

**City of Brighton
Zoning Board of Appeals
Regular Meeting Minutes
December 10, 2020**

The Board for the Zoning Board of Appeals held a Regular Meeting on Thursday, December 10, 2020 at 7:00 p.m., conducted virtually.

1. Call to Order

Chairperson Urbain called the meeting to order at 7:00 p.m.

2. Roll Call

Board Members present were Dave Chaundy (Brighton, MI), Caitlyn Perry-Dial (Brighton, MI), Jordan Genso (Brighton, MI), Russ Gottschalk (Brighton, MI) and Alicia Urbain (Brighton, MI).

Also present: Mike Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development and an audience of seven (7).

Motion by Genso, supported by Perry-Dial to excuse Board Members Schutz and Pettengill for personal reasons. **The motion carried unanimously by a roll call vote.**

Approval of the Consent Agenda

3. Approval of the September 10, 2020 Meeting Minutes

Motion by Perry-Dial, supported by Gottschalk to approve the September 10, 2020 meeting minutes. **The motion carried by a roll call vote with board member Chaundy abstaining.**

4. Approval of the December 10, 2020 Agenda

Motion by Chaundy, supported by Perry-Dial to approve the Agenda. **The motion carried unanimously by a roll call vote.**

Old Business

None

New Business

8700 North Second, LLC, is requesting a variance from Chapter 98, Section 98-5.6 (E) of the zoning ordinance, for a reduction in the required number of parking spaces located at 8700 North Second Street. The property has seventy-five (75) spaces on site. A variance of ten (10) parking spaces is being requested.

Mr. Caruso stated the applicant recently renovated the rear building of the property to accommodate a medical office and a dental office. Both are specialty practices. The change of use increases the required parking for the parcel.

Mr. Vincent De'Angeles, 8700 North Second LLC, gave a brief background of the tenant history of buildings on the parcel. He explained the common areas usage and current occupancy of both buildings and stated there is still excess parking. He mentioned the applicant owns two

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adjacent parcels that could be developed for parking in calculations change in the future.

Chairperson Urbain opened the Public Hearing at 7:10 p.m.

Hearing no comments, Chairperson Urbain closed the Public Hearing at 7:24 p.m.

Board member Gottschalk stated he visited the site twice and he supports the variance request.

Board member Genso mentioned concern if parking calculations were to change in the future and leaving it up to the owner to determine if more parking will be provided on their adjacent lots as mentioned in their variance request. He also stated he doesn't find twenty percent of common space in a building with multiple tenants to be unusual.

Mr. De'Angeles commented in efforts to keep tenants happy the landlord would address parking needs and also comply with City requirements.

Vice-Chair Perry-Dial made comment on the City recently reducing the parking requirements in Downtown Business District.

Motion by Gottschalk, supported by Perry-Dial to approve a variance of ten (10) parking spaces, from the required eighty-five (85) spaces on site, based on the hardship of excessive available parking existing on the site. **Motion passed unanimously by a roll call vote.**

Weld Mold Co, 750 Rickett is requesting a variance from Chapter 98, Section 98-3.17 (D) of the zoning ordinance, for a reduction to the required side-yard setback. A variance of five (5) feet is being requested.

Mr. Caruso stated the applicant has a sale opportunity for one of the vacant buildings on this parcel. The applicant has submitted for a lot split to create a separate parcel for each building which requires a thirty (30) foot side-yard setback. He noted most of the surrounding buildings in this area encroaches much greater into the setbacks than the five (5) feet being requested.

Mr. Darryl Hammock; Weld Mold spoke about the history of the property.

The board had no questions for the applicant.

Chairperson Urbain opened the Public Hearing at 7:24 p.m.

Hearing no comments, Chairperson Urbain closed the Public Hearing at 7:24 p.m.

Motion by Genso, supported by Gottschalk to approve a variance of five (5) feet located at 750 Rickett Rd. based on the hardship the width of the total property makes it impossible for the setback to be met to allow for a lot split. **The motion carried unanimously by a roll call vote.**

Other Business

5. Staff Updates

Mr. Caruso commented a meeting schedule for the new year will be sent out soon.

6. Call to the Public

Chairperson Urbain opened the Call to the Public at 7:26 p.m.

Susan Bakhaus, 970 Brighton Lake Rd. stated her opinions of whom is appropriate to attend public virtual meetings.

Hearing no further comments, Chairperson Urbain closed the Call to the Public at 7:28 p.m.

8. Adjournment

Motion by Perry-Dial, supported by Genso to adjourn the meeting. **The motion carried unanimously by a roll call vote.** The meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Kelly Haataja
Executive Assistant to Community Development