

**City of Brighton
Planning Commission
Minutes
June 18, 2012**

1. Call to Order/Roll Call

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

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

Absent: Matt Smith

Motion by Mr. Schillinger, supported by Mr. McLane, to excuse Commission Member Smith from tonight's meeting. **Motion carried 8-0-1.**

Also present were Amy Cyphert and Lauri French from Staff, Brad Maynes from the City's attorney office and Kari Jozwik from Tetra Tech. An audience of five was also present.

2. Approval of the April 16, 2012 Regular Meeting Minutes

Motion by Mr. Schillinger, supported by Mr. Bryan, to approve the April 16, 2012 regular meeting minutes as presented. **The motion carried 5-0-4 (Monet, McLane and Wirth abstained and one absence).**

3. Approval of the May 21, 2012 Regular Meeting Minutes

Motion by Mr. Wirth, supported by Mr. Petrak, to approve the May 21, 2012 regular meeting minutes as presented. **The motion carried 7-0-2 (Bryan abstained and one absence).**

4. Approval of the June 18, 2012 Agenda

Motion by Mr. Wells, supported by Mr. McLane, to approve tonight's agenda as amended. **The motion carried 8-0-1.**

5. 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 at 7:32 p.m.

Public Hearings

Unfinished Business

New Business

6. Brighton Mall End Cap - #12-009

Ms. Cyphert reviewed the applicant's request and noted that the applicant was in the audience if the board members had any questions. Chairperson Monet asked the applicant to discuss their request. Ashley Israel, Brighton Mall, introduced his partner Mark Weinbaum and architect Scott Hoefl. Mr. Israel gave a brief history of occupants who have occupied the space at Brighton Mall, including Sears which was scheduled to close. This allowed Brighton Mall to terminate the lease. Bed, Bath & Beyond is going in the mall and Mr. Israel is currently negotiating with two large tenants for 75,000 square feet. This site plan for the end cap includes 10,500 square feet and

there are two potential tenants, a dental business and a sandwich place. Mr. Israel noted the space will be easy to rent as these are "high rent" tenants. The plan will reconfigure parking, adding 60 spaces and upgrading modernizing the site with 100% occupancy. The interior demolition has started and build-out could take up to nine months. The space allows a maximum of eight tenants but it could be less depending on lease negotiations.

Ms. Cyphert noted that the dentist and restaurant have been accounted for in the parking calculations. Mr. Wirth asked a question regarding the stockpile area on Sheet 7 of the site plan. Mr. Weinbaum noted it is for salt storage for the parking lot; it has been on-site all along but has a very low profile and is hard to see unless you're looking for it.

Motion by Mr. Schillinger, supported by Mr. Petrak, to recommend conditional site plan for Brighton Mall End Cap #12-009 as depicted on plans prepared by Alpine Engineering, job no. 12-010, sheet 1-10, last dated 6-6-12, plans prepared by Allen Design, project no. 10047, sheet L1 last dated 6-6-12, plans prepared by Visual Drawing no. GBA 12-42284-V1, sheet 1, last dated 6-1-12 and plans prepared by IDI Architects, last dated 6-6-12, sheets A1.0 and A1.1 subject to the following:

1. That all signage comply with applicable Ordinances or variances are obtained.
2. Item number 2 as address in City engineer's letter dated 6-13-12 is addressed during the construction review.
3. That the applicant addresses any outstanding Fire Code requirements with the Fire Department during the construction review.

The motion carried 8-0-1.

7. McDonalds – Façade and Site Improvements - #12-008

Ms. Cyphert reviewed the applicant's request and noted that the applicant was in the audience if the board members had any questions. Frank Martin from Dorchen/Martin reviewed McDonalds' five-year renovation plan. They are in the third year of a five year program and the Brighton store is on the schedule for the third year. They are re-vamping the old stores to make them look like the new stores. One improvement is the double drive-through, when the property is big enough or they won't do it. Drive-through is now 70-75% of their business; kitchens take up two-thirds of the buildings with less inside seating. Mr. Martin noted it would take 45-60 days for construction and the store would remain open. He has already changed the plan to address item 1. in Tetra Tech's 6-13-12 letter.

There was discussion about whether there would be a stacking issue even with two lanes for the drive through and whether there would be clear delineation for cars trying to get around the drive through lanes. Mr. Martin stated there would be clear delineation and this should not be an issue. Mr. McLane asked if there would be backlighting behind the louvers on the building. Mr. Martin said they will be using LED lighting throughout the building to reduce their energy costs. The windows will remain under the louvers so some light will project through the louvers. Mr. Wirth asked if 50% more customers could be serviced with the double drive through. Debbie, who is in Operations at the Brighton McDonalds, responded that they estimate they could handle one-third more with a double drive through.

Motion by Mr. Wells, supported by Mr. Bryan, to recommend conditional site plan approval for McDonalds, 8515 W. Grand River #12-008 as depicted on plans prepared by Dorchen/Martin Associates, Inc., job no. 1200020, sheets C1, D1, C4, A1.0, A2.0, A2.1, last dated 6-6-12 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 the plans be revised to meet the correct soil erosion per Tetra Tech's letter dated 6-13-12.

The motion carried 8-0-1.

8. Discussion on Amendments to Chapter 98 addressing Parolee Housing

Ms. Cyphert explained that Council requested that Planning Commission review the existing ordinance to determine if changes were required to address the subject of parolee housing. She noted that as everyone is aware, there are two houses on N. Second St. (R-1 zoning) which are housing two parolees each through a state-funded program with Washtenaw Catholic Social Services. The current definition of family permits two people in each unit on N. Second. She reviewed the 21 requirements in the parolees' contract. This is a temporary housing program; the organization pays on a month-to-month basis for up to 6 months. The parolees have to follow all rules and seek employment; per the contract the requirement is to apply for 30 jobs per month. Once they have found a job, they have 45 days to move out. Ms Cyphert cautioned that other organizations may come into the City of Brighton providing parolee housing with different conditions than Catholic Social Services. She noted that Wyoming, MI is the only community with an ordinance that defined parolee housing and these types of housing are only allowed in an Industrial Zone with a special land use permit.

Planning Commission requested Ms. Cyphert and Mr. Maynes look into the current ordinance requirements that apply to the different zoning districts that prevent more or larger parolee housing buildings. An example would be if there something in the IA zoning district that prohibits the conversion of the existing Homewood Suites into a large parolee housing complex or something in the ordinance that prohibits someone from converting a large single family home into a multi unit parolee housing building. The Planning Commission requested we bring this information back to them at the July meeting.

They also asked if someone from Catholic Social Services could attend the meeting in July and give a short presentation on the program and answer any questions the board may have. They also asked if Police Chief Wightman could also be invited to attend the July meeting. The Planning Commission members expressed an interest to move slowly on this issue, and they did not ask Staff to draft any ordinance amendments at this time.

Other Business

9. Staff Updates

a. Award Discussion – Ms. Cyphert noted that this topic has been discussed at the last two meetings but that no decision had been made about renaming the Siford award since not all members of the Planning Commission were present. Staff's research revealed that Sally Noeker served the longest continuous term on Planning Commission. Chairperson Monet stated that the consensus is to keep all three awards and rename the Siford award to the Noeker award. Staff was directed to contact the Noeker family to get their approval to rename the Siford award to the Noeker award.

Ms. Cyphert advised that there will be a meeting in July.

10. Commissioner Concerns

11. Call to the Public

The call to the public was made at 8:55 p.m. Hearing no response, call to the public was closed.

12. Adjournment

Moved by Mr. Petrak, supported by Mr. Wirth, to adjourn the meeting at 8:55 p.m. **The motion carried 8-0-1.**

John Wells, Secretary

Lauri French, Recording Secretary