

**City of Brighton
Planning Commission
Minutes
February 10, 2014**

1. Call to Order/Roll Call

Vice Chairperson Smith called the meeting to order at 7:33 p.m. The following were present:

Chad Cooper	Dave Petrak
Al Wirth	Matt Smith
David McLane	Susan Gardner

Vice Chairperson Smith welcomed new Planning Commission Member Susan Gardner, who was appointed to replace John Wells.

Motion by Mr. Cooper, supported by Mr. Wirth, to excuse Commission Members Pawlowski, Bryan and Monet from tonight's meeting. **The motion carried 6-0-3.**

Also present was Amy Cyphert and Lauri French from Staff and an audience of 18.

2. Approval of the January 13, 2014 Regular Meeting Minutes

Motion by Mr. Cooper, supported by Mr. Petrak, to approve the January 13, 2014 regular meeting minutes as presented. **The motion carried 5-0-4, with Ms. Gardner abstaining.**

3. Approval of the February 10, 2014 Agenda

Motion by Mr. Cooper, supported by Mr. McLane, to approve the agenda as presented. **The motion carried 6-0-3.**

4. Call to the Public

The call to the public was made at 7:35 p.m. Hearing no response, call to the public was closed at 7:35 p.m.

Unfinished Business

5. Award Presentations

E.D. Ewing Award: James & Susan McCracy, 504 N. Second St. – Mr. Smith listed the criteria for this award and congratulated the recipients. Susan McCracy noted that her husband was out of town and thanked the board members on his behalf. She read a prepared statement thanking City employees and the Planning Commission for selecting their home as the recipient of this award.

Noeker Award: Cheryl Mayday & Reed Kittredge – 408 W. Main St. – Façade Improvements
Detroit Development Co. – Brighton Mall Façade and Site Improvements

Mr. Smith listed the criteria for this award and noted that this year there were two projects that tied for the award. He congratulated both recipients. Cheryl Mayday and Reed Kittredge accepted the award and Mr. Kittredge thanked Lindhout Associates for the design of the façade improvements. He also noted that downtown is very important to them and they appreciated receiving the award.

Ashley Israel from Detroit Development Co.-Brighton Mall accepted the award on behalf of Brighton Mall and thanked the Planning Commission for selecting their project for the award.

Mr. Smith read the criteria for the Karl H. Greimel Award and noted that the vote was unanimous that the award should go to the Veterans Memorial Committee. Ken Frasheski from the Veterans Committee accepted the award but advised that it had been agreed at the very beginning of the committee that none of the committee members were involved for any personal gain, including awards. He further noted that at their last meeting, after learning that the Veterans Memorial project was receiving an award, the committee members unanimously voted to give the award to Jim Barnas from Contracting Resources, Inc., whose company was responsible for building the memorial. Mr. Barnas thanked Mr. Frasheski and accepted the award, which is his second Greimel award.

6. Presentation and Discussion of Capital Improvements Program 2014-2020 Projects

Ms. Cyphert gave some background for the CIP, which is a state-mandated Planning Commission document. She directed the Planning Commission members to the memo in tonight's packet that contains several changes to the CIP that were not in the original they reviewed. There was discussion about what role the Planning Commission should play for the CIP since Staff and the Department Directors are the experts who put the CIP together, and several commission members did not feel it was in the Planning Commission's purview to make changes to items. Ms. Cyphert reiterated that this is a Planning Commission document per state law and the document is also used for budgeting purposes. Mr. Wirth noted that he would like to see the Fall Tour reinstated so Planning Commission members are more aware of the completed and proposed projects in the City.

Motion by Mr. Petrak, supported by Mr. McLane, to approve the 2014-2020 Capital Improvements Program document. **The motion carried 6-0-3.**

7. Discussion on zoning ordinance amendments pertaining to smoking lounges, "hookah bars" and smoking related stores

Ms. Cyphert noted that Planning Commission recommended putting these types of businesses in the C2 zoning district at the last meeting. Through her research, she found that definitions already exist and are governed under state law. There was discussion about whether the current wording might allow stores that do a large volume of internet business to get around the ordinance. Ms. Cyphert will talk to the City attorney to make changes; the revised amendment language will be available to Planning Commission prior to next month's meeting which would also be the first of the two required public hearings.

Motion by Mr. Wirth, supported by Mr. McLane to set the public hearing for March 17, 2014. **The motion carried 6-0-3.**

New Business

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

Ms. Cyphert reviewed the planning report and noted that this is a City Council goal that came out of the December 2013 retreat. She discussed the two alternatives – changing the ordinance to exempt the City from its own ordinance or changing the materials that can be used for parking lot construction. The latter alternative would open up this option for everyone, not just for City-owned property. There was also discussion about whether a special land use permit for overflow parking areas might be a possibility, to include a special event parking permit with civic event applications or have City Council approve overflow parking areas for a specified period of time, possibly up to five years. There was consensus that enforcement could be a problem when the lots are closed on non-event days.

Ms. Cyphert will do some additional research and draft language for the next Planning Commission meeting for overflow parking in City-designated parking areas.

Other Business

9. Staff Updates – Ms. Cyphert advised that there will be a meeting on March 17. She was asked about the status of the Lindbom property and advised that the builder is in his due diligence period and doing title work, etc. They also need to talk to Genoa Township about using their streets, which currently dead-end.

10. Commissioner Concerns - None

11. Call to the Public

The call to the public was made at 9:02 p.m. Hearing no response, call to the public was closed.

12. Adjournment

Motion by Mr. Petrak, supported by Mr. McLane, to adjourn the meeting at 9:02 p.m. **The motion carried 6-0-3.**

Bill Bryan, Secretary

Lauri French, Recording Secretary