

**City of Brighton
200 N. First St. Brighton, MI 48116
Planning Commission
Regular Meeting Minutes
April 19, 2021**

The Board for the Planning Commission held a Regular Meeting on Monday, April 19, 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: Ken Schmenk, Steve Monet, Chuck Hundley, Susan Gardner, Matt Smith, Jim Bohn, Dave Petrak, Bill Bryan and Mike Schutz. All members participated remotely and disclosed their locations.

Also Present: Kari Jozwik, Tetra Tech; Mike Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development; and an audience of eight (8) persons.

2. Consider Approval of Consent Agenda Items,

Consent Agenda Items

- a. **Approval of the February 22, 2021 Regular Meeting Minutes**
- b. **Approval of the April 19, 2021 Agenda**

Motion by Commissioner Gardner, seconded by Commissioner 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.
Hearing and seeing no comments, the Call to the Public closed at 7:04 p.m.

Old Business

- 3. None

New Business

4. Consider Approval for Extension Request to Site Plan 18-04, Towne Place Suites

Mr. Caruso offered a brief background of the site plan and the past two extensions granted for it.

The Commissioners voiced concerns with market saturation, tax tribunal cases and the ongoing crime issues happening at hotels throughout the City.

Mr. Joel Yono, attorney on behalf of the applicant described extended stay hotels. He discussed the property owner's right to challenge the tax assessment and explained there has been delays for financing due to the pandemic.

Commissioner Schutz asked Mr. Yono if it would be likely the applicant will be requesting for another extension next year.

Mr. Yono replied yes.

Commissioners discussed tabling the item for further data and attorney review.

Motion by Commissioner Gardner, seconded by Commissioner Monet to deny the request to extend Site Plan 18-04, Towne Place Suites. **Motion carried by a roll call vote, with Commissioners Smith and Bohn voting no.**

5. Consider Approval of Site Plan 20-19, Northpond Office Complex, 1112 Rickett Rd.

Mr. Caruso introduced the item and noted he has received revised letters from consultants with only minor issues for the applicant to complete.

Mr. Dave Richardson, Lindhout Associates presented the design of the 45,000 square foot, two-story building, to be constructed for office and research development space.

Mr. Richard Thomas of Creative Construction Concepts who is the developer, owner's rep and contractor spoke about the tenant spaces.

The Commissioners discussed parking calculations and deferments, green space and future parking with the applicant.

Motion by Commissioner Bohn, seconded by Commissioner Schmenk to recommend approval for Site Plan 20-19, Northpond Office Complex, 1112 Rickett Rd. to include deferred parking of up to ten percent (10%), using the zoning ordinance language, with the condition all items in the consultant reports have been met. **Motion carried unanimously by a roll call vote.**

Other Business

6. Staff Updates

Mr. Caruso stated the public hearing for West Village is scheduled on May 3, 2021, new legal counsel has been obtained by City Council, and he provided an update of developments in progress.

7. Commissioner Report

Commissioner Gardner announced there would be a ribbon cutting and open house at the Brighton Light House this Thursday.

8. Call to the Public

Chairperson Smith opened the Call to the Public at 8:15 p.m.
Hearing and seeing no comments, the Call to the Public closed at 8:16 p.m.

9. Adjournment

Motion by Commissioner Petrak, seconded by Commissioner Schutz to adjourn the meeting at 8:16 p.m. **Motion carried unanimously by a roll call vote.**

William Bryan, Secretary

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