

**City of Brighton
Planning Commission
Minutes
July 21, 2014**

1. Call to Order/Roll Call

Chairperson Monet called the meeting to order at 7:30 p.m. The following were present:

Al Wirth	Matt Smith
Bill Bryan	Robert Pawlowski
David McLane	Dave Petrak
Steve Monet	Susan Gardner

Absent: Chad Cooper

Motion by Mr. Wirth, supported by Mr. Bryan, to excuse Commission Member Cooper from tonight's meeting. **The motion carried 8-0-1.**

Also present was Amy Cyphert and Lauri French from Staff and an audience of five.

As noted in Blue Sky, Mr. Monet stated that this is Al Wirth's last Planning Commission meeting. His term expires August 1, 2014 and he has opted not to serve another term.

2. Approval of the June 16, 2014 Regular Meeting Minutes

Motion by Mr. Pawlowski, supported by Mr. Smith, to approve the June 16, 2014 regular meeting minutes as presented. **The motion carried 7-0-1-1, with one absence and Board Member Bryan abstaining.**

3. Approval of the July 21, 2014 Agenda

Motion by Mr. Petrak, supported by Mr. Smith, to approve the agenda as presented. **The motion carried 8-0-1.**

4. Call to the Public

The call to the public was made at 7:32 p.m. Hearing no response, call to the public was closed.

Unfinished Business

5. Discussion on zoning ordinance amendments pertaining to seasonal event parking – City Council Goal

As discussed in Blue Sky, Ms. Cyphert reported that the revisions to the proposed ordinance amendment are in the City attorney's office for review and should be available for Planning Commission's review at the August 18 meeting.

New Business

6. Site Plan – Façade Improvements at 135 W. North Street #14-003

Ms. Cyphert noted that the applicant and representatives are in the audience if Planning Commission has any questions. As noted in Blue Sky, the motion for this item should be revised to add a fourth item, "That City Council review and grant approval for the exterior finish of EIFS material".

Piet Lindhout from Lindhout Associates introduced himself, Craig Rummier (partner with Bob Herzog) and Stan Schafer who will be doing the construction. He reviewed the site plan and explained that Mr. Herzog

wanted to take some of the interior design details to the outside of the building. The fiberglass fascia will come down and will be replaced with EIFS. The material will be attached to the building so they needed a lightweight material. The transparency issue is somewhat addressed by the addition of a small window and architectural detail in lieu of transparency, which is allowed. There will be a new sidewalk added from the front door to the Johnson lot to the east, and new shrubs will also be planted. He noted they are adding a new roofing system to create a slope to the currently flat roof.

Motion by Mr. Pawlowski, supported by Mr. Bryan, to recommend conditional site plan approval for the Herzog Building at 135 W. North Street #14-003 as depicted on plans prepared by Lindhout Associates, project #1430, sheets C1.0, A1.1 and A21, last dated 7-8-2014 subject to the following:

1. That right of way permits are obtained from the Department of Public Services for work within the right of way, if needed.
2. That any damages done to the existing sidewalks be repaired to current condition.
3. That City Council grant a variance from the transparency requirement due to the preexisting transparency and minor changes to the transparency.
4. That City Council review and grant approval for the exterior finish of EIFS material.

The motion carried 8-0-1.

7. Site Plan – Caretel Inns Accessory Building #14-004

Ms. Cyphert advised that the applicant and a representative from Boss Engineering are in the audience if Planning Commission would like them to speak to their request.

Brent Lavanway from Boss Engineering introduced Jamie DeAngelo from Caretel Inns and reviewed the proposed site plan for the accessory building. He noted that the Zoning Board of Appeals approved all their variance requests at their last meeting. The accessory building will be tucked into a corner near a staff parking lot and the area will be heavily landscaped with evergreen trees. The building will have one overhead door and access doors and will be used to store grass mowing equipment, Christmas decorations, etc., that they do not have room for in the main building. The mowing equipment is currently stored outside near the service entrance. Ms. Cyphert noted that there were no public comments at the Zoning Board of Appeals meeting from the Kissane subdivision households or the apartment buildings.

Motion by Mr. Petrak, supported by Mr. Wirth, to recommend conditional site plan for Caretel Inns Accessory Building #14-004 as depicted on plans prepared by Boss Engineering, job no. #13-381, sheets 1-6, last dated 7-10-14 and plans prepared by Interface Architecture & Design, job no. #2382, dated 6-15-06, sheet X1.1 and exterior south and east elevation sheet subject to the following:

1. That any damages done to the existing driveway and parking lot be repaired.

The motion carried 8-0-1.

Other Business

8. Staff Updates – None
9. Commissioner Concerns – Al Wirth said it was great working with everyone on Planning Commission these past years and that he may come back to be a member of the audience from time to time. Commission Members Monet, Smith and Pawlowski all spoke of Al's dedication, research of issues to be discussed at the meetings and well thought out questions and that they will miss his presence on the Commission.

Motion by Mr. Petrak, supported by Mr. Bryan, for Planning Commission to formally acknowledge Mr. Wirth's years of service on Planning Commission and in recognition of his many contributions to Planning Commission. **Motion carried 7-0-1-1**, with one absence and Mr. Wirth abstaining.

10. Call to the Public

The call to the public was made at 7:53 p.m. Hearing no response, call to the public was closed.

11. Adjournment

Motion by Mr. Wirth, supported by Mr. Bryan, to adjourn the meeting at 8:53 p.m. **The motion carried 8-0-1.**

Bill Bryan, Secretary

Lauri French, Recording Secretary