

**City of Brighton  
Planning Commission  
Minutes  
March 16, 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	Dave Petrak
Bill Bryan	Robert Pawlowski
David McLane	Susan Gardner
Steve Monet	Matt Smith

**Motion** by Mr. Pawlowski, supported by Mr. Smith, to excuse Commission Member Schutz from tonight's meeting. **The motion carried 8-0-1.**

Also present was Amy Cyphert, Lauri French and Matt Modrack from Staff and an audience of 13.

2. Approval of the February 9, 2015 Regular Meeting Minutes

**Motion** by Mr. Petrak, supported by Ms. Gardner, to approve the February 9, 2015 regular meeting minutes as presented. **The motion carried 7-0-1-1, with one absence and Commission Member Smith abstaining.**

3. Approval of the March 16, 2015 Agenda

**Motion** by Mr. Smith, supported by Mr. Bohn, to approve the agenda as presented. **The motion carried 8-0-1.**

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**

5. Conduct a public hearing and consider amendments to Chapter 98, Article I. In General, Section 98-3. Definitions, Chapter 98, Article III. Off-Street Parking and Loading, Sec. 98-28. General Parking requirements and Chapter 98, Article XVI. Downtown business district, Sec. 98-462, Specific Standards

**Motion** by Mr. Pawlowski, supported by Mr. Smith, to close the regular Planning Commission meeting and open the public hearing at 7:32 p.m. **The motion carried 8-0-1.** Matt Modrack, DDA Executive Director, stated that the DDA Board fully supports the parking ordinance amendments for transitional and overflow parking. The amendments will allow more parking under current circumstances while preserving the transitional sites for future development.

Hearing no further comments, Chairperson Monet closed the public hearing and reopened the Planning Commission meeting. **Motion** by Mr. Petrak, supported by Ms. Gardner, to approve the amendments as written and forward them to City Council for approval. **The motion carried 8-0-1.**

**Unfinished Business**

**New Business**

6. Site Plan – Fitwall at 305 W. Main Street #15-006

**Motion** by Mr. Bryan, supported by Mr. Smith, to excuse Dave McLane from this portion of the meeting since he is the architect for the Fitwall plan. **The motion carried 8-0-1.** Dave McLane from DMA Architects introduced Rodney Goble from Fitwall and the owner of the building, Mojdeh Meghnot. He reviewed the floor plan and explained they are extending the front of the building to provide for a front lobby. The basement will not be used. There is a 2<sup>nd</sup> floor apartment and there are two parking spaces at the back of the building for the tenants. They will be doing an interior demolition to create the new entry lobby and 14 spaces for workout equipment. The current wood siding will be removed; the cinder block wall on the side of the building will be painted and the front façade will be replaced with an aluminum panel system with a projecting sign. Mr. Goble from Fitwall talked about the Fitwall franchise; it is a studio-based business with high intensity interval training. This will be the first studio in Michigan and they plan to open three more, one in Birmingham, one in Auburn Hills and one in Ann Arbor. He is also a managing partner at the Legacy Center in Green Oak Township. In response to a question from a commission member, he noted that their hours are expected to be Monday through Friday from 6:00 a.m. to 7:00 p.m. with limited hours on Saturday and Sunday, which may be modified as required. They anticipate that 80% of their customers will be women. There will be staff on-site at all times. Mr. McLane rejoined the Planning Commission meeting at 7:48 p.m.

**Motion** by Ms. Gardner, supported by Mr. Bryan, to recommend conditional site plan approval for Fitwall at 305 W. Main Street #15-006 as depicted on plans prepared by DMA Architects, project #2015-17, sheets CVR and A-1, last dated 3-9-2015 and survey prepared by BM Construction Consultants, job no. 200215, last dated 2-27-15 subject to the following:

1. That all signage comply with applicable ordinances or variances obtained.
2. That right of way permits are obtained from the Department of Public Services for work within the right of way.
3. That any damages done to the existing sidewalk be repaired to current condition.
4. That any damages to the existing block exposed during the removal of the wood siding be repaired prior to the painting of the block.

**The motion carried 7-0-1-1 with one absence and Mr. McLane abstaining.** Ms. Cyphert noted this item will be on the March 19 City Council agenda for approval.

7. Site Plan – True Salon at 109 E. Grand River #15-007

Scott Visger from Advantage Construction introduced the tenant, Kevin Montagano. Mr. Visger reviewed the site plan and noted that they are increasing the number of chairs from the former salon from 2 to 7 with an estimated 21 parking spaces required (property owner is not required to provide parking since it is located in the DBD).

**Motion** by Mr. Smith, supported by Mr. Pawlowski, to recommend conditional site plan approval for True Salon at 109 E. Grand River #15-007 as depicted on plans prepared by Lindhout and Associates, project #1514, sheet A1.1, last dated 2-23-15 subject to the following:

1. That all signage comply with applicable ordinances or variances obtained.
2. That right of way permits are obtained from the Department of Public Services for work within the right of way.
3. That any damages done to the existing sidewalk be repaired to current condition.

**The motion carried 8-0-1.**

8. Site Plan – First and Main Granger Assisted Living Facility on N. Second Street #15-005

Dan Colella from Granger Group gave a brief background on Granger, which is a western Michigan based company and Brighton will be their fourth location; other facilities will be located in Auburn Hills, Bloomfield Township and Commerce. He noted that the project architect and civil engineer are also present should commission members have any questions. There will be 104 units in the nearly 100,000 square foot facility. At peak hours, they anticipate 20 full-time employees, with another 20 employees split over two other shifts. He reviewed the site plan and rendering and noted that the entry to the building is on the side and there is an access driveway around the building. There will be two curb cuts on Second St.

There was discussion about the 17 deferred parking spaces at the back of the building and whether those would be required from the outset given our experience with other assisted living facilities in the City. Chairperson Monet asked if renderings were available showing the other three sides of the building; Ms. Cyphert responded that the applicant was not required to provide color renderings and that the building elevations are in the packet. Commission Member Bryan noted that this will be a nice addition to Second St.; this is a neighborhood in transition and the houses that this facility will replace have seen better days. Commission Member Gardner likes the walking paths around the grounds and asked if there would also be a shuttle provided for less mobile residents. Mr. Colella responded that there would be a shuttle provided.

Commission Member Bohn noted that he agrees with Mr. Bryan that this will be a good addition to a neighborhood that already has a mix of commercial and rental houses. He also asked why they are asking for deferred parking, to which Mr. Colella responded that they developed their baseline parking requirements on other similar assisted living facilities. Ms. Cyphert noted that one of the two deferred parking spaces at the northwest corner must be constructed in order to meet the maximum 20% requirement for deferred parking spaces. Commission Member Bryan asked if the development would be asking for a PILOT or if it would be taxable; Ms. Cyphert responded that the applicants have not applied for a PILOT so the property will be taxable. Commission Member Petrak noted that the west elevation looks too industrial and was concerned about what it would look like travelling on Second St. Commission Member Bryan noted that landscaping will help screen the 39-foot wall and the architectural details help to break it up. Chairperson Monet asked Ms. French to read the wording of the City attorney amended condition number 9 before a motion is made.

**Motion** by Mr. Bohn, supported by Mr. Smith, to recommend conditional site plan approval for the First and Main of Brighton Senior Living on N. Second Street #15-005 as depicted on plans prepared by PEA Engineering Associations, job no. #2015-012, sheets C-1.0, C-2.0, C-3.0, C-4.0, C-5.0, C-6.0, C-7.0, C-8.0, C9.0, C-10.0, C-11.0, C-12.0, L-1.1, L-2.1, L-3.1, L-4.1, and L-4.2, last dated 3-6-15, plans prepared by Contech Construction Products, Inc, job no. #516878, last dated 3-5-15, sheet 1 of 1, plans depicting City of Brighton Engineering Standard Details sheets: Roadway, Parking & Sidewalk, Sanitary Sewer, Storm, Sewer & Street, Water Main – Sheet 1 or 2, Water Main – Sheet 2 or 2, plans prepared by Visual, drawing no. PM-1, last dated 3-11-15, sheet 1 of 1, and plans prepared by Hobbs + Black Architects, project no. #15-608, last dated 3-6-15, sheets A-1 – A-3 and the rendering subject to the following:

1. That one of the deferred parking spaces is converted to a constructed space to meet the maximum 20% requirement of the deferred parking space requirements.
2. In the event the deferred parking spaces need to be constructed due to parking demands, the parking space construction plans will be reviewed by the City prior to construction.
3. That a detail drawing of the patio fencing be included in the building permit drawings.
4. That the windows on the building be lightly tinted to meet the Ordinance Requirements.
5. That the applicant must address any outstanding Fire Code requirements with the Fire Department during the construction review.
6. That the applicant must address any outstanding City Engineer requirements during the construction review.
7. That any public utilities easement documents be reviewed/approved by the City/City Attorney and once approved filed with Livingston County.
8. That the developer complies with all applicable City of Brighton Engineering Standards.
9. That approval of the site plan by Planning Commission and City Council does not commit the City

to funding the public improvements needed to facilitate this project; however, the approval of this site plan is expressly made conditional on the construction of the improvements necessary to facilitate the project by the City of Brighton.

**The motion carried 8-0-1.**

9. Chairperson Request to hold a Special Thursday, April 16<sup>th</sup> Planning Commission Meeting – Ms. Cyphert explained the necessity to hold a special Planning Commission meeting in order to meet posting and timing requirements related to the transitional and overflow parking amendments in order to build the CSX West Parking Lot by June 30, 2015. There was a brief discussion about the best time to hold the special meeting since it will be held before a regular City Council meeting at 7:30 p.m. on that date. There was consensus that 5:30 p.m. would allow most of the Planning Commission members to attend. Chairperson Monet formally requested a special Planning Commission meeting to be held on Thursday, April 16, 2015 at 5:30 p.m.
10. Scheduling of a Special Land Use Public Hearing for CSX West Overflow Parking Lot at the Special April 16<sup>th</sup> Planning Commission Meeting

**Motion** by Mr. Bohn, supported by Mr. Pawlowski, to schedule a Special Land Use Public Hearing for CSX West Overflow Parking Lot at the Special April 16, 2015 Planning Commission meeting. **The motion carried 8-0-1.**

**Other Business**

11. Staff Updates – Ms. Cyphert reminded the Commission Members that the April meeting will be held on April 13, not April 20. Commission Members Bryan and Gardner will not be at the April 13 meeting.
12. Commissioner Concerns - None
13. Call to the Public - The call to the public was made at 8:21 p.m. Hearing no response, call to the public was closed.
14. Adjournment

**Motion** by Mr. Petrak, supported by Ms. Gardner, to adjourn the meeting at 8:21 p.m. **The motion carried 8-0-1.**

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*Bill Bryan, Secretary*

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*Lauri French, Recording Secretary*