

**City of Brighton  
Planning Commission  
Minutes  
January 13, 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 McLane
Al Wirth	Robert Pawlowski
Dave Petrak	Matt Smith
Steve Monet	Chad Cooper

Chairperson Monet advised that John Wells has resigned from Planning Commission effective today due to family health issues.

Also present was Amy Cyphert and Lauri French from Staff, Brad Maynes from the City Attorney's office and an audience of four.

2. Approval of the November 18, 2013 Regular Meeting Minutes

**Motion** by Mr. Wirth, supported by Mr. Pawlowski, to approve the November 18, 2013 regular meeting minutes as presented. **The motion carried 6-0-2, with Mr. Cooper and Mr. Smith abstaining.**

3. Approval of the December 3, 2013 Regular Meeting Minutes

Mr. Maynes advised that these minutes may be approved with only four of the members who were at that meeting present tonight as long as a majority of those present vote yes.

**Motion** by Mr. Pawlowski, supported by Mr. Petrak, to approve the December 3, 2013 regular meeting minutes as presented. **The motion carried 4-0-4, with Messrs. Cooper, Bryan, Monet and McLane abstaining.**

4. Approval of the January 13, 2014 Agenda

As discussed in Blue Sky, item 9. will be moved to item 5.a.

**Motion** by Mr. Smith, supported by Mr. Petrak, to approve the agenda as amended. **The motion carried 8-0.**

5. Call to the Public

The call to the public was made at 7:33 p.m. Hearing no response, call to the public was closed at 7:33 p.m.

**New Business**

5.a. Site Plan – Northridge Woods (formerly Northridge Ponds Phase 2) #13-018

Mr. Steve Davis, who is the developer and builder for Northridge, gave the Commission members some background information on the Northridge development which began 14 years ago. Most of the residences in the current 350 unit development are attached condos with two-car garages. Northridge Ponds, which is currently being built, is two-thirds done. He reviewed the site plan and noted that Black Walnut will be a City street; they just have to add the finish coat when weather permits. He noted that the former Northridge Woods site plan called for stacked condos which were geared toward a younger buyer. However, the site plan has been revised since they have found that most of the buyers are now older and

are looking for all the amenities, including a three-car garage. The revised the site plan and reduced the density from 132 to 67 units in order to accommodate more three-car garages.

Mr. Doug Cameron, attorney for Mr. Davis, spoke about changes in federally insured mortgages that would have necessitated building 75% of the development before financing would be available. He has worked with City attorney Brad Maynes and Ms. Cyphert and has provided all necessary documentation to them. He noted there will be a total of 10 master deeds for the development. Eric Iversen, design engineer for the project from Desine Engineering, added that Northridge Woods is the nicest site for the Northridge development, backing up to the wetlands. The completion of this development will bring the entire Northridge project to a close.

Mr. Davis noted that each development has their own association board which is responsible for hiring the contractors to do snow plowing, maintenance, etc. In response to a question by the Commission, he anticipates it will take three years to complete Northridge Woods.

**Motion** by Mr. Bryan, supported by Mr. McLane, to recommend that the City Council approve the site plan for Northridge Woods as depicted on the plans prepared by Desine, Inc, sheets 1-3, 3A, 4-12, EX, L1, L2, L3, Project Number 132191, last dated 12-31-13 and plans prepared by Lindhout Associates, sheets A1, A6- last dated 7-24-13, sheets A1, A6 - last dated 1-21-13, sheets A1, A6 – last dated 11-10-11, sheets A1, A6 – last dated 05-21-12 subject to the following:

1. That all conditions of the previous approvals remain in effect.
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 further fire and engineering review will be conducted during the site construction and building permit process.
5. Street lighting per DTE specifications.

**The motion carried 8-0.**

### **Public Hearings**

6. Public Hearing - Planned Unit Development (PUD) District

Ms. Cyphert reviewed the background of the proposed PUD ordinance and advised that the draft ordinance was reviewed by the City attorney's office. Mr. Maynes reviewed the minor changes that were made. He noted that our ordinance is based on Royal Oak's ordinance and that he also talked to their attorney. He made some changes to Sections E and F to clarify the roles of the Planning Commission and City Council in the approval process.

**Motion** by Mr. Smith, supported by Mr. Petrak, to approve the draft ordinance as written and send it to City Council to set a public hearing for Article 28, Planned Unit Development. **The motion carried 8-0.**

### **Unfinished Business**

7. Election of Officers

Ms. Cyphert noted that Mr. Wells was the former secretary for Planning Commission and that with his resignation a new secretary will have to be elected. Mr. Monet and Mr. Smith offered to serve another term as chairperson and vice-chairperson, respectively; Mr. Bryan volunteered to be secretary, and Mr. McLane agreed to continue as ZBA Liaison. Mr. Smith agreed to serve as the Traffic Safety Board representative replacing Mr. Schillinger.

**Motion** by Mr. Wirth, supported by Mr. Cooper, to accept all nominations as presented. **The motion carried 8-0.**

8. Noeker/E.D. Ewing/Greimel Nominations

Ms. Cyphert reviewed the criteria for each of the three awards. The nominations are as follows:

Ewing (single or multi-family homes):

317 East St. – new single family residential  
212 Brighton Lake Rd. – porch addition  
504 Second St. – exterior improvements and garage addition  
725 W. Main – second story addition

**Motion** by Mr. Petrak, supported by Mr. Monet, to nominate the 504 Second St. project for the award since it embodies the Ewing award criteria more than the other projects. **The motion carried 8-0.**

Noeker (non-residential)

Mayday façade  
Champ's façade  
McDonald's façade and site improvements  
Kroger gas station – demo and construction  
Sushi Zen – interior expansion  
Kathleen's Cookies – renovations  
Brighton Mall – façade and site improvements  
Veterans Memorial

**Motion** by Mr. Cooper, supported by Mr. Pawlowski, to split the Noeker award between the Mayday façade project and the Brighton Mall façade and site improvements. **The motion carried 8-0.**

**Motion** by Mr. Smith, supported by Mr. Petrak, to award the Greimel award to the Veterans Memorial. **The motion carried 8-0.**

10. Presentation and Discussion of Capital Improvements Program 2014-2020 Projects

Ms. Cyphert gave some background for the CIP, which is a state-mandated Planning Commission document. She reviewed the changes from the prior format and noted that some projects have been carried over from 2010 and that some have been taken out that were not essential to day-to-day operations. She pointed out that a vehicle inventory and a curb and gutter map have been included in the document and we are looking at different funding sources such as special assessments, increased water/sewage rates, etc. to fill the gap in order to pay for some of the projects that are needed. After discussion by the Commission members, it was decided to discuss this topic further at the February meeting.

**Motion** by Mr. Bryan, supported by Mr. Smith, to table the Capital Improvements Program discussion until the February Planning Commission meeting. **The motion carried 8-0.**

**Other Business**

11. Staff Updates

Ms. Cyphert thanked the Planning Commission members for their quick approval of the PUD ordinance.

12. Commissioner Concerns - None

13. Call to the Public

The call to the public was made at 9:08 p.m. Hearing no response, call to the public was closed.

14. Adjournment

**Motion** by Mr. Petrak, supported by Mr. Wirth, to adjourn the meeting at 9:08 p.m. **The motion carried 8-0.**

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*Bill Bryan, Secretary*

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*Lauri French, Recording Secretary*