

CITY OF BRIGHTON
CITY COUNCIL MEETING
CITY HALL
June 5, 2014

Regular Blue Sky: 7:00 p.m.: Review of Agenda Items for this evening's meeting

REGULAR SESSION - 7:30 P.M.

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Consider approval of the Agenda
5. Approval of [minutes: Regular Meeting of May 15, 2014](#)
6. Call to the Public

Consent Agenda

Policy Development & Customer Communications' action item

7. Conduct public hearing on the [proposed assessments for the proposed Principal Shopping District related Special Assessment District](#)
 - a. Mayor closes regular meeting and opens the public hearing to receive public comment/input
 - b. Mayor closes the public hearing and resumes the regular meeting for Council discussion on the proposed assessments
 - c. Consider a motion to adopt the proposed resolution to confirm the proposed special assessment roll
8. Receive an informational [presentation from the Director of the Michigan By Rail coalition](#) and consider approval of a letter of support for the coalition's pending federal government grant application for a related feasibility study
9. Consider a request from the owner of the Mill Pond Manor senior citizen apartment complex on N. 2nd Street for a Payment in Lieu of Tax (PILOT) Agreement & related ordinance ; then consider a motion to direct staff and City Attorneys to draft a related ordinance for future City Council approval
10. Consider providing direction to the City Attorneys regarding the Planning Commission's recent preliminary proposal for a [possible ordinance amendment regarding the following City Council-adopted goal:](#)

["CSX -west" + "Johnson / North Street" properties and related off-street parking regulations:](#)

Staff, Planning Commission, and City attorneys should proceed forward to develop zoning ordinance amendments to allow alternative *I* optional surfaces such as grass & or refined gravel/stone

Other Business

11. Information for City Customers
 - a. Report from the City Manager on responses to Citizens Inquiries to City Council received since the last Council Meeting
 - b. Progress updates from the City Manager on City Council-adopted goals
12. Receive updates from Council Member Liaisons to other Boards and Commissions
13. Call to the Public
14. Adjournment

MINUTES OF THE MEETING OF THE CITY COUNCIL OF BRIGHTON
HELD ON MAY 15, 2014 AT THE BRIGHTON CITY HALL
200 N. 1ST STREET, BRIGHTON, MICHIGAN

BLUE SKY SESSION

The Council conducted an Early Blue Sky Session at 7:00 p.m. Present were Mayor Muzzin, Mayor Pro-Tem Pipoly, Councilmembers Bandkau, Tobbe, Bohn and Willis. The Council reviewed the agenda items.

REGULAR SESSION

Mayor Muzzin called the regular meeting to order at 7:30 p.m. Following the Pledge of Allegiance, the roll was called. Present were Mayor Muzzin, Mayor Pro-Tem Pipoly, Councilmembers Bandkau, Tobbe, Willis and Bohn. Also in attendance were Attorney Brad Maynes, Staff members Dana Foster, Kelly Hanna, Dave Blackmar, Tim Krugh, Denise Meier, Debbie Monstrola, Fern Jackson, Laura Hoshaw, Dianne Cureton, Jennifer Burke, Dave Blackmar, Lauri French, Tom Wightman and an audience of 0. Press and Media included Tom Tolen from WHMI.

It was moved by Mayor Pro-Tem Pipoly seconded by Bandkau to excuse Councilmember Cooper. Motion passed 6-0-1.

AGENDA APPROVAL

It was moved by Councilmember Cooper seconded by Tobbe to approve the agenda as presented. Motion passed 6-0-1.

RECOGNITION OF FINANCE DEPARTMENT EMPLOYEES

City Manager, Dana Foster recognized Kelly Hanna, Denise Meier, Debbie Monstrola, Laura Hoshaw, Dianne Cureton and Fern Jackson for receiving the Government Finance of America Distinguished Budget Award.

MINUTE APPROVAL

It was moved by Councilmember Tobbe, seconded by Pipoly to approve the Regular Meeting minutes of May 1, 2014 as presented. Motion passed 6-0-1.

CALL TO THE PUBLIC

Mayor Muzzin opened the Call to the Public at 7:50 p.m. Hearing no comment, the Call to the Public was closed.

CONSENT AGENDA

It was moved by Councilmember Tobbe, seconded by Bandkau to approve the Consent Agenda as presented. A roll call vote was taken. Yes: Willis, Bohn, Pipoly, Muzzin, Bandkau, Tobbe. No: none. Absent: Cooper. Motion passed 6-0-1.

The following items were approved:

1. Received the Quarterly Investment Report.
2. Accepted a proposal from Flagstar Bank to provide the City of Brighton Banking Services.
3. Approved Resolution 14-09, Brighton Bulldogs' non-profit status.
4. Approved Resolution 14-10, Establishing the City millage rate for Fiscal Year 14-15 City Budget.
5. Approved a Health Care Savings Program Participation Agreement with Municipal Employees Retirement System (MERS) for non-union new hires.
6. Approved a Defined Benefit Plan Adoption Agreement with Municipal Employees Retirement System (MERS) for non-union new hires.

PRINCIPAL SHOPPING DISTRICT SPECIAL ASSESSMENT DISTRICT

City Manager, Dana Foster stated 17 letters of support have been received for the Principal Shopping District Special Assessment District.

Mark Binkley, Chairperson for the Principal Shopping District gave a presentation regarding the Principal Shopping District Special Assessment District.

Community Development and Downtown Development Authority Director, Matt Modrack, PSD Board Chairman and City Manager, Dana Foster gave a presentation regarding the Principal Shopping District Special Assessment District.

There was Council discussion regarding objectives that can measure success of the PSD and the impact that PSD is having in the District.

It was moved by Councilmember Tobbe, seconded Willis to receive the proposed PSD SAD Roll and adopted Resolution 14-11, Placing the Roll in the office of the City Clerk for public examination and scheduled the notice of the second Public Hearing of the S.A.D. process for June 5, 2014. A roll call vote was taken. Yes: Willis, Bohn, Pipoly, Muzzin, Bandkau, Tobbe. No: none. Absent: Cooper. Motion passed 6-0-1.

CITY CUSTOMER INFORMATION

Department of Public Works Director, Dave Blackmar gave an update on the permanent repair at Rickett Road from the replacement of water line.

Mayor Muzzin suggested letting school district know of work being done on Rickett Road.

City Manager, Dana Foster discussed the Loss Control Achievement Award.

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Councilmember Bandkau gave a Veterans Memorial update stating that the Garden Club is taking over landscaping duties at the memorial.

Mayor Muzzin gave a Brighton Area Fire Authority update regarding the FY 2014-15 budget and new procedure for sirens in county.

CALL TO THE PUBLIC

Mayor Muzzin gave a Call to the Public at 9:12 p.m. The following comments were heard:

Dennis Reedy, 6225 Kevin Court, discussed the issues with the Davis development and flooding on his property.

Virginia Cola, 6269 Kevin Court, property adjacent to the Reedy property, stated she appreciates the time and concern shown to her neighbor. She discussed the Northridge Development, flooding issues, the installation of berms and recent topography changes which have resulted in flooding.

Hearing no further comment, Mayor Muzzin closed the Call to the Public at 9:33 p.m.

ADJOURNMENT

It was moved by Councilmember Bohn, seconded by Willis to adjourn the meeting at 9:34 p.m. Motion passed 6-0-1.

Jennifer Burke, Deputy City Clerk

Jim Muzzin, Mayor

POLICY REPORT NO. CD-03-14

HOLD THE PUBLIC HEARING ON THE PSD SPECIAL ASSESSMENT ROLL AND THEN CONSIDER ADOPTING THE 4TH AND FINAL RESOLUTION IN THE PSD SAD PROCESS – TO CONFIRM THE SPECIAL ASSESSMENT ROLL

JUNE 5 , 2014

Prepared by:

Lauri French
Community Dev.,
Plng. & Zoning
Deputy Dir.

Reviewed by:

Matt Modrack
Community Dev. Dir.,
DDA Exec. Director

Reviewed by:

Dana W. Foster
City Manager

ISSUE/RECOMMENDATION:

Staff concurs with the PSD Board recommendation that Council hold the public hearing on necessity of special assessment for the PSD Project and then consider adopting the 4th and final resolution in the PSD SAD process - to confirm the Special Assessment Roll. As Council will recall, the PSD Board amended the SAD Zone 2 by deleting 17 of 19 parcels and reduced the Zone 1 rates from \$.16/\$.08 per square foot as originally proposed to \$.12/.06 per square foot.

BACKGROUND:

On April 3, 2014 the City Council adopted the 1st Resolution in the PSD SAD process which determined the tentative necessity to initiate the Project and scheduled the first public hearing on the Project and directed the issuance of the statutory notice. On May 1, 2014 the City Council held the Public Hearing on Necessity and subsequently adopted the 2nd Resolution in the PSD SAD process, which directed the preparation of the final assessment roll including final plans, specifications and cost estimates; directed the apportionment of cost and the designation of properties to be assessed; and directed the terms and parameters of the installment payments. On May 15, 2014 the City Council adopted the 3rd Resolution in the PSD SAD process, which approved the Special Assessment Roll and directed the placement of the SAD Roll in the office of the City Clerk for public examination and scheduled the statutory notice for the 2nd public hearing on the SAD Roll for June 5, 2014.

BUDGET IMPACT:

No direct budget impact.

RELATIONSHIP TO 2013/2014 GOALS:

Directly related to the City's goals.

COUNCIL ACTION/MOTION TO CONSIDER:

1. Hold the public hearing on the PSD Special Assessment Roll; and
2. Adopt the 4th and Final Resolution in the PSD SAD process – to Confirm the Special Assessment Roll

RESOLUTION NO. ____ - ____

CONFIRMING THE PRINCIPAL SHOPPING DISTRICT SPECIAL ASSESSMENT ROLL

City of Brighton
County of Livingston, State of Michigan

Minutes of a regular meeting of the City Council of the City of Brighton, County of Livingston, State of Michigan (the "City"), held on the 5th day of June, 2014, at 7:30 p.m. Eastern Daylight Savings Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____
and supported by Member _____:

WHEREAS, the City Council of the City, after due and legal notice, has reviewed a special assessment roll prepared for the purpose of defraying a part of the cost of the Principal Shopping District Project to be located in the Principal Shopping District in the City; and

WHEREAS, The City Council has conducted a public hearing respecting said roll which hearing was in conformity with the Act 120 of the Public Acts of Michigan of 1961, as amended, the City Charter and Special Assessment Procedure; and

WHEREAS, the City Council deems said special assessment roll to be fair and equitable as reported to it;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said Special Assessment Roll , in the amount of \$70,482.15, as prepared and reported to the City Council by the Assessor, be and the same hereby is confirmed.

2. Said special assessment roll shall be divided into four (4) equal annual installments, the first installment to be due July 1, 2014, and the following installments to be due on July 1 of each and every year thereafter. Said installments of the special assessment roll shall not bear interest.

3. No later than seventy-five (75) days from the date hereof the Treasurer shall transmit the roll to the Assessor with all payments upon the assessments noted thereon. The Assessor shall then divide any remaining balance of each assessment into the number of installments set forth herein in the manner as set forth in the City's special assessment procedure.

4. The assessments made in said special assessment roll are hereby ordered and directed to be collected, and the Treasurer shall collect the assessments therein in accordance with the directions of the City Council with respect thereto, and the Treasurer is directed to collect the amounts assessed as the same become due as provided herein.

AYES: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

Diana Lowe, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Brighton, County of Livingston, State of Michigan, at a regular meeting held on June 5, 2014, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Diana Lowe, City Clerk

CITY OF BRIGHTON
Proposed Annual PSD Assessment
Assessor's Roll 2

Zone A (110 Parcels)

First Floor Assessment per Square Foot - \$0.16 **\$0.140**

Basement & Upper Floor Assessment per Square Foot - \$0.070 **\$0.070**

Parcel Number	Owner/Business	Address	Total SF	First Floor SF	Basement and Upper Floors SF	First Floor Assessment	Basement and Upper Floor Assessment	Total Annual Assessment
4718-30-100-029	RDC ENTERPRISES LLC	8720 W Grand River	18,365	18,365	0	\$ 2,571.10	\$ -	\$ 2,571.10
4718-30-100-031	PI'S PROPERTY MANAGEMENT LLC	8262 Cross St	3,287	3,287	0	\$ 460.18	\$ -	\$ 460.18
4718-30-100-049	CROSS GRAND PLAZA LLC	8707 W Grand River	30,200	30,200	0	\$ 4,228.00	\$ -	\$ 4,228.00
4718-30-300-032	ITALYAMERICAN II LLC	306 W Main St	1,053	1,053	0	\$ 147.42	\$ -	\$ 147.42
4718-30-300-037	RDC ENTERPRISES II LLC	8722 W Grand River	10,038	10,038	0	\$ 1,405.25	\$ -	\$ 1,405.25
4718-30-300-039	JOSIF & MILICA JANCEVSKI	8724 W Grand River	3,907	3,907	0	\$ 546.98	\$ -	\$ 546.98
4718-30-303-037	CANOPY PROPERTIES LLC	204 E St Paul St	9,742	9,742	0	\$ 1,363.88	\$ -	\$ 1,363.88
4718-30-303-038	PRESIDENTIAL CLEANERS INC	100 E St Paul St	3,165	3,165	0	\$ 443.10	\$ -	\$ 443.10
4718-30-303-041	KIMBERLY A BREDOW	116 W Grand River	3,102	1,782	1,320	\$ 249.48	\$ 92.40	\$ 341.88
4718-30-303-042	BRIGHTON SHOPPING PL LLC	106 W Grand River	22,972	22,972	0	\$ 3,216.08	\$ -	\$ 3,216.08
4718-30-303-055	SMB HOLDINGS LLC	130 W Grand River	13,132	8,156	4,976	\$ 1,141.84	\$ 348.32	\$ 1,490.16
4718-30-304-001	PAUL E & DEBORAH G BURNS	133 W Grand River	2,508	1,242	1,266	\$ 173.88	\$ 88.62	\$ 262.50
4718-30-304-003	W & L PEARL ARTS INC	120 W Main St	2,617	2,617	0	\$ 366.34	\$ -	\$ 366.34
4718-30-304-004	RTA PROPERTIES LLC	128 W Main St	2,980	1,888	1,092	\$ 264.32	\$ 76.44	\$ 340.76
4718-30-304-006	SHARBERT ENTERPRISES LLC	140 W Main St	1,787	1,787	0	\$ 250.18	\$ -	\$ 250.18
4718-30-304-007	SHARBERT ENTERPRISES	134 W Main St	1,755	1,755	0	\$ 245.70	\$ -	\$ 245.70
4718-30-304-008	RTA PROPERTIES LLC	132 W Main St	688	688	0	\$ 96.32	\$ -	\$ 96.32
4718-30-304-009	PAMELA CROSS	124 W Main St	2,872	1,431	1,441	\$ 200.34	\$ 100.87	\$ 301.21
4718-30-304-010	BAIDEL PROPERTIES LLC	116 W Main St	4,564	2,564	2,000	\$ 358.96	\$ 140.00	\$ 498.96
4718-30-304-011	106 W MAIN LLC	106 W Main St	3,509	3,509	0	\$ 491.26	\$ -	\$ 491.26
4718-30-304-012	ROBERT W PHILLIPS	100 W Main St	3,467	3,467	0	\$ 485.38	\$ -	\$ 485.38
4718-30-304-016	205 WEST LLC	205 W Grand River	13,640	6,820	6,820	\$ 954.80	\$ 477.40	\$ 1,432.20
4718-30-304-017	TEMA LLC	225 W Grand River	2,760	2,760	0	\$ 386.40	\$ -	\$ 386.40
4718-30-304-018	THOMAS E & JERRY L MITCHELL	301 W Grand River	6,022	5,462	560	\$ 764.68	\$ 39.20	\$ 803.88
4718-30-304-036	BRIGHTON EPICURIAN DEVELOPME	675 W Grand River	2,911	2,911	0	\$ 407.54	\$ -	\$ 407.54
4718-30-304-038	DSN ASSOCIATES LLC	701 W Grand River	12,600	12,600	0	\$ 1,764.00	\$ -	\$ 1,764.00
4718-30-304-040	ROBERT R & BARBARA CORCORAN	725 W Grand River	3,080	3,080	0	\$ 431.20	\$ -	\$ 431.20
4718-30-304-077	CLEAN WASH INC	641 W Grand River	3,282	3,282	0	\$ 459.48	\$ -	\$ 459.48
4718-30-304-079	EICHEN ENTERPRISES LLC	321 W Grand River	837	837	0	\$ 117.18	\$ -	\$ 117.18
4718-30-304-080	JOHN M & LISA A OKONIEWSKI	333 W Grand River	3,661	3,661	0	\$ 512.54	\$ -	\$ 512.54

Parcel Number	Owner/Business	Address	Total SF	First Floor SF	Basement and Upper Floors SF	First Floor Assessment	Basement and Upper Floor Assessment	Total Annual Assessment
4718-30-304-081	BMH REALTY LLC	503 W Grand River	30,366	28,258	2,108	\$ 3,956.12	\$ 147.56	\$ 4,103.68
4718-30-304-083	JOHN F TRUST MULLER	117 W Grand River	6,864	4,368	2,496	\$ 611.52	\$ 174.72	\$ 786.24
4718-30-306-049	440 WEST MAIN STREET, LLC	440 W Main St	11,650	4,724	6,926	\$ 661.36	\$ 484.82	\$ 1,146.18
4718-30-306-050	434 MAIN LLC	434 W Main St	2,604	2,604	0	\$ 364.56	\$ -	\$ 364.56
4718-30-306-051	DANIEL D GADWA	430 W Main St	1,436	1,436	0	\$ 201.04	\$ -	\$ 201.04
4718-30-306-052	MAIN STREET BRIGHTON LLC	428 W Main St	1,452	1,452	0	\$ 203.28	\$ -	\$ 203.28
4718-30-306-053	ROY V HENKEL	424 W Main St	690	690	0	\$ 96.60	\$ -	\$ 96.60
4718-30-306-054	CLAUDIA & GOUGHERTY M ROBLEE	422 W Main St	1,978	1,978	0	\$ 276.92	\$ -	\$ 276.92
4718-30-306-055	KITTREDGE MAYDAY TRUST	408 W Main St	8,650	8,650	0	\$ 1,211.00	\$ -	\$ 1,211.00
4718-30-306-057	BRIGHTON BAR & GRILL ENTERPRIS	400 W Main St	6,033	4,713	1,320	\$ 659.82	\$ 92.40	\$ 752.22
4718-30-306-058	MICHAEL S & SHARON MULLER	334 W Main St	3,305	2,447	858	\$ 342.58	\$ 60.06	\$ 402.64
4718-30-306-059	ROBERT A MOORE	332 W Main St	2,558	2,558	0	\$ 358.12	\$ -	\$ 358.12
4718-30-306-060	328 W MAIN LLC	322 W Main St	7,041	4,841	2,200	\$ 677.74	\$ 154.00	\$ 831.74
4718-30-306-061	C D R PROPERTIES LLC	312 W Main St	7,699	7,699	0	\$ 1,077.86	\$ -	\$ 1,077.86
4718-30-306-064	TRISTAR INC	211 N First St	5,986	5,986	0	\$ 838.04	\$ -	\$ 838.04
4718-30-306-090	THE STATE BANK	134 N First St	11,460	5,730	5,730	\$ 802.20	\$ 401.10	\$ 1,203.30
4718-30-306-091	BRIGHTON BUILDING INVESTMENTS	500 W Main St	8,742	2,914	5,828	\$ 407.96	\$ 407.96	\$ 815.92
4718-30-306-092	TRISTAR INC	230 N Second St	6,652	6,652		\$ 931.28	\$ -	\$ 931.28
4718-30-306-094	SBT LLC	150 N First St	4,302	2,151	2,151	\$ 301.14	\$ 150.57	\$ 451.71
4718-30-308-004	KRUEGER HOLDING LLC	209 W Main St	10,740	5,340	5,400	\$ 747.60	\$ 378.00	\$ 1,125.60
4718-30-308-005	BRYN & PATRICE HARTSHORNE	213 W Main St	8,551	4,311	4,240	\$ 603.54	\$ 296.80	\$ 900.34
4718-30-308-006	217 MAIN LLC	217 W Main St	11,502	5,730	5,772	\$ 802.20	\$ 404.04	\$ 1,206.24
4718-30-308-013	JALCO DEVELOPMENT	321 W Main St	2,537	2,537	0	\$ 355.18	\$ -	\$ 355.18
4718-30-308-018	FIFTH THIRD BANK	300 W North St	14,553	6,781	7,773	\$ 949.28	\$ 544.08	\$ 1,493.37
4718-30-308-024	DTE ELECTRIC COMPANY	220 Pierce St	1,608	1,608	0	\$ 225.12	\$ -	\$ 225.12
4718-30-308-025	BRIGHTON MASONIC BLDG	315 W North St	7,405	7,405	0	\$ 1,036.74	\$ -	\$ 1,036.74
4718-30-308-028	WBS EQUITIES LLC	401 W Main St	5,100	5,100	0	\$ 714.00	\$ -	\$ 714.00
4718-30-308-031	PARSONS BROTHERS INC	409 W Main St	4,400	4,400	0	\$ 616.00	\$ -	\$ 616.00
4718-30-308-088	WOOD 'N THINGS INC	200 Hyne St	2,462	2,102	360	\$ 294.21	\$ 25.20	\$ 319.41
4718-30-308-089	GAIL VANTIEM	210 Hyne St	483	483	0	\$ 67.62	\$ -	\$ 67.62
4718-30-308-090	WILLIAM D & BARBARA L MCCRIRIE	317 W Main St	2,244	1,650	594	\$ 231.00	\$ 41.58	\$ 272.58
4718-30-308-095	SALVATORE & SYLVIA VIVIANO	501 W Main St	2,112	2,112	0	\$ 295.68	\$ -	\$ 295.68
4718-30-308-097	DEBORAH SHIPOSH	431 W Main St	5,164	3,360	1,804	\$ 470.40	\$ 126.28	\$ 596.68
4718-30-308-099	MOJBRI LLC	305 W Main St	1,723	1,723	0	\$ 241.22	\$ -	\$ 241.22
4718-30-308-100	NAIN LLC	307 W Main St	3,892	2,176	1,716	\$ 304.64	\$ 120.12	\$ 424.76
4718-30-308-101	MICHAEL G & COLLEEN E MONROE	427 W Main St	2,220	2,220	0	\$ 310.80	\$ -	\$ 310.80
4718-30-308-103	RICHARD & ROBIN L STARNES	421 W Main St	2,167	2,167	0	\$ 303.38	\$ -	\$ 303.38

Parcel Number	Owner/Business	Address	Total SF	First Floor SF	Basement and Upper Floors SF	First Floor Assessment	Basement and Upper Floor Assessment	Total Annual Assessment
4718-30-308-104	RICHARD & ROBIN L STARNES	423 W Main St	1,551	1,551	0	\$ 217.14	\$ -	\$ 217.14
4718-30-308-105	ANDRE'S FINE JEWELRY INC	425 W Main St, Ste 101	1,197	1,197	0	\$ 167.58	\$ -	\$ 167.58
4718-30-308-106	ANDRE'S FINE JEWELRY INC	425 W Main St, Ste 102	1,323	1,323	0	\$ 185.22	\$ -	\$ 185.22
4718-30-308-109	LLB PROPERTIES LLC	323 W Main St	10,274	5,137	5,137	\$ 719.18	\$ 359.59	\$ 1,078.77
4718-30-310-001	MAIN STREET RAYDIANCE LLC	537 W Main St	568	568	0	\$ 79.52	\$ -	\$ 79.52
4718-30-310-004	MATTHEW P GIULIANI	533 W Main St	568	568	0	\$ 79.52	\$ -	\$ 79.52
4718-30-310-005	JOEL W & MANDY G KOCEVAR	529 W Main St	568	568	0	\$ 79.52	\$ -	\$ 79.52
4718-30-310-008	MITCHELL A & SUZANNE M LIPON	523 W Main St	568	568	0	\$ 79.52	\$ -	\$ 79.52
4718-30-310-009	GRJGB LLC	519 W Main St	568	568	0	\$ 79.52	\$ -	\$ 79.52
4718-30-310-012	EUGENE M JUERGENS	515 W Main St	568	568	0	\$ 79.52	\$ -	\$ 79.52
4718-30-310-014	GRJGB LLC	511 W Main St	568	568	0	\$ 79.52	\$ -	\$ 79.52
4718-31-100-087	BMH REALTY LLC	201 W Main St	11,164	5,564	5,600	\$ 778.96	\$ 392.00	\$ 1,170.96
4718-31-100-088	JOHN W & SHIRLEY L JARVIS	205 W Main St	2,110	2,110	0	\$ 295.40	\$ -	\$ 295.40
4718-31-102-001	MTL DEVELOPMENTS LLC	102 E Grand River	1,843	1,843	0	\$ 258.02	\$ -	\$ 258.02
4718-31-102-013	NORMA L BEAUCHAMP	140 E Grand River	2,199	2,199	0	\$ 307.86	\$ -	\$ 307.86
4718-31-102-014	BGR OFFICES LLC	136 E Grand River	1,628	814	814	\$ 113.96	\$ 56.98	\$ 170.94
4718-31-102-015	LOCONTE LLC	132 E Grand River	5,525	1,650	3,875	\$ 231.00	\$ 271.22	\$ 502.22
4718-31-102-016	AMERICAN PROPERTY INVESTMENT	126 E Grand River	1,039	1,039	0	\$ 145.43	\$ -	\$ 145.43
4718-31-102-017	M & M 2 HOLDINGS LLC	118 E Grand River	2,008	2,008	0	\$ 281.05	\$ -	\$ 281.05
4718-31-102-018	110 EGR ASSOCIATES LLC	108 E Grand River	11,850	8,490	3,360	\$ 1,188.60	\$ 235.20	\$ 1,423.80
4718-31-102-019	GREATER BRIGHTON AREA	218 E Grand River	4,127	2,103	2,024	\$ 294.42	\$ 141.68	\$ 436.10
4718-31-102-020	GREGG A WERNER ET AL	212 E Grand River	2,400	2,400	0	\$ 336.00	\$ -	\$ 336.00
4718-31-102-021	206 GR LLC	200 E Grand River	3,016	3,016	0	\$ 422.24	\$ -	\$ 422.24
4718-31-102-024	NORTH STREET PARTNERS LLC	135 W North St	7,960	7,960	0	\$ 1,114.40	\$ -	\$ 1,114.40
4718-31-102-026	PATRICK TORTORA	139 W Main St	6,171	3,199	2,973	\$ 447.80	\$ 208.10	\$ 655.90
4718-31-102-029	GEORGE M & RUTH M KUDLA	111 W Main St	4,052	4,052	0	\$ 567.28	\$ -	\$ 567.28
4718-31-102-030	BINKLEY PROPERTIES LLC	105 W Main St	2,560	2,560	0	\$ 358.40	\$ -	\$ 358.40
4718-31-104-001	JANET M MCGIVNEY	201 E Main St	1,392	1,133	259	\$ 158.62	\$ 18.12	\$ 176.74
4718-31-104-002	NANCY & JAMES MATTHEWS	114 E Main St	1,638	1,140	498	\$ 159.60	\$ 34.86	\$ 194.46
4718-31-104-006	MCMANUS FAMILY LLC	210 S East St	2,408	1,204	1,204	\$ 168.56	\$ 84.28	\$ 252.84
4718-31-104-009	GEORGE J & MELANIE MOSES	110 E North St	2,056	1,136	920	\$ 159.04	\$ 64.40	\$ 223.44
4718-31-104-010	THE WITT FAMILY TRUST	201 E Grand River	2,670	2,670	0	\$ 373.80	\$ -	\$ 373.80
4718-31-104-017	JOHN F TRUST MULLER	305 E Grand River	1,493	789	704	\$ 110.46	\$ 49.28	\$ 159.74
4718-31-104-018	TERESA'S STYLING SALON INC	309 E Grand River	1,441	966	476	\$ 135.17	\$ 33.29	\$ 168.46
4718-31-104-019	EDBOB INVESTMENTS LLC	315 E Grand River	1,980	1,980	0	\$ 277.20	\$ -	\$ 277.20
4718-31-104-020	LAWRENCE & BETTY BEDNARZ	325 E Grand River	4,395	3,407	988	\$ 476.98	\$ 69.16	\$ 546.14
4718-31-104-032	101 G R HOLDING LLC	102 E Main St	3,628	1,814	1,814	\$ 253.93	\$ 126.97	\$ 380.90

Parcel Number	Owner/Business	Address	Total SF	First Floor SF	Basement and Upper Floors SF	First Floor Assessment	Basement and Upper Floor Assessment	Total Annual Assessment	
4718-31-104-033	KADELI TRUST	107 E Grand River	4,552	4,552	0	\$ 637.29	\$ -	\$ 637.29	
4718-31-104-034	THREE TWENTY FIVE 325 LLC	113 E Grand River	1,623	1,623	0	\$ 227.22	\$ -	\$ 227.22	
4718-31-104-035	DSAD PROPERTIES LLC	125 E Grand River	5,379	5,379	0	\$ 753.10	\$ -	\$ 753.10	
4718-31-104-039	M & M 3 HOLDINGS COMPANY LLC	117 E Grand River	2,165	2,165	0	\$ 303.10	\$ -	\$ 303.10	
4718-31-104-042	GRANDBRI INVESTMENTS	225 E Grand River	15,400	7,700	7,700	\$ 1,078.00	\$ 539.00	\$ 1,617.00	
4718-31-104-044	GS ADVISORS LLC	139 E Grand River	3,313	3,313	0	\$ 463.78	\$ -	\$ 463.78	
Total Zone A			110	556,338	441,243	115,095	\$ 61,774.01	\$ 8,056.66	\$ 69,830.67

Zone B (2 Parcels)

First Floor Assessment per Square Foot - \$0.12

\$0.120

Basement & Upper Floor Assessment per Square Foot - \$0.060

\$0.060

Parcel Number	Owner/Business	Address	Total SF	First Floor SF	Basement and Upper Floors SF	First Floor Assessment	Basement and Upper Floor Assessment	Total Annual Assessment	
4718-30-303-056	BMH REALTY LLC	222 W Grand River	3,954	3,954	0	\$ 474.48	\$ -	\$ 474.48	
4718-30-303-057	BMH REALTY LLC	204 W Grand River	1,475	1,475	0	\$ 177.00	\$ -	\$ 177.00	
Total Zone B			2	5,429	5,429	0	\$ 651.48	\$ -	\$ 651.48
Grand Totals			561,767	446,672	115,095	\$ 62,425.49	\$ 8,056.66	\$ 70,482.15	

Creating Opportunities from Coast to Coast



The Vision

Grand Rapids entrepreneurs catch the morning train to a meeting in Lansing, and update their business plan on the ride home. A couple boards at Ypsilanti for dinner and a show with friends in Detroit. Michigan State students hop a train for a Saturday on the beach in Holland.

These are just glimpses of how the Coast to Coast Rail Service will knit together Michigan's largest population centers and reconnect our coasts. By meshing existing train tracks with local transit options and intercity coach services, the route will extend possibilities well beyond its station stops and allow comfortable travel across Michigan independent of cars.

The Demand

Michigan Amtrak **ridership increased 78%** since 2002¹

Over **800,000 passengers** carried by Michigan trains in 2013²

2013's record Michigan ridership netted **\$28.7 million in Amtrak revenues**²

The Economic Impact

Passenger rail service on the Wolverine corridor brings more than **\$45 million in community benefits** to towns along its route each year³

Amtrak invested more than **\$31 million in goods and services** from **Michigan companies** to keep its trains running in 2013⁴

The Opportunities

Ignite innovation by providing a conduit for new partnerships between the world-class medical centers and 19 colleges and universities along its tracks.

Provide access to new business and job opportunities for employers and workers along the corridor, making their business travel and commutes more pleasant and productive.

A reliable and relaxing way to reach new cultural experiences in our centers of arts and entertainment across the lower Mitten.

Attract and retain more talented workers that Michigan needs to prosper into the future.

How You Can Help:

Contribute match funding: Your contribution of match funding on a Service Development and New Technology grant will make a base feasibility study of the corridor possible – this sets the stage for service planning. Please consider contributing \$5000, \$3000, or \$1000.

Write a letter of support: Your backing will help secure a Service Development and New Technology grant from the Michigan Department of Transportation. We have draft letters you can edit and sign, contact Dan Sommerville at dan@environmentalcouncil.org.

Join our corridor coalition: Participation is simple. We'll list your organization on our website as a supporter, with a brief note on why you're behind the Coast to Coast. Give us an email address and we'll send you monthly progress updates.

Learn more: More details on the Coast to Coast are available at www.michiganbyrail.org, and we're glad to answer your questions. Just send a note to dan@environmentalcouncil.org.

1 MDOT Annual Ridership Summary, 1994-2013

2 Amtrak Press Release, 10/14/2013, "Amtrak Sets Ridership..." - pg. 3

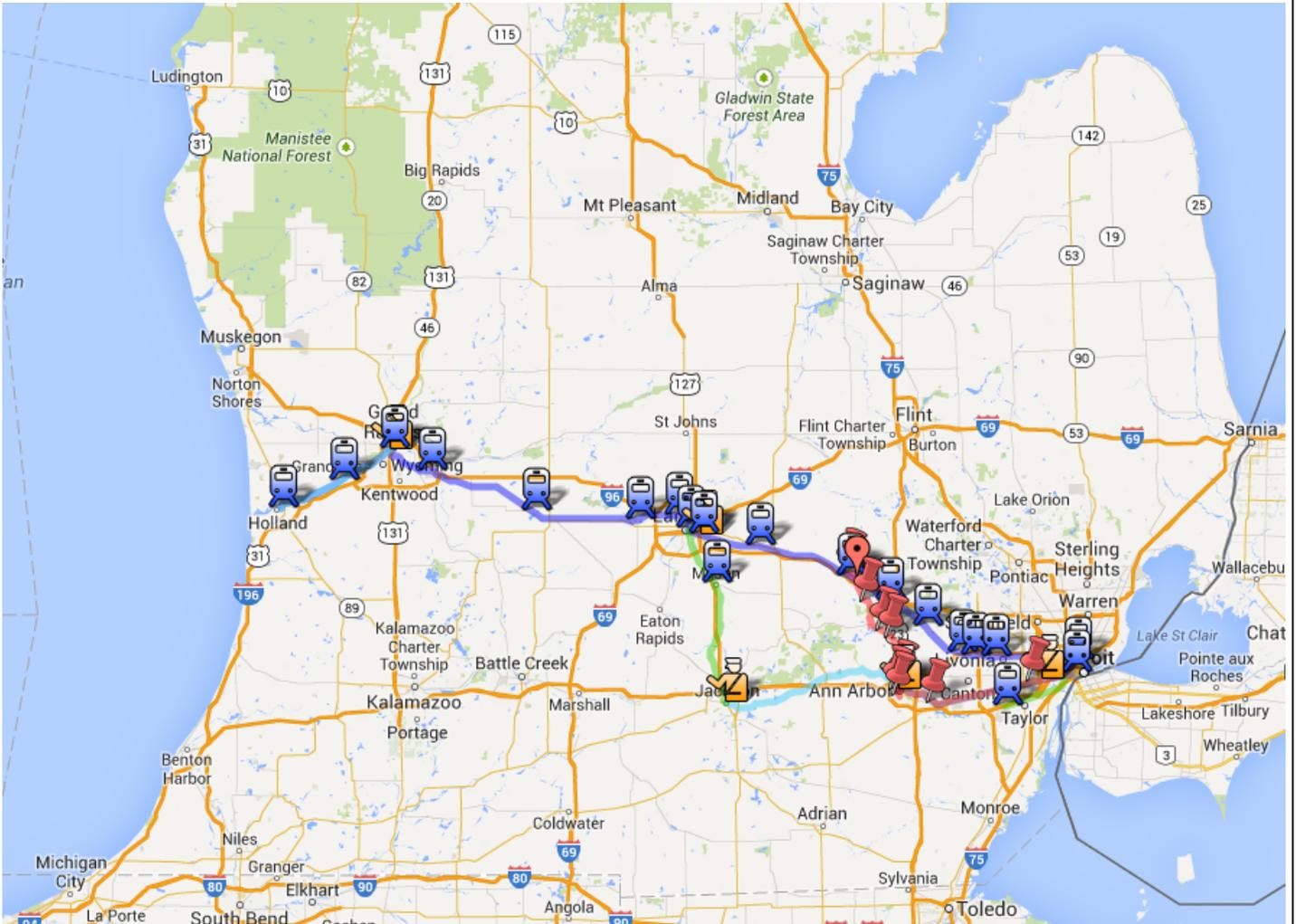
3 Michigan Passenger Rail Station Community Benefits Study, 2009 - pg. 9

4 Amtrak Fact Sheet, Fiscal Year 2013: State of Michigan - pg. 2



Coast-to-Coast Intercity Passenger Rail Service Brighton

Full Map of Potential Routes
Holland-Detroit, via Lansing and Grand Rapids

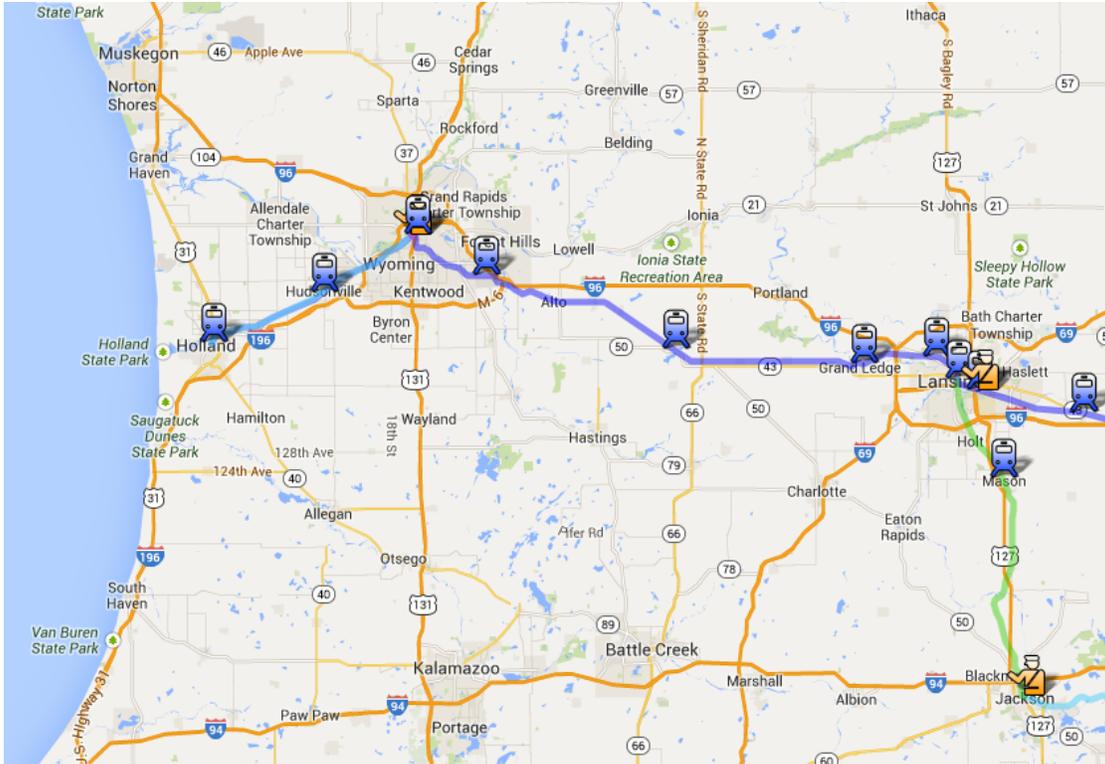


Full interactive map, complete with prospective route and station details, available online at <http://goo.gl/maps/SzdT7>

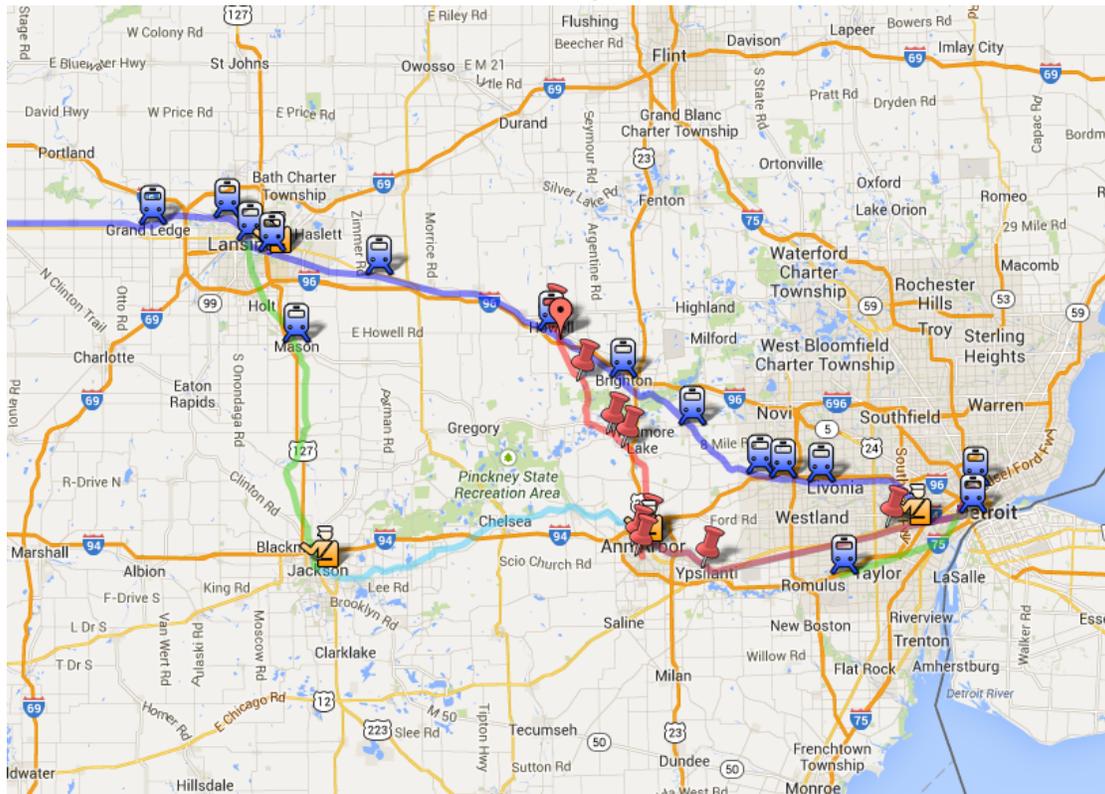


Coast-to-Coast Intercity Passenger Rail Service Brighton

West Michigan



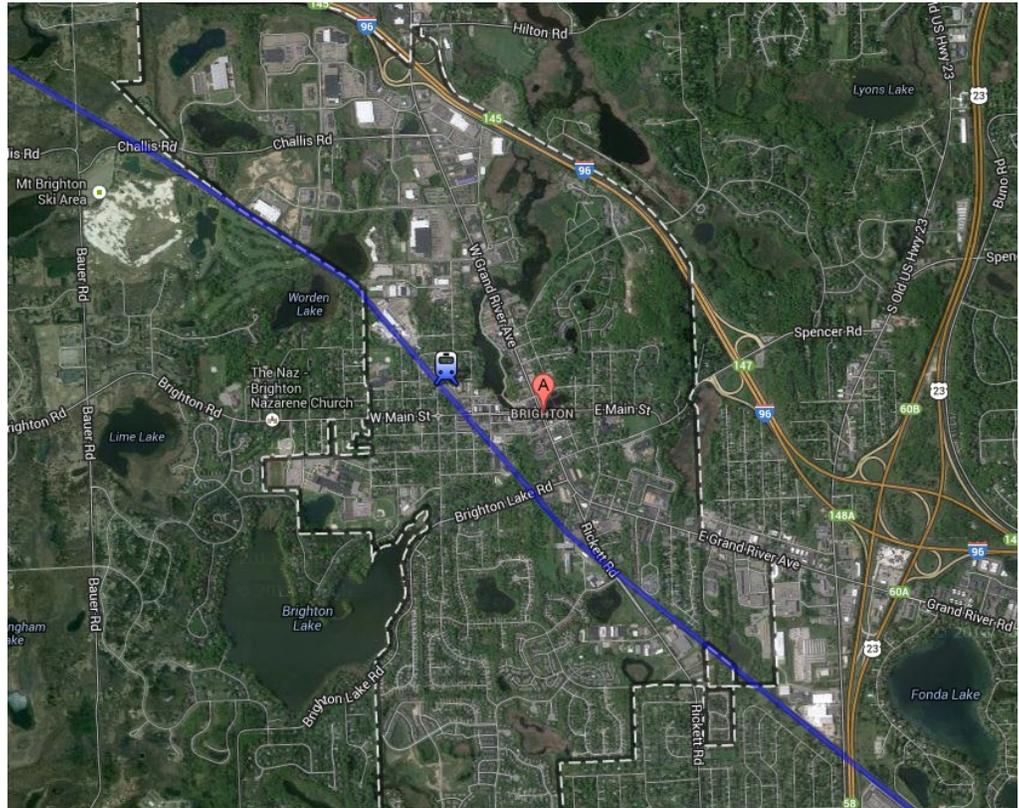
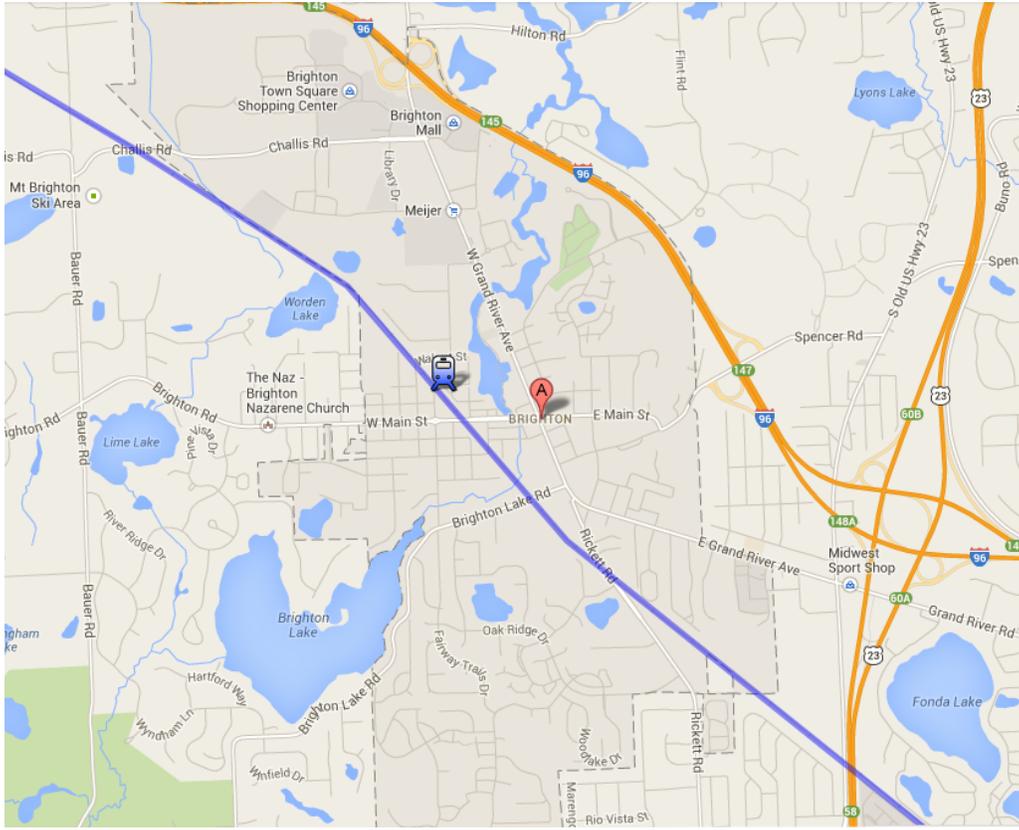
East Michigan



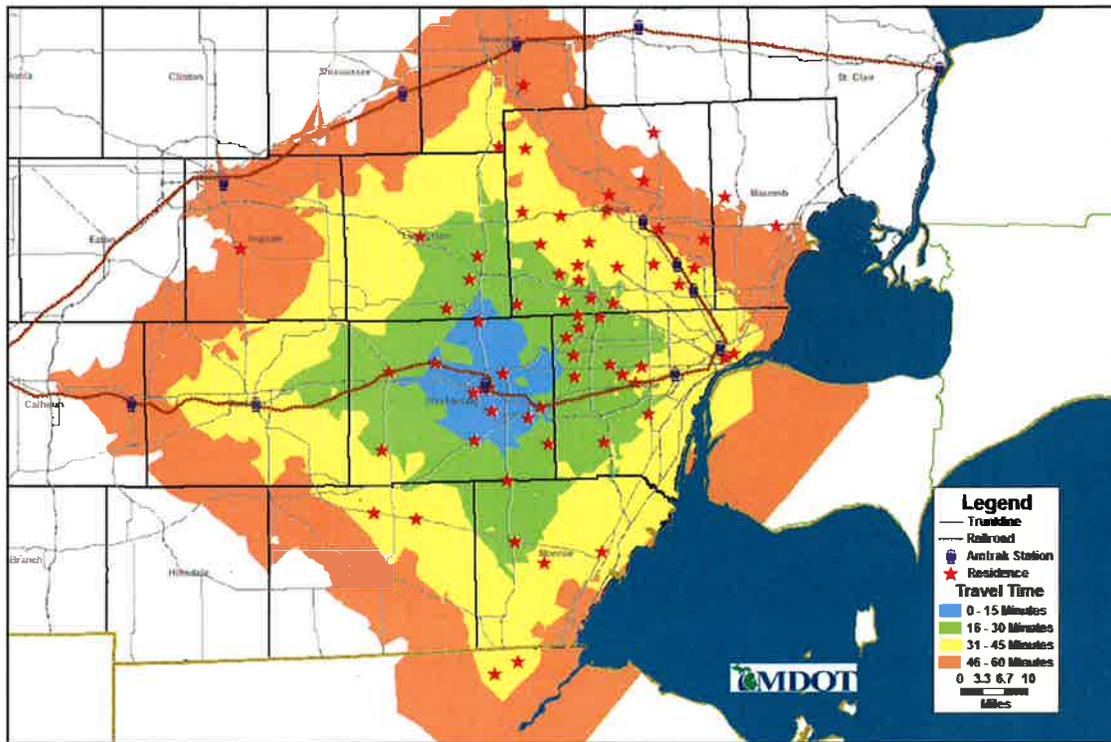


Coast-to-Coast Intercity Passenger Rail Service Brighton

Leg of Potential Route Through Brighton



Residential Location of Rail Passengers



Selected Rail Passenger Survey Results

Passenger Mode of Travel to/from Station:

- Private Vehicle: 84%
- Walk/Bicycle: 6%
- Taxi/Shuttle: 8%
- Local Transit: 1%
- Intercity Bus: 0%

Passenger Alternative Travel Mode:

- Airplane: 19%
- Intercity Bus: 14%
- Motor Vehicle: 60%
- Would Not Make Trip: 8%

Passenger Trip Purpose:

- Work Commute/Business Trip: 20%
- Going to/from School/University: 8%
- Entertainment/Shopping: 7%
- Visiting Friends/Family/Relatives: 36%
- Personal Business: 5%
- Vacation: 22%

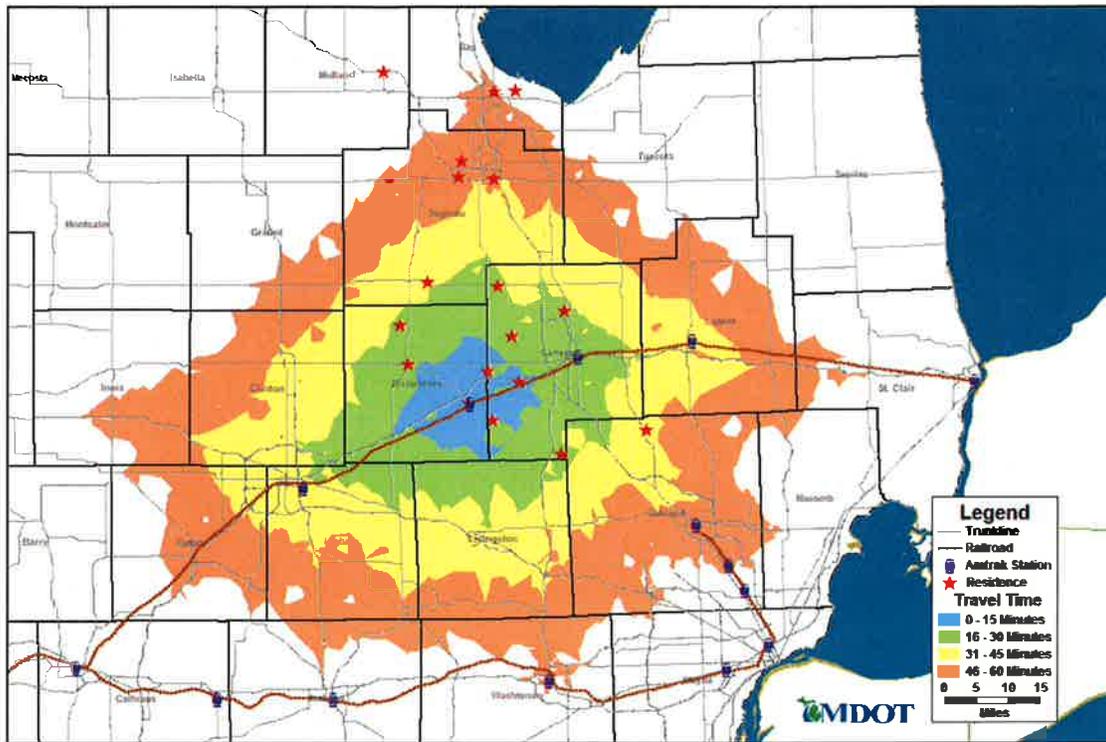
Passenger Demographic Profile:

- Female/Male Split: 58% / 42%
- Median Age: 37.1
- Median Household Income: \$72,800
- Employed Full-Time: 48%
- Retired: 9%
- Student: 24%
- Michigan Resident: 74%

Note: Combined survey results for rail passengers that reported boarding or alighting at Ann Arbor. Residential location of rail passengers that used the Ann Arbor station shown based on home zip code information provided on survey. Each map symbol represents the home zip code of one or more survey respondent(s).

Source: 2011 Michigan DOT Intercity Passenger Rail Survey/Texas Transportation Institute Analysis

Residential Location of Rail Passengers



Selected Rail Passenger Survey Results

Passenger Mode of Travel to/from Station:

- Private Vehicle: 100%
- Walk/Bicycle: 0%
- Taxi/Shuttle: 0%
- Local Transit: 0%
- Intercity Bus: 0%

Passenger Alternative Travel Mode:

- Airplane: 20%
- Intercity Bus: 5%
- Motor Vehicle: 68%
- Would Not Make Trip: 8%

Passenger Trip Purpose:

- Work Commute/Business Trip: 5%
- Going to/from School/University: 0%
- Entertainment/Shopping: 5%
- Visiting Friends/Family/Relatives: 37%
- Personal Business: 5%
- Vacation: 47%

Passenger Demographic Profile:

- Female/Male Split: 67% / 33%
- Median Age: 40.7
- Median Household Income: \$75,000
- Employed Full-Time: 54%
- Retired: 13%
- Student: 13%
- Michigan Resident: 87%

Note: Combined survey results for rail passengers that reported boarding or alighting at Durand. Residential location of rail passengers that used the Durand station shown based on home zip code information provided on survey. Each map symbol represents the home zip code of one or more survey respondent(s).

Source: 2011 Michigan DOT Intercity Passenger Rail Survey/Texas Transportation Institute Analysis

POLICY REPORT: AMENDMENTS TO OFF-STREET PARKING LOT MATERIALS

JUNE 5, 2014

Prepared by:

Reviewed by:

Amy Cyphert
Planning & Zoning Director

Dana Foster
City Manager

CITY COUNCIL GOAL:

To develop zoning ordinance amendments to allow alternate surfaces for off-street parking such as grass, gravel/stone, etc.

PLANNING COMMISSION REVIEW:

Planning Commission does not believe it is in the best interest of the City to amend the permitted surfaces within the parking section of the ordinance because it would allow any property owner in the City the right to propose/construct a gravel, grass, etc., parking lot versus a permanent curb and gutter lot.

Planning Commission suggests that instead of amending the parking lot materials section of the ordinance, that the following amendments be done:

1. Add the following definitions to Sec. 98-3:
 - Define Public Parking Lots
 - Define Permanent Public Parking Lots
 - Define Transitional Public Parking Lots
 - Define Leased Public Parking Lots
2. Add language to Article III. Off-street Parking and Loading similar to the following:
Sec. 98-88. Public Parking Lot Requirements.
 - (1) Permanent Public Parking Lots shall be approved through the site plan process and constructed to meet the requirements listed in Sec. 98-83.
 - (2) Transitional and Leased Public Parking Lots shall be approved through the site plan process and may be constructed of alternative surface materials, like gravel or grass. Planning Commission and City Council will determine if any other requirements of Sec. 98-83 are required during site plan review. Once constructed the Transitional and Leased Public Parking Lots will be reviewed every 3 years to assess need, determine additional requirements, etc.

(The above wording is subject to change as Planning Commission, City Council and the City Attorney's office develop the amendment language).

ADDITIONAL RESEARCH:

I spoke with Mike Arens with the Huron-Clinton Metroparks Engineering Department. Mr. Arens stated that the parks use gravel for their lesser used lots when they can't justify the cost of paving. They have had good luck with the gravel lots but require yearly maintenance to smooth the lots. Mr. Arens stated that the gravel lots provide for an affordable yet maintainable lot which has its advantages when budgets are tight. He also suggested grass over flow parking in areas that aren't used frequently (maybe 10 times per year). This type of parking would be gated and have a gravel base with topsoil and grass. Mr. Arens stated these types of lots could be considered "double duty" because they maintain green open space while allowing for over flow when needed.

COUNCIL ACTION:

Review the Planning Commission suggested amendments and provide guidance to the Planning Commission on proposed the off-street parking amendments that would achieve the City Council Goal.

Attachments:

Planning Commission Meeting Minutes

Mr. Smith read the criteria for the Karl H. Greimel Award and noted that the vote was unanimous that the award should go to the Veterans Memorial Committee. Ken Frasheski from the Veterans Committee accepted the award but advised that it had been agreed at the very beginning of the committee that none of the committee members were involved for any personal gain, including awards. He further noted that at their last meeting, after learning that the Veterans Memorial project was receiving an award, the committee members unanimously voted to give the award to Jim Barnas from Contracting Resources, Inc., whose company was responsible for building the memorial. Mr. Barnas thanked Mr. Frasheski and accepted the award, which is his second Greimel award.

6. Presentation and Discussion of Capital Improvements Program 2014-2020 Projects

Ms. Cyphert gave some background for the CIP, which is a state-mandated Planning Commission document. She directed the Planning Commission members to the memo in tonight's packet that contains several changes to the CIP that were not in the original they reviewed. There was discussion about what role the Planning Commission should play for the CIP since Staff and the Department Directors are the experts who put the CIP together, and several commission members did not feel it was in the Planning Commission's purview to make changes to items. Ms. Cyphert reiterated that this is a Planning Commission document per state law and the document is also used for budgeting purposes. Mr. Wirth noted that he would like to see the Fall Tour reinstated so Planning Commission members are more aware of the completed and proposed projects in the City.

Motion by Mr. Petrak, supported by Mr. McLane, to approve the 2014-2020 Capital Improvements Program document. **The motion carried 6-0-3.**

7. Discussion on zoning ordinance amendments pertaining to smoking lounges, "hookah bars" and smoking related stores

Ms. Cyphert noted that Planning Commission recommended putting these types of businesses in the C2 zoning district at the last meeting. Through her research, she found that definitions already exist and are governed under state law. There was discussion about whether the current wording might allow stores that do a large volume of internet business to get around the ordinance. Ms. Cyphert will talk to the City attorney to make changes; the revised amendment language will be available to Planning Commission prior to next month's meeting which would also be the first of the two required public hearings.

Motion by Mr. Wirth, supported by Mr. McLane to set the public hearing for March 17, 2014. **The motion carried 6-0-3.**

New Business

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

Ms. Cyphert reviewed the planning report and noted that this is a City Council goal that came out of the December 2013 retreat. She discussed the two alternatives – changing the ordinance to exempt the City from its own ordinance or changing the materials that can be used for parking lot construction. The latter alternative would open up this option for everyone, not just for City-owned property. There was also discussion about whether a special land use permit for overflow parking areas might be a possibility, to include a special event parking permit with civic event applications or have City Council approve overflow parking areas for a specified period of time, possibly up to five years. There was consensus that enforcement could be a problem when the lots are closed on non-event days.

Ms. Cyphert will do some additional research and draft language for the next Planning Commission meeting for overflow parking in City-designated parking areas.

Unfinished Business

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

Ms. Cyphert reviewed the background of this item and noted that at the February meeting, Planning Commission indicated they did not want to change parking lot materials in the ordinance or exempt the City from their own rules. She also stated that she met with the Civic Event Committee to discuss approving temporary parking lots through the civic event process. At that meeting, the Committee also suggested having the temporary lots open during the sidewalk café season, which runs from May 1 to October 31. There was discussion about whether this was too long to be considered “temporary” and how seasonal or temporary parking would be enforced at the designated lots.

Ms. Cyphert noted that she will work with Brad Maynes from the City Attorney’s office to add language to the ordinance amendment based on tonight’s discussion and bring a revised draft back to Planning Commission at the April meeting.

New Business

Other Business

7. Staff Updates

- Brighton Township Master Plan Review – Ms. Cyphert reviewed the synopsis prepared by our department intern, Adam Kokenakes. The Board did not have any comments to send to Brighton Township. She was asked to send the Township a thank you note for asking us to review their Master Plan.
- Updated CIP numbers – Ms. Cyphert noted that she provided the members with new CIP numbers to replace the original pages. There were a lot of changes prior to finalizing the CIP book and the curb and gutter numbers were incorrect. There were no project changes, just the numbers changed.

8. Commissioner Concerns – Commission Member Gardner noted that a friend was at the Mill Pond last weekend and noticed that someone had dumped a lot of food for the ducks and that she thought there were rats eating the food. She thought someone should know about this. It was decided that it was probably muskrats, not plain rats, that her friend saw eating the food.

9. Call to the Public

The call to the public was made at 8:45 p.m. Hearing no response, call to the public was closed.

10. Adjournment

Motion by Mr. Wirth, supported by Mr. Cooper, to adjourn the meeting at 8:45 p.m. **The motion carried 9-0.**

Bill Bryan, Secretary

Lauri French, Recording Secretary

area more pedestrian friendly that would include proposed pricing, easements necessary, where to put sidewalks, etc. This could be added to next year's CIP as a study or plan.

Unfinished Business

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

Ms. Cyphert reported that she and Brad Maynes reviewed the ordinance amendment after the March meeting and came to the conclusion that we are deviating from what City Council wanted when this was discussed at the retreat. Ms. Cyphert is recommending going back to Council to get further direction or have them offer alternatives. She is concerned that if exceptions for building materials are made for public lots that private property owners will want to be able to use those materials for lots, too.

Ms. Cyphert offered an alternative to Planning Commission; that is, they could expand the jurisdiction of the Zoning Board of Appeals (ZBA) which would allow the ZBA to permit alternative parking lot materials to be used due to either future transition of the site to another use or if a lease arrangement is being used. There was a discussion about what the ZBA's scope should be, and Ms. Cyphert noted that Planning Commission would be creating a power for the ZBA and could make the wording say anything they want. She also noted that as it stands, these types of projects would have a hard time being approved by the ZBA since they do not constitute a hardship or practical difficulty for these overflow lots. The options for materials were discussed and any application to the ZBA would have to list the materials proposed to be used for an alternative parking surface. Planning Commission decided they didn't want to expand the jurisdiction of the ZBA.

Mr. Modrack noted that he wanted the Barton (West St.) parking lot to be a gravel lot due to the potential for future development. He was turned down by the ZBA because they had no way to approve it under the current ordinance, so the DDA had to do a full design with approved materials and we were lucky enough to get a grant to help pay for it. Mr. Modrack stated that we need to either find a solution or put a moratorium on any more development downtown until we get more parking.

There was discussion about whether we want to exempt ourselves from the parking ordinance requirements. Discussion continued and the Planning Commission came to the decision that they do not want to amend the parking lot building materials because it would allow everyone to use the alternative surfaces. The Board suggested amendments that would include creating a section in the parking ordinance that applies to publicly owned/leased parking lot that are permanent and in transition/leased and the type of materials allowed for each type of public parking lot.

Ms. Cyphert stated she would take the Planning Commission suggests to the City Council for input prior to Planning Commission continuing to work on the parking ordinance amendments.

Other Business

7. Staff Updates – None
8. Commissioner Concerns – None
9. Call to the Public

The call to the public was made at 9:05 p.m. Hearing no response, call to the public was closed.

10. Adjournment

Motion by Mr. Petrak, supported by Mr. Cooper, to adjourn the meeting at 9:05 p.m. **The motion carried 7-0-2.**