

**City of Brighton
200 N. First St. Brighton, MI 48116
Planning Commission
Regular Meeting Minutes
January 25, 2021**

The Board for the Planning Commission held a Regular Meeting on Monday, January 25, 2021 at 7:00 p.m., conducted virtually.

1. Call to Order/Roll Call

Chairman Smith called the meeting to order at 7:01 p.m.

Commissioners Present: Jim Bohn, Matt Smith, Chuck Hundley, Ken Schmenk, Mike Schutz and Susan Gardner. All members participated remotely and disclosed their locations.

Commissioners Absent: Dave Petrak, Bill Bryan and Steve Monet

Also present: Michael Caruso, Community Development Manager; Kelly Haataja Executive Assistant to Community Development and an audience of three (3).

Motion by Gardner, supported by Schutz to excuse Commissioners Petrak, Bryan and Monet 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 December 21, 2020 Regular Meeting Minutes**
- b. **Approval of the January 25, 2021 Agenda**

Motion by Bohn, supported by Schmenk 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 comments, the Call to the Public was closed at 7:05 p.m.

4. Public Hearing – Proposed Zoning Ordinance Amendments

Chairperson Smith opened the Public Hearing at 7:07 p.m. and introduced the following Zoning Ordinance Amendments offering a brief summary of the proposed changes.

- Accessory Structures or Use (setbacks)
- Site Plan Review (assurance required)
- Site Standards (design standards)
- Temporary Land Uses (temporary activities and events, use standards)
- Definitions (remove “conditional use”)

Hearing no comments from the public, Chairperson Smith closed the Public Hearing at 7:14 p.m. and opened the meeting for board discussion.

The Commissioners had no comments.

Motion by Gardner, supported by Hundley to recommend to City Council for their approval of Proposed Zoning Ordinance Amendments to the following items: Accessory Structures or Uses, Site Plan Review, Site Standards, Temporary Land Uses and Definitions. **Motion passed unanimously by a roll call vote.**

Old Business

5. None

New Business

6. Zoning Ordinance Discussions

Transit Stop Proposed Amendment

Mr. Caruso noted the only addition to the topic since previous discussions is Phased Improvements. The Planning Commission would determine phasing for required furnishings in the event the location is temporary.

The Commission discussed ADA compliance, maximum shelter size and safety. It was decided the maximum size of a shelter would be determined at the time of special land use submittal and depending on the location.

Parking of Vehicles and Trailers in Residential Districts

Mr. Caruso noted the ongoing issues with residents parking on grass and complaints of commercial vehicles and equipment parked in residential districts.

Commissioner Bohn asked what defines a commercial vehicle.

Mr. Caruso stated it is not defined in the ordinance.

Chairperson Smith commented restricting commercial vehicles is too broad, as there are many types and sizes, and it would be hard to put limitations on people who are required to work from home or bring their vehicle home.

The Commission agreed to remove the proposed language to prohibit commercial vehicles from parking in residential districts.

Other Business

7. Staff Updates

Mr. Caruso commented staff is working on a number of ordinance updates and amendments that will be coming to the Commission for discussion soon. He also provided an update on the status of construction projects.

8. Commissioner Report

None

9. Call to the Public

Chairperson Smith opened the Call to the Public at 8:07 p.m.
Hearing no comments, the Call to the Public was closed at 8:08 p.m.

10. Adjournment

Motion by Bohn, supported by Schutz to adjourn the meeting. **Motion passed unanimously by a roll call vote.** Meeting was adjourned at 8:09 p.m.

Matthew Smith, Chairperson

**Kelly Haataja, Executive Assistant
to Community Development**