

**City of Brighton
Planning Commission
Minutes
October 20, 2014**

1. Call to Order/Roll Call

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

The following were present:

Bill Bryan	Dave Petrak
David McLane	Susan Gardner
Chad Cooper	Robert Pawlowski
Matt Smith	Michael Schutz
Steve Monet	

Chairperson Monet welcomed new Planning Commission member Michael Schutz and introductions were made.

~~**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. (as corrected at 11/17/14 Planning Commission meeting).**~~

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

2. Approval of the September 15, 2014 Regular Meeting Minutes

Motion by Mr. Cooper, supported by Ms. Gardner, to approve the September 15, 2014 regular meeting minutes as presented. **The motion carried 5-0-4 with Commission Members Monet, Smith, Pawlowski and Schutz abstaining.**

3. Approval of the October 20, 2014 Agenda

Motion by Mr. Cooper, supported by Mr. Smith, to approve the agenda as presented. **The motion carried 9-0.**

4. Call to the Public

The call to the public was made at 7:32 p.m. Hearing no response, call to the public was closed.

Public Hearings

Unfinished Business

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

Ms. Cyphert reviewed the background of the ordinance amendment and noted that she and City Attorney Brad Maynes went back to City Council in June 2014 for further clarification to draft the amendment. She also received input from the City engineer. She reviewed the ordinance amendment and stated that we need to clarify that the overflow and transitional parking lots are exempt from the DBD parking requirements. She also pointed out that it was brought to her attention by Ms. French that item 3 in the overflow parking section currently limits approval for overflow parking lots to three years and should be changed to allow for extensions as provided in the transitional section. Commission Member Smith noted that he would like some version of the language in item 4 of the transitional section added to the overflow parking section. Mr. Modrack noted that the CSX West overflow lot will have some paved spaces at the front but the rest will be grass. Transitional lots are sites that can be used immediately for parking but

that have a higher best use such as redevelopment. It is his opinion that the definitions in the amendment meet the intent of both lots. Ms. Cyphert, in response to a question about safety in the CSX West lot, advised that the CSX will require a fence if the property is to be used for parking, even for the grass area.

Staff was directed to take the comments from tonight's meeting back to the City attorney and do one more draft to be reviewed at the November Planning Commission meeting.

New Business

6. Site Plan – Chamber of Commerce Accessory Building #14-007

Ms. Cyphert briefly reviewed the background of this request. This is before Planning Commission tonight for approval before going to Council because vinyl siding is not allowed in the DBD (Downtown Business District) without City Council approval and the Chamber is located within the DBD.

There was a concern raised about using vinyl siding on an accessory building behind what is a very historic building. Mr. Modrack responded as Chairperson of the Chamber Board that his preference would be to use hardy plank siding which is more durable but also more costly than vinyl siding. He said it looks like wood and doesn't sag like vinyl siding has a tendency to do. In response to a question about whether the shed would be visible from downtown, Mr. Modrack stated that there is quite a bit of vegetation in front of the shed and it is set back on a curved portion of the property. The location of the shed was dictated by the location of overhead electrical lines. Mr. Petrak noted that he would prefer horizontal versus vertical siding and noted that there is high quality vinyl siding available. Mr. Modrack stated they are still working on getting the budget together for this project and won't be building it until probably April 2015.

Motion by Mr. Petrak, supported by Mr. Smith, to recommend conditional site plan approval for the Chamber of Commerce Accessory Building #14-007 as depicted on plans prepared by Lindhout Associates, job no. #0044, sheets 01, 02, 03 last dated 9-19-14 subject to the following:

1. That any damages done to the existing driveway and parking lot be repaired.
2. That additional building and fire code review will occur during the building permit review.
3. That City Council approves the use of vinyl siding if requested.

Ms. Gardner asked if there would be any changes to the existing fencing behind the Chamber building as a result of the addition of the accessory building and Mr. Modrack responded that there would not be any changes.

The motion carried 8-1.

Other Business

7. Staff Updates – Ms. Cyphert advised that we received the draft Green Oak Township Master Plan for review, and a summary prepared by our intern, Adam Kokenakes, was included in the packet. Ms. Cyphert was directed to send Green Oak Township a letter thanking them for the opportunity to comment on their Master Plan. Ms. Cyphert also noted that she received a letter from Hartland that they intend to amend their Master Plan.

Ms. Cyphert stated there will be a meeting on November 17. Mr. Smith and Mr. Petrak advised they will be absent for the November meeting.

8. Commissioner Concerns - None

9. Call to the Public - The call to the public was made at 8:09 p.m. Bob Pettengill, who recently purchased the house at 608 W. Main Street, advised that he had used the City's Master Plan before he made the decision to purchase the house. He and his wife will be converting the house back to single

family residential with the assistance of local designer Tom Coates. He also quoted specific sections of the Master Plan that he used at a recent DDA meeting when he and the owners of surrounding property successfully lobbied the DDA Board to change its mind about buying 608 W. Main to turn it into a parking lot. He said that would not have been in keeping with the intent of the Master Plan and that he appreciates Planning Commission's work.

Hearing no further comments, call to the public was closed at 8:17

10. Adjournment

Motion by Ms. Gardner, supported by Mr. Cooper, to adjourn the meeting at 8:17 p.m. **The motion carried 9-0.**

Bill Bryan, Secretary

Lauri French, Recording Secretary