

**City of Brighton
Planning Commission
Meeting Minutes
May 18, 2015**

1. Call to Order/Roll Call

Chairperson Monet called the meeting to order at 7:30 p.m.

The following were present:

Jim Bohn	Matt Smith (arrived at 7:34 p.m.)
David McLane	Robert Pawlowski
Steve Monet	William Bryan
Dave Petrak	Susan Gardner

Motion by Mr. Pawlowski, supported by Mr. Bryan, to excuse Commission Members Schutz and Smith from tonight's meeting. **The motion carried 7-0-2.** Commission Member Smith arrived at 7:34 p.m.

Also present was Amy Cyphert, Matt Modrack and Lauri French from Staff.

2. Approval of the April 16, 2015 Special Meeting Minutes

Motion by Mr. Petrak, supported by Mr. Bohn, to approve the April 16, 2015 special meeting minutes as presented. **The motion carried 5-0-2-2, with two absences and Commission Members Gardner and Bryan abstaining.**

3. Approval of the May 18, 2015 Agenda

Motion by Ms. Gardner, supported by Mr. Petrak, to approve the agenda as presented. **The motion carried 7-0-2.**

4. Call to the Public

The call to the public was made at 7:32 p.m. Matt Modrack, City of Brighton DDA Executive Director, advised that the site plan for the storage building behind the Chamber of Commerce building that was approved by Planning Commission last year called for hardieplank siding if the Chamber could afford it. He wanted to let Planning Commission know that they did use hardieplank and not vinyl siding. Hearing no further response, call to the public was closed.

Public Hearings

Unfinished Business

New Business

5. Scheduling of a Special Land Use Public Hearing for a Transitional Parking Lot at 121 W. North Street at the June 15th Planning Commission Meeting

Ms. Cyphert explained that there are three locations for which the DDA will be submitting special land use applications for transitional parking lots and she reviewed those locations on the map provided.

Motion by Mr. Pawlowski, supported by Mr. Smith, to schedule the Special Land Use Public Hearing for a Transitional Parking Lot at 121 W. North Street at the June 15th Planning Commission Meeting. **The motion carried 8-0-1.**

6. Scheduling of a Special Land Use Public Hearing for a Transitional Parking Lot at 212 E. Grand River at the June 15th Planning Commission Meeting.

Motion by Mr. Bryan, supported by Mr. McLane, to schedule the Special Land Use Public Hearing for a Transitional Parking Lot at 212 E. Grand River at the June 15th Planning Commission Meeting. **The motion carried 8-0-1.**

7. Scheduling of a Special Land Use Public Hearing for a Transitional Parking Lot at 131 Hyne Street at the June 15th Planning Commission Meeting.

Motion by Mr. Petrak, supported by Ms. Gardner, to schedule the Special Land Use Public Hearing for a Transitional Parking Lot at 131 Hyne Street at the June 15th Planning Commission Meeting. **The motion carried 8-0-1.**

8. Discussion on zoning ordinance amendments pertaining to electronic/digital signs

Ms. Cyphert stated that the City Attorney preferred to instead begin working on ordinance amendment language immediately versus requesting a moratorium. Ms. Cyphert presented three options that she has developed for Planning Commission's consideration based on research of other communities. She will take the option that Planning Commission prefers back to the City Attorney to finalize the language and bring it back at the June Planning Commission meeting. She noted that existing electronic/digital signs that no longer meet the new requirements would be considered non-conforming and would not be grandfathered.

Option 1 would prohibit all forms of digital signs including fuel signs. Option 2 would allow electronic/digital fuel price signs and drive-thru menu signs (i.e., McDonald's) but would prohibit all other electronic/digital signs. Option 3 would allow electronic/digital signs when conditions were met. She reviewed pictures of examples electronic/digital signs. There was discussion about the three options and Planning Commission members chose Option 3 as the most viable alternative. Commission Member Bohn asked Ms. Cyphert to check on brightness levels allowed in other communities such as Ann Arbor and Grand Blanc, and Ms. Cyphert will check with sign contractors for examples. Chairperson Monet does not want to see an increase in the allowable size of a sign and noted that the digital portion has to fit within the total square footage allowed.

Planning Commission reviewed Option 3 and agreed that Section 66-91 (b)(14) could be combined with (15). Section (16) language was discussed with agreement that the digital portion of a sign should be limited to 50% of the total sign surface area and limited to ground signs. Language regarding brightness of digital signs will be added to this section. Ms. Cyphert also reviewed the New Definitions and it was suggested that a definition be added for "nits". She will review the changes with the City Attorney and make any other changes he feels is necessary and bring the revised ordinance amendment to the June Planning Commission meeting for review.

9. Discussion on zoning ordinance amendments pertaining to A1, A2 and R1 accessory structure size

Ms. Cyphert explained why the proposed changes are necessary. She is receiving calls from residents who want to build accessory structures such as pole barns and excessively large garages. She reviewed the original ordinance language and two options for potential ordinance amendments. Option 1 would limit the accessory structure size to a percentage of rear lot coverage and a not to exceed square footage and Option 2 would limit it to a percentage of full lot coverage and a not to exceed square footage. There was discussion about whether an accessory structure size should be based on a percentage of the size of the primary structure and whether that could be incorporated into Option 2 along with the percentage of the lot area and 900 square foot limit for the maximum size of the accessory structure. Ms. Cyphert will bring back revised language to the June Planning Commission meeting.

10. Discussion on a future CIP project for an enhanced, downtown crosswalk at South Second Street and Main Street

Ms. Cyphert noted that this topic was discussed at the last City Council meeting after being brought up by Ms. Gardner, who lives in the Main Street Crossing condominiums, and was also part of the CSX West Parking Lot discussion at Planning Commission. The crosswalk is not presently a CIP project or funded but it could be added to next year's CIP. There was a brief discussion about the various types of crosswalks that could be used at this location which include painted, raised with no lights such as on Orndorf, raised with lighted signs such as on North Street, lighted crosswalks such as on Main Street, and thermoplastic such as at West and North St.

Motion by Ms. Gardner, supported by Mr. Petrak, to add an enhanced, downtown crosswalk at South Second Street and Main Street to the next CIP list of projects. **The motion carried 8-0-1.**

Other Business

- 11 Staff Updates – Ms. Cyphert noted that she will be doing a presentation about development activity in the City at the DDA meeting tomorrow morning and that she and Matt Modrack will be doing a similar presentation to the Livingston Sunrise Rotary next month. She advised that she attended the TG Fluids grand opening for their new facility on Brighton Interior Drive. She noted they have expanded from about 70,000 square feet to about 170,000 square feet with this move. Ms. Cyphert asked if anyone knew whether they will be absent for the June 15 meeting and all Planning Commission members plan to be there.
12. Commissioner Concerns – Mr. Bohn had a question about what was going on at the Big Boy on Grand River. Ms. Cyphert noted that Big Boy corporate will be the leasing tenant and that they are doing façade improvements as well as interior improvements to the building and, hopefully, changes to the screening facing Challis Rd. She also noted that there is an issue with the pole sign; there was a consent judgment against the owner of the property and they have until May 21 to conform or the item will be placed on a City Council agenda for possible action.
13. Call to the Public - The call to the public was made at 9:10 p.m. Hearing no response, call to the public was closed.
14. Adjournment

Motion by Mr. Smith, supported by Mr. Petrak, to adjourn the meeting at 9:10 p.m. **The motion carried 8-0-1.**

Bill Bryan, Secretary

Lauri French, Recording Secretary