

**City of Brighton
Planning Commission
Meeting Minutes
December 21, 2015**

1. Call to Order/Roll Call

Chairperson Monet called the meeting to order at 7:32 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 Gary Markstrom from TTMPs, Scott Barb from the Livingston County Planning Department and an audience of 30.

2. Approval of the September 21, 2015 Regular Meeting Minutes

Chairperson Monet advised that the tally for the motion to "recommend approval of the Amended Site Plan for Northridge Woods #13-18 should be 8-1-0".

Motion by Commissioner Smith, supported by Commissioner Pawlowski, to approve the September 21, 2015 regular meeting minutes as amended. **The motion carried 9-0-0.**

3. Approval of the December 21, 2015 Agenda

Chairperson Monet stated that "Public Hearing" needs to be added to Agenda Item #5 and "Preliminary" needs to be added to Agenda Item #6.

Motion by Commissioner Gardner, 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 7:34 pm with no response.

New Business

5. Rezoning and Public Hearing on Property at 1010 State Street - #15-021

Mr. Matthew Abraham, a Principle of ACA Brighton Holdings, LLC. was present. He stated they are seeking rezoning and preliminary site plan approval so they can move forward with the detail plans for the site, such as lighting, landscaping, etc. He showed colored renderings of

the buildings and site plan and described the proposed use. They will be providing senior housing and care. They are proposing to redevelop the existing Lindbom school building as well as add additional buildings. There will be a total of 210 living units consisting of completely independent living, assisted living, and memory care. They will have approximately 75 employees on varying shifts.

Mr. George Ananich of H2A Architects, Inc. reviewed the proposed details of the site, including the locations of the buildings, landscaping, access drives, parking areas, etc. He noted that this design is preliminary and there are details that have to be worked out. He showed colored renderings of the buildings and described the proposed architectural design. He presented a conceptual "fly over" video showing the different buildings and their locations on the site.

Mr. Abraham thanked the City of Brighton staff and consultants for their cooperation in assisting them with developing the preliminary plan. He stated they are seeking to be a state-licensed facility. They will be providing more parking than what is required and want to integrate the parking areas within the landscape areas to achieve a more park-like setting.

The call to the public was made at 8:07 pm.

Ms. Debbie Wodolon of 7917 Magnolia feels this facility is needed in the area, but not on this site. There is not enough room here for this development. This will negatively affect her property.

Ms. Cheryl Krueger of 915 State Street stated she is a nurse who specializes in assisted living and memory care. She asked if the memory unit be secure or will they have a delayed ingress and egress. She feels that 210 residents and their families will create traffic issues. She feels it is too large.

Christopher Habsburg of 7940 Holly Street does not feel that a three-story building should be part of a residential neighborhood with mostly ranch-style homes. He is concerned about the lighting.

Dr. Colleen Beatty 7904 Magnolia Street did not receive a letter regarding this meeting. She asked how long the construction will take, where will the dumpsters be located, and is the emergency exit at the rear for EMS traffic for the elderly residents. She is concerned about the traffic. She feels the school traffic was different than what it will be for this facility. This could change the entire downtown Brighton area.

Mr. Dale Dressler of 226 N. Fifth is concerned about the sewer and stormwater capacity and delivery trucks. He asked if the construction traffic will go through the residential neighborhoods.

Mr. Brian Klear of 225 N. Fifth agreed with his neighbors. The building is beautiful; however, it is too big. He did not receive a notice about this meeting. He has questions regarding the setbacks, will there be action on the rezoning and preliminary site plan tonight, what are the next steps in the process and will there be any changes made to the plan.

Mr. Ron Hicks of 921 State asked what the current zoning is and does the new zoning allow for a three-story building. This development is too big for this site.

Mr. Jeff Stone of 422 N. Fifth feels the project is too big. He asked about the similar project on N. Second Street that is being proposed.

Ms. Sandra Verhelle of 7916 Magnolia is concerned about the lighting. The huge building will be looking over their properties and into their windows. The scale of the project is too big.

Ms. Patricia Mack of 810 Chestnut is concerned with traffic. She is also concerned with the safety of the memory care residents. She asked how construction traffic will access the site. She feels the three-story building is too large for a residential area.

Mr. Jim Noeker of 7901 Magnolia stated that this request does not meet the zoning ordinance requirements of Section 98 – Senior Housing PUD. It must also meet all requirements of Chapter 82 and it does not with regard to the setbacks, pollutants in the groundwater, and part of the site is considered medical. The building coverage is too large. He feels the residents should have input at the early state of the process.

Ms. Peggy Strong of 422 N. Fifth Street stated that residents had not received the notices for this meeting and wanted to ensure they would receive notices for future meetings.

Ms. Sally Jo Friday of 7985 Brighton Road stated she lived in Mason and they did a project similar to this at the old high school and it was fabulous. East Lansing also built in the middle of a residential neighborhood and it was a great addition to the community.

The Public Hearing was closed at 8:45 pm.

Commissioner Smith would like more information regarding traffic plans, especially on North Fifth and Chestnut. He would also like more detail on the lighting, loading and unloading area, and asked if the building height requirements are being met.

Mr. Markstrom stated he has addressed the traffic study in his letter and has not seen an updated study. This will be included in the next step of the process.

Commissioner Bohn would like to receive an overview of the PUD process from the Planner. Mr. Barb stated the applicant is requesting a PUD. When a PUD is done, the ordinance requirements are negotiable between the City and the applicant. He noted that the PUD will be thoroughly reviewed between preliminary site plan approval and the final site plan approval.

Commissioner Petrak had concerns regarding the storm water and setbacks. He would like to know what the developer will "give up" for less setbacks, etc. He also would like to know if there is potential contamination and is there adequate parking on the site.

Commissioner Pawlowski questioned if this development would be the same residential density as if it was developed as single-family homes.

Commissioner Gardner asked what the age requirements are for the independent living units and what type of residents will live there.

Commissioner McLane questioned what will be done with the detention area that is currently on the site. He also asked the developer what demographic studies were done to determine the need for this type of development.

Commissioner Schutz questioned what environmental studies were done and what would be the impact on the potential contamination when the construction is done.

Commissioner Bryan is concerned with the three-story building, including the setbacks and height. He stated that he lives in the area and he does not feel this use will generate as much traffic as some of the events that were held at the school.

Mr. Markstrom addressed the Commissioners' concerns. He stated that Sixth, Seventh, Chestnut, from Fifth to the property line (which is a public street), and State from Sixth to Seventh is being proposed to be improved to City standards with curb, gutter, storm, water and sewer to accommodate this development. The site currently handles its own storm water, but with this development, the proposed underground detention pond will flow into the Sixth Street storm water system. The DEQ has been monitoring this site and remediation has been ongoing for the past 20 years. The DEQ will be finishing it up in the near future. The groundwater contamination is about 20 feet deep so the construction work will not be of a concern. The emergency ingress / egress area in the rear of the site will only be for fire suppression.

Mr. Abraham addressed the public's and commissioners' concerns. Their goal is to have a greenbelt around the entire perimeter of the site. The memory care will be a secure unit. They have done an extensive traffic study and based on concerns from the City, they are updating that study. The building height and setbacks are the maximum that they will be requesting and these, as well as the footprint of the building, can change based on negotiations of the PUD with the City. They performed a market analysis and the immediate Brighton area has a demand for this type of facility that is four times more than the current supply. He stated the memory care unit is not considered a medical facility and the independent living area is completely independent. They are planning a gradual/transitional care facility.

Mr. Battaglia, a principle partner of ACA Brighton Holdings, LLC addressed the public and advised that he is available for questions at any time. He noted that they want to work with a site that is going to fit the community.

Moved by Commissioner Bohn, seconded by Commissioner Bryan, to approve the rezoning of the property at 1010 State Street from R1 to Senior Housing Development with a PUD overlay with continued discussions to include the concerns raised by the community and the Planning Commission. **The motion carried 9-0-0.**

6. Preliminary Site Plan Approval – Arcadia Village of Brighton - #15-022

Moved by Commissioner Gardner, seconded by Commissioner Pawlowski, to approve the preliminary site plan for Arcadia Village of Brighton. **The motion carried 9-0-0.**

Other Business

7. Adoption of the By-laws and Rules of Procedure for the Planning Commission

Chairman Monet stated there are no proposed changes to the By-laws and Rules of Procedure; however, the Planning Commission must vote on them each year.

Moved by Commissioner Smith, seconded by Commission Petrak, to approve the By-laws and Rules of Procedure for the Planning Commission. **The motion carried 9-0-0.**

8. Election of Officers:

- Chairperson
- Vice Chairperson
- Secretary
- ZBA Liaison
- City/Township Advisory Board for 1987 Genoa Land Transfer

Moved by Commissioner Petrak, seconded by Commission Gardner, to retain all officers in their current positions as follows:

- Chairperson – Steve Monet
- Vice Chairperson – Matt Smith
- Secretary – William Bryan
- ZBA Liaison – David McLane
- City/Township Advisory Board for 1987 Genoa Land Transfer – Robert Pawlowski

The motion carried 9-0-0.

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

10. Commissioner Concerns

Commissioner Bohn suggested expanding the 300-foot mailing boundary regarding this development. Chairperson Monet stated he will discuss that option with the City Attorney.

11. Call to the Public - The call to the public was made at 9:59 pm.

Mr. Chris Miller of 124 N. Fourth Street stated she would be disappointed if Chestnut received curb and gutter before N. Fourth Street. She thinks this is a good project, but hopes that they scale it down.

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Mr. Klear stated the process that was done tonight was not proper. The Planning Commission was not clear when they advised that they were not going to approve any items tonight, yet votes were taken. He feels the items should have been tabled this evening.

Mr. Noeker agrees with Mr. Klear. It was said that there would be no vote and then there was one.

12. Adjournment

Motion by Petrak, supported by Commissioner Smith, to adjourn the meeting at 10:07 pm.
The motion carried 9-0-0.

Bill Bryan, Secretary

Patty Thomas, Recording Secretary