

AGENDA
CITY COUNCIL REGULAR BUSINESS MEETING
CITY OF BRIGHTON
DECEMBER 15, 2016 - 7:30 P.M.
CITY HALL COUNCIL CHAMBERS
200 NORTH FIRST STREET
BRIGHTON, MICHIGAN
TELEPHONE: 810-227-1911 WEBSITE: www.brightoncity.org

Business Meeting - 7:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Consider Approval of the Agenda

Consent Agenda Items

5. Approval of Minutes: [Regular Meeting of December 1, 2016](#)
6. Approval of Minutes: Closed Sessions of December 1, 2016
7. Approval of Minutes: [Special Meeting of December 6, 2016](#)

Correspondence

8. Call to the Public
9. Staff Updates
10. Updates from Council Member Liaisons to other Boards and Commissions

New Business

11. [Consider Special Land Use Permit # 16-012 as Recommended by Planning Commission](#)
12. Consider Acceptance of the Dedication of Black Walnut Street

Other Business

13. Call to the Public
14. Consider Entering Closed Session to Receive Written Attorney-Client Privileged Communications Pursuant to MCL 15.268(h)
15. Consider Possible Actions Resulting from Closed Session
16. Adjournment

MINUTES OF THE MEETING OF THE CITY COUNCIL OF BRIGHTON
HELD ON DECEMBER 1, 2016 AT THE BRIGHTON CITY HALL
200 N. 1ST STREET, BRIGHTON, MICHIGAN

REGULAR SESSION

Mayor Muzzin called the meeting to order at 7:30 p.m. Present were Mayor Muzzin, Mayor Pro-Tem Pipoly, Councilmembers Bohn, Pettengill, Gardner, Emaus, and Tobbe staff: City Manager Geinzer, Utilities Director Krugh, Assistant DPW Director Thomas, Chief Wightman, Clerk Stewart, Attorney Burns, Attorney Maynes, Operation Relations Manager Miller, Engineer Markstrom and an audience of twenty-three.

AGENDA APPROVAL

Mayor Muzzin added 15A a Closed Session pursuant to MCL 15.268 (C) negotiations concerning a collective bargaining unit and 15 B. possible actions from closed session was moved by Mayor Pro-Tem Pipoly seconded by Emaus to approve the Agenda as amended. The motion passed 7-0.

CONSENT AGENDA

It was moved by Councilmember Gardner seconded by Pettengill to approve the Consent Agenda. The motion passed 7-0.

The following items were approved:

City Retreat Minutes of November 12-13, 2016

Study Session Minutes of November 17, 2016.

Regular Session Minutes of November 17, 2016

Appointment of Cal Stone to the Downtown Development Authority Board and Whitney McClellan-Stone to the Brighton Arts and Culture Commission

Reappointment of Steve Monet and Bill Bryan to the Planning Commission for a three-year term, and Douglas Angst and Alicia Urbain to the Zoning Board of Appeals for a three-year term

Approval of the MDOT performance Resolution 16-18.

Roll call vote was taken to approve the Resolution. Yes: Muzzin, Pipoly, Gardner, Pettengill, Bohn, Emaus, Tobbe. No: none

CALL TO THE PUBLIC

Mayor Muzzin opened the Call to the Public at 7:34 p.m.

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Dorian Pettengill, 225 N. Third Street, thanked the Mayor for the presentation he had given for his Cub Scouts Weeblo's pack 347.

The Call to the Public was closed at 7:35 p.m.

CITY CUSTOMER INFORMATION AND BOARD UPDATES

Clerk Stewart talked about the recount of the Presidential election ballots and the process and cost the City may incur.

Manager Geinzer mentioned the Ladies Night Out event was being held until 10:00 p.m. on December 1, 2016.

Mayor Pro-Tem Pipoly reported the Brighton 150th Anniversary committee would be meeting on December 8th 6-8p.m. at City Hall and are looking for input. He thanked Mayor Muzzin for the opportunity to represent the City at the Holiday Glow and give Santa the key to the city.

Councilmember Pettengill reported that the Imagination Station had a record year with over 1,000 volunteers. They had fifty-three sponsors and added new features.

ADOPTION OF THE VISION STATEMENT AND GOALS

Vision:

True to its heritage, the City of Brighton is an exemplary community that embraces and engages residents, businesses, and institutions. The City will continue this collaborative spirit and pursue enhanced partnerships to enrich the built environment, promote well-being, and nurture physical and social connections, while preserving fiscally sustainable core service delivery.

The Council also adopted the list of Goals presented at the Retreat.

Goals:

Informed by three (3) core values (Fiscal, Environmental, and Community Sustainability), seven (7) goals guide the City.

1. Fiscal responsibility is an expectation of constituents to be applied by City Council and City Administration
2. Environmentally responsible practices are to be promoted and the City's natural spaces protected and enjoyed.
3. Exemplary services are a source of pride that will be pursued by balancing community priorities and fiscal restraint.
4. An engaged, connected, and valued citizenry is a hallmark that sets Brighton apart from its peers.
5. The wellbeing of the community will be protected by service-oriented police officers and administrative staff through conscientious policy making that underscores health and safety.
6. The community will be enhanced by well-suited residential and commercial redevelopment.
7. Citizens will have access to resources that support an active and socially enriched lifestyle.

It was moved by Councilmember Tobbe and seconded by Emaus to accept the Goals and Vision statement.

Motion passed: 7-0

Mayor Muzzin suggested moving second Call to the Public to before Closed Session as item 13A. Moved by Mayor Pro Tem Pipoly and seconded by Pettengill.

Motion passed 7-0

CALL TO THE PUBLIC

Mayor Muzzin opened the Call to the Public at 7:47 p.m. Hearing and seeing none the Call to the Public was closed at 7:47 p.m.

CLOSED SESSION PURSUANT TO MCL 15.268 (H)

It was moved by Mayor Pro-Tem Pipoly and seconded by Pettengill to go into Closed Session at 7:50 p.m. to receive written attorney-client privileged communication pursuant to MCL15.268(H)

A roll call vote was taken. Yes: Muzzin, Pipoly, Gardner, Pettengill, Bohn, Emaus, Tobbe. No: none

Motion passed 7-0

It was moved by Councilmember Tobbe seconded by Pipoly to come out of closed session at 8:52 p.m.

CLOSED SESSION PURSUANT TO MCL 15.268 (C)

It was moved by Councilmember Tobbe and seconded by Emaus to go into Closed Session at 8:52 p.m. for a strategy session connected with the negotiation of a collective bargaining agreement pursuant to MCL15.268(C)

A roll call vote was taken. Yes: Muzzin, Pipoly, Gardner, Pettengill, Bohn, Emaus, Tobbe. No: none

Motion passed 7-0

It was moved by Councilmember Tobbe, seconded by Emaus to come out of closed session at 9:03 p.m.

CLOSED SESSION ACTION ON ATTORNEY/CLIENT PRIVLEDGED COMMUNICATION

It was moved by Councilmember Tobbe and seconded by Pipoly to direct staff to submit revised pension contribution reports to MERS for confirmation of pension amounts and to calculate any overpayment and/or underpayments to retirees and to obtain the advice of the City auditors, if necessary.

CLOSED SESSION ACTION PURSANT TO COLLECTIVE BARGINING

It was moved by Councilmember Emaus, seconded by Pipoly to approve the proposed contract with the DPS Collective Bargaining Unit, as contained in the agreement presented and to authorize the Mayor and City Clerk to

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execute the collective bargaining agreement.

Motion passed 7-0.

ADJOURNMENT

It was moved by Councilmember Tobbe seconded by Emaus to adjourn the meeting at 9:06 p.m.

Motion passed 7-0

Pamela Stewart, City Clerk

James Muzzin, Mayor

MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL, DDA, AND PSD OF BRIGHTON
HELD ON DECEMBER 6, 2016 AT THE BRIGHTON CITY HALL
200 N. 1ST STREET, BRIGHTON, MICHIGAN

JOINT SESSION

PSD Chair Binkley called the meeting to order at 7:30 a.m. Present were Mayor Muzzin, Mayor Pro-Tem Pipoly, Councilmembers Pettengill, Gardner, and staff: City Manager Geinzer, Clerk Stewart, Community Development Associate Skopek, Management Assistant Reed, Organizational Relations Manager Miller

PSD board members present: Nick Palizzi, Mark Binkley, Steve Pilon, Annette Jacoby, Lisa Nelson, Sheryl Kemmerling, Jon Innes

DDA board members present: Scott Griffith, Ashley Isreal, Dave Beauchamp, Bob Herbst, Tim Corrigan, Pam McConeghy, Claudia Roblee, and Cal Stone and an audience of four.

Noe Hernandez from the Livingston County Press and Tom Tolen from WHMI were present from the media.

AGENDA APPROVAL

It was moved by Mayor Pro Tem Pipoly, seconded by Gardner to approve the Agenda. The motion passed 4-0-3.

CALL TO THE PUBLIC

PSD Chair Binkley opened the Call to the Public at 7:34 a.m.

Susan Walters-Steinacker, 907 Brighton Lake Road, asked that the new members of the PSD and DDA receive a copy of the City Charter so they understand that they may not benefit financially from their position on the City boards.

The Call to the Public was closed at 7:35 p.m.

PRESENTATION FROM POW! STRATEGIES

Christina Sheppard-Decius did a presentation about the City of Brighton's Downtown current strengths, weaknesses, opportunities for improvement, retention of current businesses, extending social media reach, walkability, and signage. She mentioned that she would be providing a report sometime in January to the PSD on more suggestion for improvement of the Downtown.

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CALL TO THE PUBLIC

PSD Chair Binkley opened the Call to the Public at 9:00 a.m. Hearing and seeing none the Call to the Public was closed at 9:00 a.m.

ADJOURNMENT

It was moved by Councilmember Pettengill seconded by Gardner to adjourn the meeting at 9:01 a.m.

Motion passed 4-0-3

Pamela Stewart, City Clerk

James Muzzin, Mayor



CITY OF BRIGHTON
REPORT FROM CITY MANAGER TO CITY COUNCIL
DECEMBER 15, 2016

SUBJECT: CONSIDERATION OF SPECIAL LAND USE #16-012 - 213 W. MAIN STREET, SUITE 9

ADMINISTRATIVE SUMMARY

- Suite 9 at 213 W. Main Street is an currently vacant and located within the Downtown Business District. The applicant is proposing to occupy and renovate the suite to allow for a microblading and beauty service facility.
- Microblading is a form of semi-permanent make-up that provides a means to partially or fully camouflage missing eyebrow hair with the appearance of simulated hair using fine deposits of tattoo pigments.
- State licensing defines microblading as body art. The City zoning ordinance does not define body art; the closest definition being a tattoo studio. The proposed use for this site is far less intrusive than a tattoo studio.
- The Special Land Use Permit was considered and reviewed as outlined in Chapter 98, Article XVI, Downtown Business District, Section 98-462, Specific Standards (a)(2)(d), and article V of the City of Brighton Code of Ordinances.
- Tattoo studios are permitted as a special land use within the Downtown Business District only and are not permitted in any other zoning district as a permitted use or a special land use.
- Per Section 98-127, a special land use shall meet the following minimum standards:
 - 1) The proposed use and its parking must be consistent with the spirit and intent of this article.
 - 2) The proposed use and its parking must be compatible with adjacent uses of land, the natural environment and the capabilities of affected public services and facilities.
 - 3) The proposed use and its parking must be consistent with the public health, safety and welfare of the community.
 - 4) The proposed use and its parking shall be in conformance with the objectives and specific elements of the current adopted comprehensive plan of the city and with any special studies adopted as amendments thereto.
 - 5) The proposed use and its parking must be compatible in size, location and character, viewed within the context of surrounding land uses and land use planning for such area, the proposed use and its parking shall not be incompatible nor inharmonious, as determined by the application of generally accepted planning standards and/or principles, with (1) the surrounding uses; (2) the orderly development of the surrounding neighborhood and/or vicinity; and/or future uses reasonably anticipated in the area.
 - 6) The proposed use and its parking shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.
 - 7) The proposed use and its parking shall not unreasonably impact upon surrounding property in terms of noise, dust, fumes, smoke, air, water, odor, light and/or vibration, and shall not unreasonably impact upon a person perceiving the operation in terms of aesthetics. Where such concerns can be remedied by way of design, construction and/or use, the proposed use and its parking shall be designed, constructed and used so as to

eliminate the effects of the use which would otherwise substantiate denial thereof, taking into consideration the location, size, intensity, layout and periods of operation of such use and its parking.

- 8) The proposed use and its parking shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land buildings or unreasonably affect their value.
 - 9) The proposed use and its parking shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the city.
 - 10) The proposed use and its parking shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district and/or the present and/or intended character of the area.
 - 11) The proposed use and its parking shall not result in an impairment, pollution and/or destruction of the air, water, natural resources and/or public trust therein.
 - 12) The proposed use and its parking shall not unreasonably burden the capacity of public services and/or facilities.
 - 13) The proposed use and its parking is consistent with the city's growth management plan/master plan.
 - 14) The proposed use and its parking will have adequate service by public services and facilities, and shall not unduly burden public sewers and facilities.
- The applicant has addressed why their proposed use is consistent with the above special land use requirements of the zoning ordinance (see attachment 2).

RECOMMENDATION

The Planning Commission is recommending approval with the following conditions:

- The definition of microblading is a form of semi-permanent make-up that provides a means to partially or fully camouflage missing eyebrow hair with the appearance of simulated hair using fine deposits of pigments.
- The state licensing must be maintained.
- The Special Land Use shall be limited to Suite 9.
- The Planning Commission has found that the application meets all of the conditions outlined for a Special Land Use Permit.

It is recommended that site plan amendment #16-012, special land use for a micoblading facility at 213 W. Main Street, Suite 9, be approved pursuant to Planning Commission's November 21, 2016 recommendation.

Prepared by: Brandon Skopek,
Community Development Associate

Michael Caruso,
Zoning and Code Enforcement Associate

Approved by: Nate Geinzer,
City Manager

Attachments:

1. Unapproved PC Minutes
2. Application

**City of Brighton
Planning Commission
Meeting Minutes
November 21, 2016**

1. Call to Order/Roll Call

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

The following Commissioners were present:

Steve Monet	David McLane
William Bryan	Matthew Smith
Robert Pawlowski	David Petrak
Susan Gardner	

Absent: Jim Bohn and Michael Schutz

Moved by Commissioner Gardner, supported by Commissioner Pawlowski, to excuse Commissioners Bohn and Schutz.

Also present was; Mike Caruso, Rental Inspector / Code Enforcement Officer; Brad Maynes, City Attorney; and an audience of 4.

2. Approval of the October 17, 2016 Meeting Minutes.

Moved by Commissioner Petrak, supported by Commissioner McLane, to approve the October 17, 2016 Planning Commission meeting minutes as presented. **The motion carried unanimously.**

3. Approval of the November 21, 2016 Agenda

Moved by Commissioner Smith, supported by Commissioner Bryan, to approve the agenda as presented. **The motion carried unanimously.**

4. Call to the Public

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

Old Business

5. None

New Business

6. Public Hearing – Special Land Use #16-012 – 213 W. Main Street, Suite 9

Mr. Caruso stated the applicant is seeking a Special Land Use for a microblading salon. The State of Michigan licenses this type of service under a tattoo / body art facility. Tattoo studios require a Special Land Use for tattoo parlors; however, this is not a tattoo parlor.

Chairman Monet opened the public hearing at 7:34 pm.

Mr. Brent Hartshorne, the building owner, stated he can place conditions on the lease for this business so he can limit what is done there.

The public hearing was closed at 7:36 pm.

Ms. Alana Cogo, the applicant, stated that the procedures will be performed by her and two other employees. She submitted information to the Planning Commission explaining microblading. It is to fill in or replace eyebrows.

Mr. Maynes wants to ensure that all of the applicable conditions for the Special Land Use are stated clearly in the motion so that City Council is aware of what exactly is being recommended by the Planning Commission.

Moved by Petrak, seconded by Smith, to recommend to City Council approval of the Special Land Use #16-012 for 21 W. Main Street, Suite 9 with the following conditions:

- The definition of microblading is a form of semi-permanent make-up that provides a means to partially or fully camouflage missing eyebrow hair with the appearance of simulated hair using fine deposits of pigments.
- The state licensing must be maintained.
- The Special Land Use shall be limited to Suite 9.
- The Planning Commission has found that the application meets all of the conditions outlined for a Special Land Use Permit.

The motion carried unanimously.

7. Site Plan Amendment #16-013 – 8068 Challis Road – Hampton Inn

Mr. Caruso stated the applicant submitted their sign application and it contained exterior building lighting. This was not on the original site plan so it needs to come before Planning Commission for site plan amendment review.

Mr. David Sarmoun, a representative from Hampton Inn, was present. He stated they have to follow the Hampton Inn lighting standards. The proposed colors are red and blue.

There was a discussion regarding the colored lighting. It was questioned if the colors should be allowed or if it should be limited to clear/white lights. Mr. Caruso stated that he was not aware that the lights would be colored. Additionally the drawing is not clear as to which colors are being proposed as there are more than red and blue shown. He suggested tabling this item this evening so the applicant can submit a correct site plan.

Moved by Gardner, seconded by Petrak, to table Site Plan Amendment #16-013 for 8068 Challis Road – Hampton Inn to allow the petitioner to provide an accurate portrayal of what color the lights will be and where they will be located on the building. **The motion carried unanimously.**

8. Zoning Code Update and Discussion (Clearzoning / Giffels Webster)

Ms. Jill Bahm, Mr. Rod Arroyo, and Jason Bibby from Giffels Webster were present.

Additional items in the zoning ordinance that are proposed to be amended, specifically the uses allowed in the Industrial Zoning District, Access Management Standards, waste management standards (i.e. Dumpster enclosure locations, design specifications, screening, etc.), and natural features standards, were discussed.

Other Business

9. Staff Updates

There were no staff updates this evening.

10. Commissioners Report

The Commission agreed that the Planning Commission awards should begin again.

11. Call to the Public

The call to the public was made at 9:13 pm with no response.

12. Adjournment

Moved by Commissioner Petrak, supported by Commissioner Smith, to adjourn the meeting at 9:13 pm. **The motion carried unanimously**

Bill Bryan, Secretary

Patty Thomas, Recording Secretary



CITY OF BRIGHTON
Community Development/Planning Department

Date	10-13-16
Check #	6791
Amount	450.00
Site Plan #	16-012

SPECIAL LAND USE APPLICATION

Project Address: 213 W. Main St - SUITE 9
Petitioner: Alana Cogo
Petitioner Address: 4680 Blossom Ln. Milford M. 48380

General Information:

Property Address: 213 W. Main St Ste. 9
Parcel(s) tax ID number(s): 4718-30-308-005
Lot Dimensions: N _____, E _____, S _____, W _____
Net Acreage of site: _____
Current Site Zoning: DBD

PAID

OCT 13 2016

CITY OF BRIGHTON

Adjacent Zoning of Surrounding Properties:

N DBD, E DBD
 S DBD, W DBD

Proposed Use:

Microblading semi-permanent make up

Special Land Use Standards:

Sec. 98-126. - Intent.

Special land uses are uses of land or buildings which may be appropriately permitted in specific locations within a district if special measures are taken to mitigate aspects of the use which could create incompatibilities between the special land use and uses generally permitted throughout the district. This article authorizes establishment of certain special land uses in particular districts when compliance is found with specified standards.





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Sec. 98-127. - Standards.

A special land use must meet general standards which involve judgment and leave room for interpretation. In general, special land uses are of larger scale or intensity with a potential impact which goes beyond the subject site and abutting uses. All special land uses shall meet the following minimum standards:

- (1) The proposed use and its parking must be consistent with the spirit and intent of this article.
- (2) The proposed use and its parking must be compatible with adjacent uses of land, the natural environment and the capabilities of affected public services and facilities.
- (3) The proposed use and its parking must be consistent with the public health, safety and welfare of the community.
- (4) The proposed use and its parking shall be in conformance with the objectives and specific elements of the current adopted comprehensive plan of the city and with any special studies adopted as amendments thereto.
- (5) The proposed use and its parking must be compatible in size, location and character, viewed within the context of surrounding land uses and land use planning for such area, the proposed use and its parking shall not be incompatible nor inharmonious, as determined by the application of generally accepted planning standards and/or principles, with (1) the surrounding uses; (2) the orderly development of the surrounding neighborhood and/or vicinity; and/or future uses reasonably anticipated in the area.
- (6) The proposed use and its parking shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.
- (7) The proposed use and its parking shall not unreasonably impact upon surrounding property in terms of noise, dust, fumes, smoke, air, water, odor, light and/or vibration, and shall not unreasonably impact upon a person perceiving the operation in terms of aesthetics. Where such concerns can be remedied by way of design, construction and/or use, the proposed use and its parking shall be designed, constructed and used so as to eliminate the effects of the use which would otherwise substantiate denial thereof, taking into consideration the location, size, intensity, layout and periods of operation of such use and its parking.
- (8) The proposed use and its parking shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land buildings or unreasonably affect their value.
- (9) The proposed use and its parking shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the city.
- (10) The proposed use and its parking shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district and/or the present and/or intended character of the area.
- (11) The proposed use and its parking shall not result in an impairment, pollution and/or destruction of the air, water, natural resources and/or public trust therein.
- (12) The proposed use and its parking shall not unreasonable burden the capacity of public services and/or facilities.
- (13) The proposed use and its parking is consistent with the city's growth management plan/master plan.
- (14) The proposed use and its parking will have adequate service by public services and facilities, and shall not unduly burden public sewers and facilities.



CITY OF BRIGHTON

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Describe how the proposed use is consistent with the spirit and intent of the Special Land Use Regulations:

As required by the state we are to be licensed as a body art facility. City code requires a special land use for this type of use. As we will only be doing surface ink for eye brows, this is just a formality.

Describe how the proposed use is compatible with adjacent uses of land, the natural environment, and the capabilities of affected public services and facilities:

Our service fits well with the hair salon, eyebrow hair removal, and other beauty type services.

Describe how the proposed use is consistent with the public health, safety and welfare of the community:

Our facilities will be inspected by the County health department and must abide by strict codes for health and safety purposes.

Describe how the proposed use is in conformance with the objectives and specific elements of the current adopted City of Brighton Master Plan and any special studies adopted by the City:

We feel the service we will provide is of great benefit to many citizens in the area, especially those with cancer and other health issues that can cause hair loss and or loss of eye brows.



CITY OF BRIGHTON

Community Development/Planning Department

Instructions:

A. Initial Submittal and Review Meeting:

1. Submit the completed, original special land use application, ten (10) signed and sealed sets of full size (24 x 36) drawings and applicable fees. All submittal documents must be submitted no later than 12:00 noon on the deadline date (see last page of application) to:
Brighton City Hall
200 N. First Street
Brighton, Michigan 48116
2. Review fees, property delinquencies and penalties shall be paid at the time the special land use application and documents are submitted. * Initial review fees are the minimum fees required. Additional fees may be incurred. *
3. The meeting at which the Planning Commission will consider the special land use application, drawings and other submittals will be determined when the special land use application is deemed complete. A meeting schedule is included on the last page of this packet. Any special land use application submitted after the monthly deadline will not be considered for that month's agenda.
4. The information required on the special land use application and drawings is the **minimum amount of information** that generally applies to all special land use applications. Additional project specific information may also be required. Failure to submit information and materials will delay consideration of the special land use application until such time they are submitted and found to be in acceptable form.
5. Generally one (1) week after the special land use application submittal deadline, a review meeting will be scheduled to consider staff and consultant input. It will be determined by staff at this meeting whether the applicant will have an additional review meeting with staff and consultants. Additional meetings will be assessed applicable fees indicated on the planning and engineering fee schedules.

Procedure:

The special land use application and drawings will be reviewed by various entities including, but not limited to, City Staff, the Brighton Area Fire Authority and the City Engineers for compliance with City Codes and other applicable codes. The applicant will be informed which Planning Commission meeting the special land use application will be considered.

The Planning Commission will hold a public hearing on the completed special land use application. The Planning Commission will submit to the City Council a summary of the comments received at the public hearing, its findings of fact in terms of the application of the standards of the Special Land



CITY OF BRIGHTON

Community Development/Planning Department



Use Regulations, its recommendations and any proposed conditions together with the application and documents.

The City Council shall act upon the proposed special land use permit after receipt of all the materials described above. The City Council may conduct another public hearing, preceded by public notice. The City Council may require reasonable conditions.

Property Delinquencies:

City Charter provisions prohibit the review of any petition for rezoning, special land use, site plan review, building permits or extension of water and sewer service to properties which are in default to the City. This includes, but is not limited to, tax delinquencies, special assessment delinquencies and water and wastewater payment delinquencies.



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Warranty of Petitioner (MUST BE COMPLETED BY PETITIONER):

The special land use application submitted contains the minimum amount of information required by the City. I understand that the special land use application will not be considered by the Planning Commission until such time that the plan contains at least the minimum amount of information required by the City.

I understand that if the Planning Commission and City Council approve the proposed special land use application that I am bound to construct/manage the project in strict compliance with the approved application/plan. The attached special land use application represents my intentions to develop the proposed project.

I (we) the undersigned, hereby make application for special land use approval for the following described property:

Property Address: 213 W. Main St
Parcel(s) tax ID number(s): 4718-30-308-005

I warrant to the City that neither I (we) or the subject property are in default to the City and that if a search of City records indicates a default of any kind, that the deficiency will be resolved prior to the Planning Commission's consideration of the special land use application.

Signature of Owner(s)

Alana Cogo

Signature of Petitioner(s)

Print Name of Owner(s)

Alana Diann Cogo

Print Name of Petitioner(s)

Date: _____

Date: 10/4/2016

Address: _____

Address: 4680 Blossom Ln
Milford MI 48380

Phone: _____

Phone: 810-459-2714

Cell: _____

Cell: 810-775-9255

Fax: _____

Fax: _____

Email: _____

Email: Alanadiann@gmail.com