

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

1. Call to Order/Roll Call

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

The following were present:

David McLane	Robert Pawlowski
Steve Monet	Susan Gardner
Dave Petrak	Michael Schutz
Matt Smith	

Motion by Mr. Smith, supported by Mr. Pawlowski, to excuse Commission Members Bryan and Cooper from tonight's meeting. **The motion carried 7-0-2.** This would have been Mr. Cooper's last meeting as he has resigned from City Council effective January 1, 2015.

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

Chairperson Monet announced that the City Attorney wants to have a meeting with Staff on the parking ordinance amendment, so there will still be a public hearing tonight to hear comments but no action will be taken to recommend approval to City Council. There may have to be one more public hearing held and it will be published in the normal manner.

2. Approval of the November 17, 2014 Regular Meeting Minutes

Motion by Mr. McLane, supported by Ms. Gardner, to approve the November 17, 2014 regular meeting minutes as presented. **The motion carried 5-0-2-2, with two absences and Commission Members Petrak and Smith abstaining.**

3. Approval of the December 15, 2014 Agenda

Motion by Mr. Pawlowski, supported by Mr. Schutz, 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 7:33 p.m. Jim Muzzin, Brighton City Mayor, thanked the Planning Commission members for their service and wanted to let them know that the City is accepting letters of interest until January 9, 2015 for the vacancy on City Council due to Chad Cooper's resignation. He encouraged the Planning Commission members to submit a letter. Hearing no further response, call to the public was closed at 7:38 p.m.

Public Hearings

5. Public Hearing to consider amendments to Chapter 98, Article I. In General, Section 98-3. Definitions and the addition of Chapter 98, Article III. Off-Street Parking and Loading, Sec. 98-88. Overflow parking lots and Sec. 98-89. Transitional parking lots.

Chairperson Monet closed the regular meeting and opened the public hearing at 7:40 p.m. Jerry and Janet Joseph spoke as owners of industrial property on Advance Street in Brighton. They stated they are looking for information about why changes to the parking ordinance are being made. He noted that Amy Cyphert has been very helpful and thanked her for her assistance. Mr. Joseph provided a list of questions that were read to Planning Commission (attached). Ms. Cyphert noted that she will forward

these questions to the City Attorney and Planning Commission may be able to answer some of them tonight.

Mayor Jim Muzzin noted that this topic was discussed at the November 2013 City Council goal setting retreat because while the Johnson lot on North Street and the CSX lot on the other side of the tracks were being used for parking during events and on weekends during the summer, the lots were not built to City ordinances and we could therefore not direct people to park at those lots legally. The overflow and transitional lot amendments to the parking ordinance seemed like a good way to address this issue for both public and private lots.

Janet Joseph expressed a concern that if Brighton eases up the parking ordinances for everyone that there will be an increase in the number of gravel lots in the City. Ms. Cyphert explained that we could not exempt ourselves from the ordinance and that both types of lots have to go through site plan approval by Planning Commission and City Council for both the original application and any extensions. She indicated she will send the Josephs' list of questions to the City Attorney to respond if any changes need to be made to the draft ordinance. We are not asking Planning Commission to act on this item tonight.

Chairperson Monet closed the public hearing at 7:55 p.m. In response to some of the questions, Ms. Cyphert noted that the parking ordinance amendments as proposed will apply to all zoning districts; definitions for both overflow and transitional parking lots are included in the ordinance and the ordinance states that none of the spaces within an overflow or transitional parking lot may be used to satisfy off-street parking space requirements for a property. The ordinance calls for gravel to be used, not crushed asphalt, and new engineering standards will be published soon. The amendments require site plan approval for an overflow or transitional parking lot.

Chairperson Monet noted that the public hearing notice will be republished after the City Attorney and Staff holds their meeting.

Motion by Mr. Petrak, supported by Ms. Gardner, to table discussion on amendments to Chapter 98, Article I. In General, Section 98-3, Definitions, and the addition of Chapter 98, Article III. Off-Street Parking and Loading, Sec. 98-88, Overflow parking lots, and Sec. 98-89, Transitional parking lots. **The motion carried 7-0-2.**

Unfinished Business

New Business

Other Business

6. Adoption of the By-laws and Rules of Procedure for the Planning Commission – There were no changes to the by-laws and no action was taken by the Planning Commission.
7. Elections of Officers
 - a. Chairperson
 - b. Vice Chairperson
 - c. Secretary
 - d. ZBA Liaison
 - e. City/Township Advisory Board for 1987 Genoa Land Transfer

Ms. Cyphert reviewed the current officers who are Steve Monet, Chairperson; Matt Smith – Vice Chairperson; Bill Bryan – Recording Secretary; and Dave McLane – ZBA Liaison. She noted that a replacement must be appointed to replace Al Wirth on the Advisory Board. Bob Pawlowski was nominated for Al Wirth's replacement by Matt Smith.

Motion by Ms. Gardner, supported by Mr. Smith, to accept the nominations of those currently serving as Chairperson, Vice Chairperson, Recording Secretary and ZBA Liaison and to appoint Bob Pawlowski to

the City/Township Advisory Board for 1987 Genoa Land Transfer. **The motion carried 7-0-2.**

8. Noeker/E.D. Ewing/Greimel Nominations – Ms. Cyphert reviewed the qualifications for each of the award categories and showed photographs of the nominees. The nominations for the Ewing award (single family residential) are:

- 1218 Brighton Lake Road – demo of 800 sq. ft. house and built a new 3,000 sq. foot house
- 1220 Brighton Lake Road – homeowner added a second floor instead of moving out of the City.
- 116 Leith St. – new garage, landscaping and covered porch
- 1018 State St. – new siding, windows and landscaping
- 324 N. Second St. – demo of old garage and built a new garage
- 425 S. Seventh St. – remodel
- 130 N. Third St. – exterior improvements

The nominations for the Noeker award (non-residential building) are:

- Brewery Becker
- St. Paul's Methodist Church addition
- Liberty Title, 225 W. Grand River
- Executive Financial Planning, 135 W. North St.
- Brighton Mall – Gardner White

The nominees were each discussed. **Motion** by Mr. Schutz, supported by Mr. Pawlowski, to nominate Liberty Title at 225 W. Grand River for the Noeker award. The motion carried 7-0-2.

The Karl Greimel award criteria were reviewed. **Motion** by Mr. Smith, supported by Mr. Petrak, to nominate Brewery Becker based on the sizable investment the owners made and their attention to historic detail for one of the few historic buildings in Brighton. The motion carried 7-0-2.

The Planning Commission members requested more time to research the residential nominees. **Motion** by Mr. Petrak, supported by Mr. Smith, to table nomination of the E. D. Ewing award until January's meeting, with all three categories to be awarded at the February meeting. **The motion carried 7-0-2.**

9. Staff Updates – Ms. Cyphert reminded everyone that there will be a January meeting and that it will be held on January 12 instead of January 19 due to the Martin Luther King Birthday Observance holiday.
10. Commissioner Concerns - None
11. Call to the Public - The call to the public was made at 8:30 p.m. Hearing no response, call to the public was closed.
12. Adjournment

Motion by Mr. Petrak, supported by Ms. Gardner, to adjourn the meeting at 8:30 p.m. **The motion carried 7-0-2.**

Transitional Parking Lots

- 1. Are Transitional Lots restricted to the DBD or will they be allowed in other Districts, ie; commercial, industrial?**
- 2. Is crushed asphalt an approved gravel material? (Petroleum, (tar) release)**
- 3. Does the City have the results of an environmental study regarding the placement of crushed asphalt on the Transitional site?**
- 4. If owner/developer meets all of the requirements, is the Transitional designation automatic or will there be additional criteria? Who makes the decision?**
- 5. Will a site-plan approved by the Planning commission and City Council, be required prior to installation of the Transitional Parking Lot?**
- 6. Who will approve the extension of the Lot beyond the (3) year limit?**
- 7. What are the reasons for exempting Transitional Lots from zoning districts and parking regulations in 98-462~~3~~⁴ (e) of the Code of Ordinance?**