

**City of Brighton  
Planning Commission  
Minutes  
November 19, 2012**

**1. Call to Order/Roll Call**

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

Al Wirth	Larry Schillinger
David McLane	Steve Monet
Bill Bryan	Matt Smith
Robert Pawlowski	Dave Petrak
John Wells	

Also present were Amy Cyphert and Lauri French from Staff and an audience of eight.

**2. Approval of the September 17, 2012 Regular Meeting Minutes**

**Motion** by Mr. McLane, supported by Mr. Pawlowski, to approve the September 17, 2012 regular meeting minutes as presented. **The motion carried 5-0-4 with Al Wirth, Steve Monet, Larry Schillinger and Matt Smith abstaining.**

**3. Approval of the October 15, 2012 Regular Meeting Minutes**

**Motion** by Mr. Schillinger, supported by Mr. Smith, to approve the October 15, 2012 regular meeting minutes as presented. **The motion carried 8-0-1 with John Wells abstaining.**

**4. Approval of the November 19, 2012 Agenda**

Under Item 7, it was noted that "Siford" should be changed to "Noeker". **Motion** by Mr. Petrak, supported by Mr. Smith, to approve the agenda as amended. **The motion carried 9-0.**

**5. Call to the Public**

The call to the public was made at 7:33 p.m. Hearing no response, call to the public was closed.

**Public Hearings**

**Unfinished Business**

**New Business**

**6. Site Plan – St. Paul’s Episcopal Church Addition #12-016**

Jeff Smith from Professional Engineering Associates spoke on behalf of the applicant. He spoke about the background of the project which has been a two year planning process and discussed the options that the building committee considered before deciding to tear down the remodeled portion and build a new addition. The options that were considered included remodeling, relocating outside of Brighton, tear down the 1881 structure and keep the old structure and build the new addition. He noted that the new addition does not compete with the old building and was designed to draw the eye away from the addition and toward the old structure. He also noted that the ZBA approved their parking and building height variances last week.

**Motion** by Mr. Schillinger, supported by Mr. Wells, to recommend conditional site plan approval for St. Paul’s Episcopal Church Addition as depicted on the plans prepared by Professional Engineering Associates (PEA), sheets P-0-5, L-1, project #2012-0136, last dated 11/8/12 and plans prepared by

Collaborative Architects, Landscape Architects, Interior Designers and Planners, sheets A1.01, A3.01, and A3.02, project #106060, last dated 11/6/12. The approval is subject to the following conditions:

1. That a right of way permit be obtained from the Department of Public Services Director for the use of public property during construction.
2. That all signage comply with applicable Ordinances or variances obtained.
3. A cut sheet for the building lighting is submitted with the building permit application for review and approval by the Community Development Department.
4. That City Council approves any potential snow or water shed from the pitched roof onto the adjacent city owned cemetery property.

**The motion carried 9-0.**

**7. Site Plan – Unit #2 Paramount Park #12-018**

Ms. Cyphert noted that the address in the Planning Report motion should be 2021 Charles Orndorf as mentioned in the Blue Sky session tonight.

Eric Iversen from Desine, Inc. spoke on behalf of the applicant. He reviewed the building which is the first phase of a two phase plan and includes some office space. There is a gravel equipment storage area with a masonry screening wall on the north side. The gravel lot follows the current drainage on the property. The building will be leased to RECO which is an equipment sales company. There is a wash-down area with a sedimentation basin and stone filter. The adjacent property is also owned by Corrigan so there are no easements required.

**Motion** by Mr. Schillinger, supported by Mr. Smith, to recommend conditional site plan approval for Unit #2 Paramount Park at 2021 Charles Orndorf #12-018 as depicted on plans prepared by Desine, Inc., job no. 111814, sheets EX, DEV, SP, UT, GR1, GR2, SE1, SE2, LA1, LA2, LT, DT1, DT2, DT3 and DT4, last dated 11-13-12, and plans prepared by Corrigan Construction, LLC, project #CC-12014, sheets A1 and A2, last dated 11-12-12 subject to the following conditions:

1. That right of way permits be obtained from the Department of Public Services for work within the right of way.
2. Phase 2 will require separate site plan review.

**The motion carried 9-0.**

**8. Noeker/E.D. Ewing/Greimel Nominations**

As noted earlier, the name "Siford" should be replaced with "Noeker". Ms. Cyphert reviewed the nominations for the Ewing residential award:

- 978 Lakeside Dr. – improvements made due to a fire include second story added and interior remodel
- 340 Brighton Lake Rd. – exterior improvements
- 905 W. Main St. – exterior improvements and new windows
- 202 S. Seventh St. – added a two story garage and addition at rear of house; landscaping

**Motion** by Mr. Schillinger, supported by Mr. Smith, to nominate 905 W. Main St. for the Ewing award.  
**Motion carried 9-0.**

Ms. Cyphert reviewed the nominations for the Noeker award (commercial projects):

- The White Dress
- Fifth Third
- The Pound

- Chamber of Commerce building interior remodel
- Work Skills – exterior addition
- MC Sports interior remodel
- Ohanesian Investment exterior improvements

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**Motion** by Mr. Petrak, supported by Mr. Schillinger, to nominate The White Dress for the Noeker award.

**Motion carried 9-0.**

There was discussion about which of the commercial building improvements to nominate for the Karl Greimel award and the consensus was for the renovation and repurposing of the Singer building for The Pound! **Motion** by Mr. Wells, supported by Mr. Wirth, to nominate The Pound! for the Greimel award.

**Motion carried 9-0.**

9. **Staff Updates** – Ms. Cyphert noted that there will be a meeting in December to discuss amending the telecommunication ordinance due to new legislation regarding special land use. She gave a brief update on the Becker brewery project.

10. **Commissioner Concerns** - Mr. Schillinger asked if it would be possible to send the Planning Commission board members email updates for the various projects in progress.

11. **Call to the Public**

The call to the public was made at 8:22 p.m. Hearing no response, call to the public was closed.

12. **Adjournment**

**Moved** by Mr. Petrak, supported by Mr. Pawlowski, to adjourn the meeting at 8:22 p.m. **The motion carried 9-0.**

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*John Wells, Secretary*

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*Lauri French, Recording Secretary*