve the February 3, 2020 Meeting Agenda. ***The motion carried unanimously.***

PUBLIC HEARING

3. Public Hearing and Possible Action on Preliminary Site Plan / PUD approval for the West Village Townhome Development located at 1010 State Street

Manny Kianicky, S.R. Jacobson Development Corp., gave a presentation of the proposed townhome development.

Chairman Smith opened the Public Hearing at 7:33 p.m.

Brian Scheible, 7987 State Street asked how long it took to put the presentation together because the meeting notice he received was for a senior housing development.

Elaine Jankiewicz, 920 State Street asked which streets the entrances to the development will be on, how close will the townhomes be to her backyard, how wide will the street be, how much traffic will there be during construction and how long will construction last. She stated she doesn't mind the construction and asked if a street could be added to the back of the property.

Jeff Stone, 422 N. Fifth Street stated the infrastructure has to be in place prior to this type of project. He asked where the snow will go and will there be a barrier or fence because kids will

be walking through his yard. He stated the project is too dense for ten acres and not a good idea because of the other developments in the City.

Lori Nowaczyk, 7939 Laurel Street stated it takes her nine minutes to get from the Spencer exit through downtown to Dillon St. She stated her house is on two parcel lots and there will be twelve townhomes that are three stories next to her one story home.

Brian Klear, 225 N. Fifth Street asked what the definition is for moderate density in the City's Masterplan. He stated traffic should be considered. He stated the community needs lower rent housing, luxury upscale apartments are not needed, the development is too big, and he believes City staff is out of touch if they are giving encouragement for this type of development.

Donna Kennedy, 304 N. Fifth Street asked if a traffic study has been done at the corner of Chestnut and Fifth Street, and mentioned she has concerns for children walking in that area.

Melanie Moses, 7904 Holly Street stated she objects to a crash gate at the end of her street.

Mary Bryan, 1024 State Street noted she doesn't like the appearance. She spoke about the history of snow piles in the location causing flooding in the spring and asked where the snow will go. She stated she has concerns about the distance to the property and the lack of green space or barrier, she would like to see speed bumps installed, and she is not opposed to a development but would like to see modifications to it.

Brad Munce, 814 Devonshire Blvd. stated his mother lives behind Keehn Funeral Home, and he believes a traffic survey should be done. He stated the area is congested and he would like to see a house built rather than apartments.

Denise Wood, 202 S. Seventh Street asked why they will be rentals instead of housing investments.

Brian Scheible, 7987 State Street stated the area has traffic congestion and re-mentioned the notice he received.

Elaine Jankiewicz, 920 State Street stated she agrees that kids will be walking through resident's yards and that something has to be done about traffic.

Donna Kennedy, 304 N. Fifth Street stated she's concerned about overflow from the retention pond.

Devin Kirby, 125 N. Fourth Street stated he would like to understand the abatement process for TCE and asked if there are funds set aside by the developer for further abatement or health issues.

Jim Noeker, 7901 Magnolia asked when permits were issued for asbestos removal.

Jeff Stone, 422 N. Fifth Street asked where the asbestos went and stated he saw trailers parked at the site and items were being removed from the building.

Brian Klear, 225 N. Fifth Street stated he would like to know what the communication has been between the developer and the State regarding the development.

Hearing and seeing no further public comment, Commissioner Smith closed the Public Hearing at 8:01 p.m. and re-opened the Special Meeting.

Mr. Caruso stated the meeting notice that went out had a typo in it, and a corrected notice was mailed to the same City addresses within a three hundred foot radius of the site. There were no notices returned to the City as undelivered.

Mr. Caruso stated he has no control over what kind of developments are submitted for, nor does he promote any such type of applicant submittals.

Mr. Caruso explained there was a light demo permit issued to the site, inspections were done, and he cannot speak to asbestos removal.

Commissioner Smith mentioned the developer is not responsible for abating hazards at the site, rather they're to prevent hazards from coming in to the buildings that are being constructed.

Commissioner Petrak clarified that detention ponds are for storm-water, not sewage.

Commissioner Schmenk stated the parking seems adequate for the site. He asked how the plume will be taken care of.

Mike Gatien, Applied Environmental stated the plume itself will not be disturbed, the storm-water will be directed to the retention pond and will not be discharged vertically into the ground water. He stated the soil is not contaminated at the site, only the ground water, which is deep enough that the infrastructure will be well above it. Mr. Gatien mentioned a fan attached to perforated pipe which draws air from underneath the slab will be used to prevent vapor from entering in to a house.

Mr. Schmenk asked about a landscaping buffer.

Mr. Jacobson stated they are open to what the residents in the community want for landscaping at the site.

Commissioner Schutz stated he would like to see a dense vegetation buffer on the property line near building eleven, a traffic study, additional damage to the roads during construction minimized and the health and safety of neighbors in the community is critical.

Commissioner Bryan agreed a green buffer on the south side of the property is needed, and commented the buildings need to have a softer look. He also agreed with the traffic concerns of residents.

Mr. Kianicky stated they are required to complete a traffic study and it will be implemented in the next planning phase of the project.

Commissioner Pawlowski asked for comment on the concerns about the retention pond.

Ms. Jozwik explained that stormwater is collected from the streets and yards through a storm sewer system and the water runs to the detention pond. The water is held for a limited time and slowly released to the City's storm sewer system which is sized to handle this development. She explained an existing single pipe from the overflow basin that connects to the storm sewer system will be upsized so it free flows in to the system rather than flooding the surrounding areas.

Mr. Pawlowski asked for the setbacks of the proposal be clarified.

Mr. Kianicky stated forty feet on the west and east and fifty-three feet on the south.

Mr. Pawlowski asked what is the maximum height of the buildings.

Mr. Kianicky stated the proposal is for three stories and thirty-three feet.

Mr. Pawlowski asked what will be done for snow removal.

Mr. Kianicky stated snow may be placed in the retention pond, however there are other areas in the development for snow placement, and there will be a plan to accommodate it.

Mr. Pawlowski suggested a comparison be done with the current traffic and the patterns that took place at the site when it was an operating school.

Commissioner Bohn stated the vacancy of Lindbom for over ten years has been a nuisance to the community and he is thankful there is a developer that sees value in the site and is offering a proposal for consideration to make the site more presentable and safer for the community. He spoke about the previous proposals submitted and how they weren't perceived well by residents and questioned what would be acceptable to residents.

Commissioner Petrak asked what the maximum height is to the ridge of the roof. He stated he has concerns there isn't enough visitor parking and questioned how visitors would get to the front of the units because the proposal does not show connecting sidewalks.

Mr. Kianicky explained where options for sidewalk connections and guest parking could be placed.

Mr. Petrak asked if they will be looking for Brownfield money.

Mr. Kianicky said there are preliminary discussions.

Mr. Petrak stated most of the recent dense projects approved have been surrounded by mostly commercial sites, not single family homes.

Mr. Caruso clarified the height in the R-1 zoning district is 2 ½ stories, not to exceed thirty-five feet to the peak of the building.

Mr. Kianicky stated they have thoroughly reviewed the City's Comprehensive Use Plan before designing this project to understand what the community wants. He stated they believe the plan directs development to be supportive of the downtown district and higher residential density is needed.

Commissioner Monet stated he also has concerns about traffic and wants detail in the study to show where the traffic will go. He stated he has concern about density and would like to see a reduction, there's not sufficient parking for visitors and driveways aren't long enough to accommodate bigger vehicles. He asked why they decided for the townhomes to be rentals.

Mr. Jacobson explained a market study was done and it shows a movement of younger people desire to rent rather than own.

Mr. Monet stated he doesn't oppose higher density near the downtown, however he believes housing that is owner occupied tends to take better care of, and he commented he has concerns about the buildings appearance.

Commissioner Gardner asked for clarification that the timing of this project and the road reconstruction and infrastructure project will work.

Ms. Jozwick stated this area is part of phase one of the City's project and there will need to be coordination between the Developer and City.

Mr. Jacobson mentioned the project will not be phased.

Ms. Gardner stated walkability has to be maximized and would like to see every available sidewalk connected. She commented on the elevations and would like to see a softer appearance. She thanked the developer for their interest in the City of Brighton and the challenging site.

Commissioner Smith commented on the history and challenges of prior concepts for the property. He also thanked the developer for their interest. He commented he would like to see a little more break-up in the appearance of the buildings and parking needs to be looked at further.

Commissioner Bohn commented on the market analysis and the shifting change of housing demands.

Moved by Commissioner Bohn, supported by Gardner to grant preliminary approval of the PUD rezoning and site plan 20-02, including the items outlined by the Brighton Area Fire Authority, Tetra Tech and Livingston County Planning be addressed, and a traffic study completed. **The motion carried unanimously.**

4. Call to the Public

Commissioner Smith opened the Call to the Public at 9:10 p.m.

Brian Klear, 225 N. Fifth Street asked for the definition of moderate density.

Hearing and seeing no further comments, Commissioner Smith closed the Call to the Public at 9:11 p.m.

Mr. Caruso explained moderate density according to the City Ordinance and Master Plan.

5. Adjournment

Moved by Petrak, supported by Monet to adjourn the meeting. **Motion carried unanimously.** Meeting was adjourned at 9:12 p.m.

William Bryan, Secretary

Kelly Haataja, Recording Secretary