

**City of Brighton
Planning Commission
200 N. First St. Brighton, MI 48116
Special Meeting Minutes
July 7, 2021**

The Board for the Planning Commission held a Special Meeting on Wednesday, July 7, 2021 at 7:00 p.m., conducted electronically.

1. Call to Order/Roll

Chairperson Smith called the meeting to order at 7:06 p.m.

Board Members present were Jim Bohn, Chuck Hundley, Ken Schmenk, Dave Petrak, Mike Schutz, Susan Gardner, Steve Monet and Matt Smith. All Members participated remotely and disclosed their location.

Also present were Kari Jozwik, Tetra Tech; Mike Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development and an audience of five persons.

Members Absent were Bill Bryan.

Motion by Gardner, seconded by Schutz to excuse Commissioner Bryan for personal reasons. **Motion carried unanimously by a roll call vote.**

2. Approval of the July 7, 2021 Agenda

Motion by Monet, seconded by Hundley to approve the July 7, 2021 Agenda with an amendment to add an additional Call to the Public after item 2. **Motion carried unanimously by a roll call vote.**

Call to the Public

Chairperson Smith opened the Call to the Public at 7:09 p.m.

Susan Bakhaus claimed this Call to the Public is illegal. She further stated her disapproval of the site plan to be presented tonight because she doesn't know how fluids from cars will be disposed.

Hearing and seeing no further comments, Chairperson Smith closed the Call to the Public at 7:12 p.m.

3. Consider Recommendation of Approval for Site Plan 21-03, New Commercial Building at 1101 Rickett Rd.

Mr. Caruso provided a brief overview of the applicant's development history within the City. He mentioned the applicant received a twenty-six feet, front-yard setback variance for this site, earlier this year.

Mr. Dan Oginsky, Heartmonic Holdings defined his business operations and his intent for uses of the site, which includes storage warehouse, workshops for light maintenance projects, and office space as the headquarters for his flourishing company.

Mr. Dave McLane delivered a thorough presentation of the site plan.

Commissioner Monet commented he is impressed with the selection of materials.

Commissioner Schmenk commented he is pleased with the appearance of the building.

Commissioner Hundley commented he likes the design of the building.

Commissioner Petrak stated he doesn't foresee an issue with not placing a sidewalk in front of the building.

Commissioner Bohn commented the building is nice looking and it will be a welcoming addition to the area.

Commissioner Schutz asked if there is enough staff parking.

Mr. Oginsky stated the majority of time there will be one to two employees. Mr. McLane stated the site will provide five parking spaces, four is required, and there is room for additional parking to be added if necessary.

Commissioner Gardner thanked the applicant for considering investing in the City of Brighton again. She commented she likes the design and how it doesn't feel too industrial. She asked about potential deferred parking.

Mr. McLane explained additional parking could be provided on the adjacent parcel, also owned by the applicant.

Commissioner Smith commented he likes the design features and appreciates the light uses proposed for the site.

Commissioner Monet suggested a requirement for providing a sidewalk along Rickett Rd.

Mr. Oginsky stated he supports walkability and although he is not opposed to providing a sidewalk, he asked the board for consideration with there being a sidewalk across Rickett Rd.

Commissioner Bohn offered an outline of sidewalks on Rickett Rd. and commented he doesn't see a useful purpose for requiring one.

Motion by Gardner, seconded by Schmenk that site plan 21-03 be considered for approval with the use of deferred parking language, as described in Section 98-5.6 (b)(4) of the zoning ordinance. **Motion carried unanimously by a roll call vote.**

4. Staff Updates

Mr. Caruso stated there will be a public hearing at the July 15th City Council meeting for the recommendation of denial to the West Village site plan.

5. Commissioner Report

Commissioner Bohn cited the City Charter, and noted adding a call to the public to the agenda is not a “Business” item, and stated the comment made in the Call to the Public earlier tonight is misdirected.

6. Call to the Public

Chairperson Smith opened the Call to the Public at 7:52 p.m. Hearing and seeing no comments, Chairperson Smith closed the Call to the Public at 7:52 p.m.

7. Adjournment

Motion by Petrak, seconded by Schutz to adjourn the meeting. **Motion carried unanimously by a roll call vote.** The meeting adjourned at 7:53 p.m.

Matthew Smith, Chairperson

Kelly Haataja, Executive Assistant to
Community Development