

**City of Brighton  
200 N. First St. Brighton, MI 48116  
Planning Commission  
Regular Meeting Minutes  
February 22, 2021**

The Board for the Planning Commission held a Regular Meeting on Monday, February 22, 2021 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:** Ken Schmenk, Steve Monet, Chuck Hundley, Susan Gardner, Matt Smith, Jim Bohn, Dave Petrak and Mike Schutz. All members participated remotely and disclosed their locations.

**Commissioners Absent:** Bill Bryan

**Also Present:** Michael Caruso, Community Development Manager; Kelly Haataja Executive Assistant to Community Development; Rob Bradford, Police Chief; Corey Brooks, Deputy DPS Director; Marcel Goch, DPS Director; Daren Collins, DPW Superintendent; Josh Bradley, Regulatory Compliance Superintendent and an audience of four (4).

**Motion** by Gardner, supported by Monet 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 January 25, 2021 Regular Meeting Minutes**
- b. **Approval of the February 22, 2021 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 7:03 p.m.

**Anna Santa Maria** introduced herself and explained her purpose for attending the meeting.

Hearing no further comments, the Call to the Public was closed at 7:04 p.m.

Commissioner Bryan joined the meeting at 7:04 p.m.

### **Old Business**

3. None

### **New Business**

#### **4. Site Plan 21-02, WMC Realty, Conceptual Plan Review for 750 Rickett Road**

Mr. Caruso offered a brief background of the properties and introduced the applicant.

Mr. Darryl Hammock, Weld Mold Corporation presented his idea for a planned unit development (PUD) and rezoning on just over ten (10) acres, for a thirty-five (35) unit condo-development. He explained the units would be designed to market to fifty-five (55) and older, maintenance free, two (2) car garages and possibility for a gated community.

Commissioner Gardner suggested the site should be more walkable and would like to see a pathway to Sisu Knoll. She noted the area has an industrial feel but it does have potential.

Commissioner Schmenk commented he likes the plan.

Commissioner Petrak asked if wetlands would be disturbed.

Mr. Hammock stated there would be no filling of wetlands and stated they do have approval from EGLE to cross the wetlands.

Commissioner Petrak agreed there should be connectivity to Sisu Knoll.

Commissioner Bohn asked about an anticipated price point.

Mr. Hammock stated it would be market driven at the actual time of development.

Commissioner Hundley commented he also would like to see more walkability and connectivity.

Commissioner Monet commented he would like to see a designated space for dumpsters and trash carts. He stated he is not in favor of the development being a gated community.

Commissioner Bryan stated a gated community would be out of character with the City.

Commissioner Petrak stated he has no concerns about it being a gated community.

Commissioner Gardner suggested a gate would be a good idea for this area due to it being on the fringe of an industrial park.

Commissioner Schmenk commented on the security aspects of a gate and noted it there are ways to present it tastefully.

Commissioner Smith noted the importance of buffering and screening, opposed the idea of a gated community and commented on preserving the roads from further damage during construction.

## **5. Review of the Draft Capital Improvements Plan**

Mr. Caruso provided an update on the new CIP format.

Commissioner Bryan commented the presentation is a vast improvement and provides transparency.

Commissioner Monet noted a typo on the Sidewalk Repair and Replacement.

Mr. Goch stated the amount is \$700,000.

Commissioner Monet commented a savings is mentioned in the narrative for the Flexnet Tower Reading System, and the cost savings box is empty. He suggested an amount be added to the cost savings box.

Mr. Brooks spoke about the system and stated the savings amount can be researched further.

Commissioner Hundley commented he is pleased with the document as presented.

Commissioner Schutz agreed.

Commissioner Schmenk commented other communities are moving their desktops and laptops to virtual laptops and hopes the city could research this in the future.

Mr. Caruso noted IT is nearing the last few laptop replacements.

Commissioner Gardner stated she is pleased with the document and questioned if the cost savings box could be utilized more.

Staff explained many items are hard to project the savings.

Commissioner Bohn commented on the cost of a laptop, fiscal year versus calendar year labels and mentioned concern some departments are going to be stretched thin over the next few years with trying to deliver on the projects and maintain current services.

Staff explained certain projects have to be implemented within the time-frame due to bonding.

Mr. Goch stated many projects will be put out to bid that won't require staff time.

Commissioner Smith commented he likes the new document format and made note of streets not mentioned in the CIP that are in need of replacement.

**Motion** by Petrak, supported by Schmenk to adopt the Capital Improvements Plan with the correction of the Sidewalk Repair and Replacement program being \$700,000 and adding cost savings hours to the Flexnet Tower Reading System. **Motion passed unanimously by a roll call vote.**

### **Other Business**

#### **6. Staff Updates**

Mr. Caruso stated the preliminary approval at the Lindbom site expires in April and the applicant should be before the Commission in March.

#### **7. Commissioner Report**

Commissioner Gardner spoke about a few major home improvements throughout the city.

#### **8. Call to the Public**

Chairperson Smith opened the Call to the Public at 8:25 p.m.

**Susan Bakhaus** spoke about the agenda.

**Anna Santa Maria** stated she is pleased with the CIP presentation.

Hearing no further comment the Call to the Public was closed at 8:28 p.m.

#### **9. Adjournment**

**Motion** by Petrak, supported by Monet to adjourn the meeting. **Motion passed unanimously by a roll call vote.** Meeting adjourned at 8:29 p.m.

---

***William Bryan, Secretary***

---

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