

**City of Brighton
Planning Commission
Meeting Minutes
September 21, 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	Matt Smith
William Bryan	Robert Pawlowski
Steve Monet	Susan Gardner
Dave Petrak	Michael Schutz
David McLane	

Also present was Mike Caruso from Staff, Gary Markstrom from TTMPs, and an audience of six.

2. Approval of the July 20, 2015 Regular Meeting Minutes

Motion by Commissioner Gardner, supported by Commissioner Smith, to approve the July 20, 2015 regular meeting minutes as presented. **The motion carried 9-0-0.**

3. Approval of the September 21, 2015 Agenda

As discussed in the blue sky session, "Item #4a – Parking Lot Site Plan – Brighton Mall" will be added.

Motion by Commissioner Pawlowski, supported by Commissioner Smith, to approve the agenda as amended. **The motion carried 9-0-0.**

4. Call to the Public

The call to the public was made at 7:32 pm with no response.

Chairperson Monet introduced Kathleen Kline-Hudson, The Director of the Livingston County Planning Department. The City has entered into a contract with them to provide planning consulting services until such time as a new Planning/Zoning Director is hired.

New Business

4a. Amended Parking Lot Site Plan Approval – Brighton Mall

Mr. Ashley Israel, representing Brighton Mall, advised they are leasing out their last empty space at the Brighton Mall to a nail salon. City Staff had a concern regarding the intensity of

the use as it relates to parking requirements. He has submitted the parking study and they are well within the ordinance.

Mr. Caruso advised that all staff reviews came back with no issues.

Moved by Commissioner Gardner, seconded by Commissioner Smith, to recommend to City Council approval of the amended Parking Lot Site Plan for Brighton Mall dated October 18, 2018. **The motion carried 9-0-0.**

5. Amended Site Plan Approval – Northridge Woods #13-18

Mr. Davis gave a history of the flooding problem with the adjacent property to the west in Hamburg Township that occurred last winter. He presented a PowerPoint showing the changes that were made to this site plan to mitigate the water flowing onto this property, as well as additional retaining walls that have been installed. These amendments are for what he is requesting approval this evening.

Mr. Markstrom stated that the two issues discussed in his July 30, 2015 letter have been addressed by Mr. Davis' engineer, Wayne Perry, of Desine, Inc.

He noted that the Hastings Report submitted by Mr. Davis states that the vegetation on the slope requires additional vegetation and he agrees with this recommendation.

Commissioner Bohn asked if the slope was done to City standards. Mr. Markstrom stated the City standard is 1:3 and this slope is 1:2 – 1:1/2. Mr. Davis noted that the slope was moved to decrease the amount of water that was going toward the resident's property to the west in Hamburg Township. Commissioner Bohn wants to ensure that this does not cause a problem for the residents of this condominium association. Mr. Markstrom concurred with Mr. Davis regarding the slope. This was agreed to by himself, the City of Brighton, the Livingston County Drain Commissioner, Hamburg Township, and Desine, Inc.

Commissioner Bohn is not opposed to changes that need to be made to the site; however, he would like to ensure that they are done properly. A site plan is a contract between a developer and the City.

Chairperson Monet stated that historically changes would be brought to the attention of City Staff and approved administratively, and not always reviewed and approved by the Planning Commission and City Council.

Moved by Commissioner Smith, seconded by Commissioner Pawlowski, to recommend to City Council approval of the Amended Site Plan – Northridge Woods #13-18 with the following condition:

1. Additional vegetation shall be added to the slope to the north of Unit #2.

The motion carried 8-1-0.

6. Amended Site Plan Approval – Northridge Ponds #11-002

Mr. Davis gave a review and PowerPoint presentation of the changes that were made to this site plan.

Mr. Markstrom agrees with Mr. Davis' explanation as to why his issue regarding the walking path as raised in his letter dated October 18, 2015 cannot be addressed. Item #2 of his letter regarding the retaining walls has been satisfied. He has no further issues.

Moved by Commissioner Pawlowski, seconded by Commissioner Smith, to recommend to City Council approval of the Amended Site Plan – Northridge Ponds #11-002. **The motion carried 9-0-0.**

Other Business

7. Staff Updates – There were no staff updates this evening.

8. Commissioner Concerns

Mr. Bryan asked if the concerns raised by the property owners on Advanced Street about the large fuel tank being stored on the Corrigan property has been addressed.

Chairperson Monet stated that those tanks are highly regulated.

Commissioner Gardner stated that both of the site plans submitted by Corrigan were approved at the City Council meeting. The large 30,000 gallon tank has been removed from the plans and the smaller ones can only be transported at 10 percent capacity, so they will never be fuller than that when on the site.

Commissioner Gardner asked Chairperson Monet if he has received an update on the Granger Project on N. Second Street in his role as Planning Commission Chairperson. Mr. Monet stated he has not received an update.

There was a brief discussion regarding the overflow lot at the CSX West Parking lot being open often. The lot is schedule to be open from Thursday morning through Monday morning for the special event season. Commissioner Bryan feels this schedule meets the intent of that lot, which was for parking for special events.

9. Call to the Public - The call to the public was made at 8:44 pm with no response.

10. Adjournment

Motion by Commissioner Smith, supported by Commissioner Schutz, to adjourn the meeting at 8:45 pm. **The motion carried 9-0-0.**

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Bill Bryan, Secretary

Patty Thomas, Recording Secretary