

**City of Brighton
Planning Commission
Minutes
August 15, 2011**

1. Call to Order/Roll Call

Chairperson Monet called the meeting to order at 7:32 pm. The following were present:

John Wells	Steve Monet
Al Wirth	Dave Petrak
Bill Bryan	Matt Smith
Larry Schillinger	Robert Pawlowski
David McLane	

Also present were Amy Cyphert and Lauri French from Staff, Piet Lindhout and Jason McIntyre from Lindhout Associates, applicant Mark Kruger, owner of 209 W. Main St., applicant John and Matthew Becker, owner and tenant, respectively, for 500 W. Main St., and an audience of six.

2. Call to the Public

The call to the public was made at 7:32 p.m. Marilyn Krieger, 225 Madison, has a question for the applicant concerning the Pink Hotel and whether there is a provision being made for the current residents; are there alternatives available or will they just get tossed out? Hearing no further response, Chairperson Monet closed the call to the public. He advised Ms. Krieger that her question would be addressed in the meeting at the appropriate time.

3. Approval of the July 18, 2011 Regular Meeting Minutes

Motion by Mr. Schillinger, supported by Mr. Pawlowski, to approve the July 18, 2011 regular meeting minutes as presented. **The motion carried 7-0-2, with Commission Members Monet and Bryan abstaining.**

4. Approval of the August 15, 2011 Agenda

Motion by Mr. Smith, supported by Mr. McLane, to approve tonight's agenda as presented. **The motion carried 9-0.**

Old Business - None

New Business

5. Site Plan Amendment – Brighton Area Schools Banner #11-006

Amy Cyphert, Acting Planning & Zoning Director for the City of Brighton, gave an overview of the applicant's request to extend the Brighton Area Schools banner display. She noted that City Council suggested a possible two-year extension when they approved the one-year extension at last year's meeting, and Staff has no objection if the Planning Commission opts for a two-year extension.

Motion by Mr. Wells, supported by Mr. Schillinger, to recommend site plan amendment for a two-year extension for the Brighton Area Schools 36 Light Pole Banners located along W. Main Street and a portion of Grand River subject to the following:

1. That no sponsor signage or names are added to the banners that are located within the public right-of-way.

The motion carried 9-0.

5. Site Plan – The White Dress – 209 W. Main Street #11-009

Mr. McLane excused himself from the dais at 7:38 p.m. He explained that he is the architect for The White Dress and would be doing part of the presentation at tonight's meeting. The White Dress is a wedding boutique to be located at 209 W. Main St. Mr. McLane introduced Mr. Mark Kruger. Mark explained that he recently purchased the building and will be the owner while his daughter will own The White Dress. Mr. Kruger is a commercial/industrial general contractor whose customers include VG's and General Motors. He anticipates that his company will do the interior and exterior work for the building. Mr. Kruger reviewed the site plan and explained some of the changes that will take place to the building, notably transom windows in the front, addition of clerestories to the top of the building and the brick will be painted gray. The rear of the building will also see improvements such as an awning with The White Dress logo, planters and landscaping. In addition, the brick will be painted gray to match the front of the building. Mr. Kruger noted that Shine Salon will remain as a tenant in the lower level and they do not have immediate plans for any new tenants.

Mr. Kruger reviewed the floor plan for the lower and upper levels and noted there would be carpeting and wood floors with several large racks in the store. His daughter hopes to display up to 150 wedding and bridesmaid dresses. He noted they hope to have a "soft" opening on October 15 with a grand opening at the end of October. He also stated they would like to add condos on the top floor at some point in the future if feasible.

Commission member Smith asked for clarification about whether the awning logos would be part of the sign square footage. Ms. Cyphert noted that this item is covered under Condition #1 under "Commission Action" and the motion for granting site plan approval.

Motion by Mr. Bryan, supported by Mr. Wirth, to recommend site plan amendment for The White Dress at 209 W. Main Street #11-007 as depicted on plans prepared by Ted Hu Associates, Inc, sheets CVR, A-1, A-2, & A-3, last dated 8-1-11 subject to the following:

1. That all signage comply with applicable Ordinances or variances obtained.
2. That right of way permits be 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. Lighting details be reviewed during the building permit process.
5. The use of wood and E.I.F.S is reviewed and approved by City Council, if deemed to enhance the building.

The motion carried 8-0-1, with Mr. McLane abstaining.

Mr. McLane came back to the dais at 7:58 p.m. and rejoined the Planning Commission meeting.

6. Site Plan – Western House Brewery – 500 W. Main Street #11-010

Piet Lindhout from Lindhout Associates is the architect for the proposed Western House Brewery at 500 W. Main Street. He introduced owner John Becker and his son, Matthew Becker, who will be the brew master. Mr. Lindhout reviewed the site plan for the building and highlighted several improvements such as removing existing "squatters" asphalt up to the railroad tracks and replacing it with grass; adding stamped concrete for the loading/unloading area; and proposed fencing. Mr. Lindhout noted they would rely heavily on the Second Street lot for parking spaces. He discussed the current building tenants and noted that first floor tenant Ameriprise has recently signed a lease for space on the second floor of the CW Interiors building. In response to Ms. Krieger's question at Call to the Public, Mr. Lindhout stated that

the Beckers have been in contact with local agencies and will work with them to relocate and find alternative housing for the second floor tenants. He also noted that since this is a brewery and the Michigan Liquor Control Commission (MLCC) restricts food service at breweries, that they would only serve snacks, not meals. Mr. Lindhout reviewed the second floor site plan; grain will be delivered on the first floor and transported by elevator to the second floor for storage. He also advised that under MLCC requirements, a percentage of Western House products will be sold by a distributor.

Mr. Lindhout introduced Jason McIntyre from his office, who will be working on this project. Mr. McIntyre advised they plan to restore degraded brickwork if possible and replace windows with historically accurate wood windows. The building addition will also have a new entranceway and complementary cornices to the main building. There will be large windows for the fire stairs, a tasting bar and beer garden on the first floor with grain storage, more seating and a second tasting bar on the second floor. A mezzanine will be constructed from the third floor overlooking the second floor.

John Becker, owner of the building, stated that they are trying to keep the building as historically close as they can, as the historical aspect is one of the reasons he bought the building. He introduced his son, Matt, who will be the tenant and brew master. Matt also stressed that history is important to him and that he has talked to the Brighton Area Historical Society about the building. He plans to possibly have a BAHS display on the second floor. Matt also discussed the brewing process and the various types of beer he would be producing at the brewery.

Commission Member Schillinger asked if there was a parking agreement with the bank and title company next door. John Becker responded that the previous owner had a reciprocal easement agreement where parking was allowed by both parties on each other's lots. In response to a question regarding when the brewery would open, Matt Becker said he would like to be open by February but Piet Lindhout says it would be April next year.

Motion by Mr. Pawlowski, supported by Mr. Wells, to recommend conditional site plan approval for the Western House Brewery at 500 W. Main #11-010 as depicted on plans prepared by Lindhout Associates, sheets C1.1, A1.1, and A2.1 project no. 1152, last dated 8-1-11 subject to the following:

1. Lighting details be reviewed during the building permit process.
2. That all signage comply with applicable Ordinances or variances obtained.
3. That City Council grant a variance from the transparency requirement due to the "special architectural features" of the façade.
4. The use of wood is reviewed and approved by City Council, if deemed to enhance the outdoor patio area.
5. That right of way permits be obtained from the Department of Public Services for work within the right of way.
6. That any damages done to the existing sidewalk be repaired to current condition or DDA standards as noted on the plans.
7. The items raised in the City Engineer's letter are addressed.

The motion carried 9-0.

Other Business

8. Staff Updates

- a. Downtown Business District (DBD) Signage Ordinance – As Amy Cyphert mentioned at the Blue Sky session, Planning Commission members are requested to review the proposed sign ordinance prior to the September Planning Commission meeting. The proposed ordinance was initiated by the Zoning Board of Appeals and has been reviewed by the Principal Shopping District, DDA Board and DDA Design Subcommittee. The proposed ordinance will

go to City Council after Planning Commission approval and a public hearing will be scheduled.

9. Call to the Public

The call to the public was made at 8:32 p.m. Hearing no response, Call to the Public was closed at 8:32 p.m.

10. Adjournment

Moved by Mr. Wirth, supported by Mr. McLane, to adjourn the meeting at 8:32 p.m. **The motion carried 9-0.**

John Wells, Secretary

Lauri French, Recording Secretary

The next Planning Commission board meeting is scheduled for September 19, 2011.