

**City of Brighton  
Planning Commission  
Minutes  
June 20, 2011**

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

Chairperson Monet called the meeting to order at 7:31 pm. The following were present:

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

Also present were Amy Cyphert, Lauri French and Matt Modrack from Staff, and an audience of one.

**2. Call to the Public**

The call to the public was made at 7:32 p.m. Susan Walters-Steinacker, 950 Brighton Lake Road, commented on Item 5 on tonight's agenda stating that the parking study that was done last year did not indicate that more parking was needed. She noted that the three houses on the Barton property are on a Sanborn map from the 1800's and that the City will be taking down historical homes that could be used for housing or live-work units and stay on the tax roll. She stated the City should not be getting a grant because in her opinion they are not following SHPO rules.

Hearing no further response, Chairperson Monet closed the call to the public.

**3. Approval of the April 18, 2011 Regular Meeting Minutes**

**Motion** by Mr. Wells, supported by Mr. Schillinger, to approve the April 18, 2011 regular meeting minutes as presented. **The motion carried 8-0, with Mr. Wirth abstaining.**

**4. Approval of the June 20, 2011 Agenda**

**Motion** by Mr. Wirth, supported by Mr. Smith, to approve tonight's agenda as presented. **The motion carried 9-0.**

**Old Business**

**New Business**

**5. Site Plan – DDA Public Parking Lot at 114, 118 & 128 W. North Street #11-005**

Matt Modrack, DDA Executive Director, stated that he would not submit anything to SHPO that wasn't already vetted and which didn't have a good chance to be approved. He also noted we are not trying to hide anything from SHPO or MEDC; the Section 106 review has been mailed to SHPO for this project. Mr. Wirth pointed out that the property remains in private ownership and therefore stays on the tax roll. The temporary lot and taking down the blighted houses will make that corner more inviting to developers. Mr. Monet stated he appreciates what Mr. Modrack has done to obtain grants. There was further discussion about the potential for development of the property. Mr. Modrack confirmed

that the front area of the property facing North St. would hopefully be developed within three years; we have an active downtown and the redevelopment liquor license has been the tool used to get the restaurants. Mr. Smith said he is glad to see a development plan for the property. Mr. Modrack informed the commission members that he is talking to property owners on Grand River for possible access to the parking lot and Grand River businesses via a sidewalk and stairway between two buildings, which would also clean up that area.

Mr. Bryan noted that the three houses on the property are not historically significant and that in considering the best use for the property and in order to evolve downtown, sometimes something else has to be taken down. Mr. McLane asked if there was anything in the agreement to prevent a private business from buying the property and then using the parking lot as a private lot. Mr. Modrack indicated there is not but a new owner would have to pay back the DDA on a depreciating basis for the cost of constructing the lot.

Mr. Petrak noted that in the sketch it doesn't appear that the parking lot sidewalk connects to the sidewalk on West Street and Mr. Modrack responded that it will connect to the West/North/Main project. Mr. Wells stated that the Master Plan calls for an emphasis on housing and wanting to keep people in Brighton. Mr. Modrack noted there is no one living in the houses now and that the owners have every right to take down the houses since they are on private property.

**Motion** by Mr. Pawlowski, supported by Mr. Petrak, to recommend site plan approval for the City of Brighton DDA Public Parking Lot at 114, 118 & 128 W. North Street as depicted on the site plan prepared by Lindhout Associates Architects, job #0845, sheet 02, last dated 2/22/11. The approval is subject to the following conditions:

1. **That the Fire Department, City Engineers and DPS provide input and review the plans during the design build process.**
2. **Extension of the parking lot sidewalk to connect to the West Street sidewalk.**

**The motion carried 9-0.**

#### **Other Business**

6. **Staff Updates** – Ms. Cyphert noted that there would probably be a Planning Commission meeting in July. Regarding the Master Plan update, she noted that not all the Census data is out and she is waiting for housing information from the census before scheduling another meeting. Chairperson Monet asked if the subcommittee could work on another chapter rather than wait, and Ms. Cyphert said she would get a note out to schedule the next meeting.

#### 7. **Call to the Public**

The call to the public was made at 7:55 p.m. Hearing no response, Call to the Public was closed at 7:55 p.m.

#### 8. **Adjournment**

**Moved** by Mr. Wirth, supported by Mr. Bryan, to adjourn the meeting at 7:55 p.m. **The motion carried 9-0.**