

**City of Brighton
Planning Commission
Minutes
April 21, 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	Robert Pawlowski
David McLane	Chad Cooper
Steve Monet	Dave Petrak
Matt Smith	

Motion by Mr. Cooper, supported by Mr. Smith, to excuse Commission Members Gardner and Wirth from tonight's meeting. **The motion carried 7-0-2.**

Also present was Amy Cyphert and Matt Modrack from Staff and an audience of three.

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

Motion by Mr. Cooper, supported by Mr. Pawlowski, to approve the March 17, 2014 regular meeting minutes as presented. **The motion carried 7-0-2.**

3. Approval of the April 21, 2014 Agenda

Motion by Mr. Smith, supported by Mr. Cooper, to approve the agenda as amended to move Item 6 ahead of Item 5. **The motion carried 7-0-2.**

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 at 7:35 p.m.

New Business

6. Mixed Use Amendment & Site Plan – Parker Property Mixed Use Development Amendment and Hampton Inn site plan at 8068 Challis Road (same parcel as Homewood Suites) #13-014

Amy Cyphert reviewed the applicant's request and noted that the applicant and representatives are in the audience if Planning Commission has any questions. Chairperson Monet asked whether the landscaping issues were discussed with the applicant prior to the meeting and Ms. Cyphert indicated there were written and verbal discussions but that no changes have been made to the site plan.

Andy Reiko, Giffels Webster, reviewed the site plan on behalf of the applicant. He discussed the detention ponds and changes that would be required. He also noted that the applicant is concerned about the timing that will be required to grade the site and that the existing trees and shrubs would have to be transplanted somewhere else so they don't die. The decision was made that rather than move them once to grade the site and then re-plant them, the applicant would offer the landscaping to the City and work out the details with their contractor. Regarding the dumpster, they have no problem matching the style of the Homewood Suites' dumpster or the location of the dumpster. He also noted that they will look at the site as far as the overall landscaping to see if they can intermingle the types of trees with Homewood Suites, but that they want differentiation between the two sites. Jeff Rentz, Saroki Architecture, stated that all EFIS is normally used on Hampton Inns, but this building will have a split face DMU base and banding with brick above.

Mr. Pawlowski asked to confirm that if the current landscaping was given to the City whether the applicant would purchase new landscaping for the site, and the response was yes. Mr. Smith asked if the Fire Department has signed off on the site plan. Ms. Cyphert noted that the site plan meets all their requirements and the Fire Department will also be reviewing during the construction review. Mr. Petrak asked whether there were already detention ponds on the property. Ms. Cyphert noted that there is already an underground detention pond that has to be moved. Mr. Monet asked what was missing in the landscaping plan. Ms. Cyphert noted that nothing was missing; it's just different from the Homewood Suites landscaping plan and she wanted to bring this to Planning Commission's attention to make sure they were okay with this. Mr. Monet sees no need to dictate the types of trees for the site and asked if the City could use the existing trees and shrubs. Mr. Modrack responded that he would find a place for them.

Mr. Petrak stated that the north elevation looks "institutional" and will be able to be seen from Challis. Mr. Reiko noted that they will use protruding brick and banding detail so it won't look so plain. He also noted there will be trees in front of this elevation. Mr. Smith asked if there was an existing berm on the site. Ms. Cyphert stated that the berm will be removed for underground detention and they can't plan vegetation on it.

At Ms. Cyphert's suggestion, Jeff Rentz reviewed different materials that will be used on the building. There was discussion about sidewalks; the existing sidewalk dead ends at the wetlands and with a public sidewalk there will be access to Library Drive through the site. There was also discussion about whether a crosswalk should be provided across Challis to get to Target and the restaurants, and it was noted that there is no sidewalk in Brighton Town Square. An alternative crosswalk on Library Drive and Challis was suggested to get people to the Big Boy and Red Robin restaurants. Various locations for the crosswalk were discussed but no decisions were made.

Motion by Mr. Bryan, supported by Mr. Petrak, to recommend conditional site plan approval for Hampton Inn #13-014 as depicted on plans prepared by Giffels Webster, project no. 18403.00, sheets SP-01 through SP-16, LA-01, LA-02, last dated 4-16-14 and plans prepared by Gasser Bush Associates, Drawing No. #13-21276-V3, dated 12-18-13 and plans prepared by Victor Saroki & Associates Architects PC, dated 12-30-13 sheets Ground Level Floor Plan, Second Level Floor Plan, Third Level Floor Plan, South Elevation, West and East Elevation, and North Elevation subject to the following:

1. That this approval includes the approval of changes to the Parker Property mixed use development as shown on Sheet SP-06.
2. That all signage comply with applicable ordinances or variances are obtained.
3. That the applicant must address any outstanding Fire Code requirements with the Fire Department during the construction review.
4. That the applicant must address any outstanding City Engineer requirements during the construction review.
5. That right of way permits are obtained from the Department of Public Services for work within the right of way.
6. That any damages done to the existing sidewalks or Homewood Suites parking lot be repaired.
7. That the easement documents for the public sidewalk and public utilities be filed with Livingston County once completed.
8. That the building materials of the new dumpster enclosure match those of the existing dumpster.
9. That the new parking lot lighting match the existing parking lot lighting at the Homewood Suites site.
10. That the type of proposed screens and fences; height, typical elevation and vertical section of screens, showing materials and dimensions be reviewed during the construction plan review.

The motion carried 7-0-2.

There was further discussion about left hand turns on and off Challis and making this area more pedestrian friendly. Ms. Cyphert stated that we could ask the City engineer for a proposal to make this

area more pedestrian friendly that would include proposed pricing, easements necessary, where to put sidewalks, etc. This could be added to next year's CIP as a study or plan.

Unfinished Business

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

Ms. Cyphert reported that she and Brad Maynes reviewed the ordinance amendment after the March meeting and came to the conclusion that we are deviating from what City Council wanted when this was discussed at the retreat. Ms. Cyphert is recommending going back to Council to get further direction or have them offer alternatives. She is concerned that if exceptions for building materials are made for public lots that private property owners will want to be able to use those materials for lots, too.

Ms. Cyphert offered an alternative to Planning Commission; that is, they could expand the jurisdiction of the Zoning Board of Appeals (ZBA) which would allow the ZBA to permit alternative parking lot materials to be used due to either future transition of the site to another use or if a lease arrangement is being used. There was a discussion about what the ZBA's scope should be, and Ms. Cyphert noted that Planning Commission would be creating a power for the ZBA and could make the wording say anything they want. She also noted that as it stands, these types of projects would have a hard time being approved by the ZBA since they do not constitute a hardship or practical difficulty for these overflow lots. The options for materials were discussed and any application to the ZBA would have to list the materials proposed to be used for an alternative parking surface. Planning Commission decided they didn't want to expand the jurisdiction of the ZBA.

Mr. Modrack noted that he wanted the Barton (West St.) parking lot to be a gravel lot due to the potential for future development. He was turned down by the ZBA because they had no way to approve it under the current ordinance, so the DDA had to do a full design with approved materials and we were lucky enough to get a grant to help pay for it. Mr. Modrack stated that we need to either find a solution or put a moratorium on any more development downtown until we get more parking.

There was discussion about whether we want to exempt ourselves from the parking ordinance requirements. Discussion continued and the Planning Commission came to the decision that they do not want to amend the parking lot building materials because it would allow everyone to use the alternative surfaces. The Board suggested amendments that would include creating a section in the parking ordinance that applies to publicly owned/leased parking lot that are permanent and in transition/leased and the type of materials allowed for each type of public parking lot.

Ms. Cyphert stated she would take the Planning Commission suggests to the City Council for input prior to Planning Commission continuing to work on the parking ordinance amendments.

Other Business

7. Staff Updates – None
8. Commissioner Concerns – None
9. Call to the Public

The call to the public was made at 9:05 p.m. Hearing no response, call to the public was closed.

10. Adjournment

Motion by Mr. Petrak, supported by Mr. Cooper, to adjourn the meeting at 9:05 p.m. **The motion carried 7-0-2.**

Bill Bryan, Secretary

Lauri French, Recording Secretary