

**City of Brighton
Planning Commission
Minutes
June 16, 2014**

1. Call to Order/Roll Call

Chairperson Monet called the meeting to order at 7:30 p.m. The following were present:

Susan Gardner	Robert Pawlowski
David McLane	Chad Cooper
Steve Monet	Dave Petrak (arr. at 7:32)
Matt Smith	Al Wirth

Motion by Mr. Cooper, supported by Mr. Smith, to excuse Commission Member Bryan from tonight's meeting. **The motion carried 7-0-2.**

Also present was Amy Cyphert and Lauri French from Staff and an audience of three.

2. Approval of the April 21, 2014 Regular Meeting Minutes

Motion by Mr. Cooper, supported by Mr. McLane, to approve the April 21, 2014 regular meeting minutes as presented. **The motion carried 6-0-1-2, with one absence and Board Members Gardner and Wirth abstaining.**

3. Approval of the June 16, 2014 Agenda

Motion by Mr. Cooper, supported by Mr. Smith, to approve the agenda as presented. **The motion carried 8-0-1.**

4. Call to the Public

The call to the public was made at 7:32 p.m. Hearing no response, call to the public was closed.

Unfinished Business

5. Discussion on zoning ordinance amendments pertaining to seasonal event parking – City Council Goal

As discussed in Blue Sky, Ms. Cyphert reported that Planning Commission's recommendation was taken to City Council for discussion at the June 5 meeting. Council provided further direction, and Ms. Cyphert is working with City attorney Brad Maynes on the revised amendment language. Planning Commission will see the revised amendments at the July meeting.

New Business

6. PUD Amendment – Summit Pointe Commercial Center and Paramount Industrial Park #14-002

Ms. Cyphert reviewed the applicant's request and noted that the applicant and representatives are in the audience if Planning Commission has any questions. She stated that the amendment is needed for the expansion in agenda item number 7.

Wayne Perry from Desine, Inc. reviewed the site plan on behalf of the applicant. He discussed the history of Summit Pointe and Paramount and noted that the U of M parcel has been removed and that they have consolidated from five to two units. In response to questions from Planning Commission, he noted that no property is being added or subtracted under this site plan amendment. The total building square footage will be increased from the last approved site plan but is less than the original site plan approved.

Motion by Mr. Cooper, supported by Mr. Wirth, to recommend site plan amendment approval for Summit Pointe Commercial Center and Paramount Industrial Park Amended Development Plan as depicted on the plans prepared by Desine, Inc., sheets 1-5, project #8597, last dated 5/30/14. **The motion carried 8-0-1.**

7. Site Plan – Eberspaecher Expansion #14-001

Ms. Cyphert reviewed the applicant's request. As discussed in Blue Sky, the building height adjustment being requested is 40', not 38'8.5" as indicated in the planning report, and is part of the conditions in the motion. Wayne Perry from Desine, Inc. introduced representatives from Eberspaecher, Corrigan and Lindhout Associates who are working on the project. He reviewed the site plan and explained that they will need to shorten Orndorf Drive to accommodate the building expansion. The road around the plant will be one-way traffic and the road is wider in a couple of spots to provide truck "stacking" capability. Utilities, which are located under the road, will be relocated without interrupting service to the existing plant. The water line will have to be rerouted and the sewer line shortened. The existing cul de sac will be removed and a new cul de sac will be constructed; this is a separate MDOT project for which the City has applied for a grant and is expected to be done in early spring 2015. A secondary fire access has been provided through the McDonald's building parking lot per the Fire Authority's request; access will be limited to emergency vehicles only.

Mike Kennedy from Lindhout Associates reviewed the building elevation renderings and showed how the manufacturing portion of the building will be approximately 5' higher than the front office portion. As discussed in Blue Sky, trees and other landscaping on the current site will have to be removed and Eberspaecher has agreed to make them available to the City since they do not want to store them for the 2-year construction period.

Mr. Cooper asked about the plan to minimize transfer of mud and dirt onto paved streets. Mr. Perry noted that the new parking lot will be done first and he expects a minimal amount of mud and dirt as they will be bringing materials in, not taking them out. There was discussion about the traffic flow for incoming and outgoing trucks and how many trucks per day are expected. The Eberspaecher plant manager advised they expect about 50 trucks per day over three shifts. Ms. Cyphert talked briefly about the MDOT grant and noted that if the signal study and signals are not approved as part of the grant, the City would have to discuss alternate funding sources for a Capital Improvement Project.

Motion by Mr. Smith, supported by Mr. Petrak, to recommend conditional site plan for the Eberspaecher Expansion #14-001 as depicted on plans prepared by Desine, Inc. project no. 9132170, sheets SP, EX, GR1, GR2, UT1, UT2, EA, WS, SE, LA, DT1, DT2 and DT,3 last dated 6-11-14 and plans prepared by Visual, drawing No. #14-26551-V1, dated 5-23-14 and plans prepared by Lindhout Associates Architects AIA PC, project #1426, last dated 6-12-14, sheets A1.0, A2.0, A4.0 subject to the following:

1. That the applicant must address any outstanding Fire Code requirements with the Fire Department during the construction review.
2. That the applicant must address any outstanding City Engineer requirements during the construction review.
3. That right of way permits are obtained from the Department of Public Services for work within the right of way.
4. That easement documents be filed with Livingston County once completed.
5. Approval of the building height adjustment from 35 feet to 38'8.5" because the RM PUD requirements have been met.
6. Transfer of trees and other landscaping for use by the City of Brighton.

The motion carried 8-0-1.

Other Business

8. Staff Updates – Ms. Cyphert noted that there will be a meeting on July 21. Mr. Cooper indicated

he will be absent for that meeting.

9. Commissioner Concerns – None

10. Call to the Public

The call to the public was made at 8:20 p.m. Hearing no response, call to the public was closed.

11. Adjournment

Motion by Mr. Wirth, supported by Mr. Cooper, to adjourn the meeting at 8:20 p.m. **The motion carried 7-0-2.**

Bill Bryan, Secretary

Lauri French, Recording Secretary