

**City of Brighton
Planning Commission
Minutes
September 15, 2014**

1. Call to Order/Roll Call

Planning & Zoning Director Amy Cyphert called the meeting to order at 7:30 p.m. because Chairperson Monet and Vice Chairperson Smith were both absent. **Motion** by Mr. Bryan, supported by Mr. Cooper, to appoint Dave Petrak as Chairperson due to the absences of Chairperson Monet and Vice Chairperson Smith. **Motion carried 5-0-3.**

The following were present:

Bill Bryan	Dave Petrak
David McLane	Susan Gardner
Chad Cooper	

Absent: Steve Monet, Matt Smith, Robert Pawlowski

Motion by Mr. Cooper, supported by Mr. McLane, to excuse Commission Members Monet, Pawlowski and Smith from tonight's meeting. **The motion carried 5-0-3.**

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

2. Approval of the August 18, 2014 Regular Meeting Minutes

Motion by Mr. Cooper, supported by Ms. Gardner, to approve the August 18, 2014 regular meeting minutes as presented. **The motion carried 5-0-3.**

3. Approval of the September 15, 2014 Agenda

Motion by Mr. McLane, supported by Mr. Bryan, to approve the agenda as presented. **The motion carried 5-0-3.**

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.

Public Hearings

5. Public Hearing & Possible Action on the Conditional Rezoning Request of Property location at 8589 W. Grand River (4718-30-100-066) corner of W. Grand River and Best Buy Drive from OS (Office Service) to C2 (General Business) #14-005

Ms. Cyphert noted that the applicant's request was reviewed in Blue Sky as well as City Attorney Brad Maynes' explanation of conditional zoning in law. Ms. Cyphert reminded the Planning Commission members that a majority of those present must vote in the affirmative to approve the conditional rezoning. She also reminded them that the motion will require the new wording for item 2. in the conditions. Mr. Cooper requested clarification of the Brighton Area Fire Authority letter and whether they require a fire lane access on Best Buy Drive and also requested an update on the Best Buy Drive issue. Ms. Cyphert noted that the BAFA letter only noted they need a minimum of 26 feet for an access road into the site and the details would be reviewed under site plan approval. Mr. Thom Dumond from Boss Engineering responded that they don't have access as of right now and are still working on the issue with Detroit Development.

Acting Chairperson Petrak closed the regular meeting at 7:40 p.m. and opened the public hearing. Matt Modrack, City of Brighton DDA Director, expressed support for the rezoning and the project. He also noted that City Council has used conditional rezoning in the past and they resulted in some very good projects. He stated there is a strong demand for retail in the city, more than for office space. He noted the city has competition not only from Green Oak but also from the Latson Road interchange. He referenced the International Council of Shopping Center conference he attended a few weeks ago; everyone he spoke to seemed to be very aware of Brighton's emergence as a retail center. In his opinion, enforcement of the consent judgment for that property paid off; the judgment required demolition of the buildings on the site and it wasn't too long afterward that an offer was made for the property. Hearing no further comments, Acting Chairperson Petrak closed the public hearing and resumed the regular meeting at 7:44 p.m.

Motion by Mr. Cooper, supported by Mr. Bryan, to recommend to City Council the approval of the conditional rezoning from OS (Office Services District) to C-2 (General Commercial District) for the property described as 4718-30-100-066, 8589 W. Grand River, with the attached application and preliminary site plan. The approval is subject to the following conditions:

1. That City Council establish a time period of two years during which the conditions apply to the land; if the conditions are not satisfied within the two years, the land shall revert to its former zoning classification.
2. That the applicant submit the site plan for final approval in accordance with city ordinances, city engineering recommendations and in substantial conformance with the attached site plan once the rezoning has been approved.

The motion carried 5-0-3.

Unfinished Business

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

Due to workload on other matters, Ms. Cyphert reported that the revisions to the proposed ordinance amendment are not yet complete but should be available for Planning Commission's review at the October 20 meeting.

New Business

Other Business

7. Staff Updates – Ms. Cyphert advised that a new Planning Commission member will be appointed at the September 18 City Council meeting to replace Al Wirth. Mr. Cooper noted that there was discussion at the City Council meeting about reducing the size of the Planning Commission. Ms. Cyphert advised that since there were applicants to fill the vacant seat, the City Council did not make a motion to pursue reducing the size at this time.
8. Commissioner Concerns - None
9. Call to the Public - The call to the public was made at 7:50 p.m. Hearing no response, call to the public was closed.
10. Adjournment

Motion by Mr. Cooper, supported by Mr. McLane, to adjourn the meeting at 7:50 p.m. **The motion carried 5-0-3.**