

**City of Brighton  
Planning Commission  
Minutes  
November 18, 2013**

**1. Call to Order/Roll Call**

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

Bill Bryan	Dave Petrak
Al Wirth	Robert Pawlowski
Steve Monet	David McLane

Absent – Matt Smith and John Wells

Also present was Amy Cyphert from Staff.

**Motion** by Mr. Wirth, supported by Mr. Pawlowski, to excuse Commission Member Smith and Wells.  
**Motion carried 6-0-2.**

**2. Approval of the October 21, 2013 Regular Meeting Minutes**

**Motion** by Mr. Petrak, supported by Mr. McLane, to approve the October 21, 2013 regular meeting minutes as presented. **The motion carried 6-0-2.**

**3. Approval of the November 18, 2013 Agenda**

Agenda item #8 was moved to agenda item 4a.

**Motion** by Mr. Pawlowski, supported by Mr. Bryan, to approve the agenda as amended. **The motion carried 6-0-2.**

**4. Call to the Public**

The call to the public was made at 7:37 p.m. Hearing no response, call to the public was closed.

**New Business**

**4a. Site Plan Amendment - The Back Lot Parking west of 775 N. Second Street #13-009**

Wayne Perry from Desine, Inc. introduced himself. Mr. Perry noted that they are requesting an amendment to the previous parking lot plan. The amendment will allow them to reconfigure the parking off N. Second Street and move the truck parking to the rear parking lot area off Advance Street. The amendment will increase the amount of parking spaces for employees and customers. The amendment also closes a curb cut on Second Street and provides a storm system for the additional parking lot. Currently, the property sheet drains to an existing wet area and this amendment will provide a new storm system that will take the storm water to the millpond.

Motion by Mr. Bryan, supported by Mr. Petrak to recommend conditional site plan amendment approval for The Back Lot Parking behind 775 N. Second Street as depicted on plans prepared by Desine, Inc., sheets EX, SP, GR, SE, ST1, DT1, DT2, and DT3, project #91585, last dated 11-7-13 subject to the following:

1. That right of way permits be obtained from the Department of Public Services for work within the right of way.
2. That street curbs and grass will be installed in the areas where driveways and curb cuts are proposed for removal.

3. Provide a detail of the 6 foot privacy fence within the construction plans.
4. Legal easement documents for construction and maintenance of the private storm sewer lines through 715 N. Second Street and properly filed with Livingston County prior to the issuance of building permits. The documents should also include an easement for the construction and the maintenance of 6 foot wide overflow spillway that extends in the property at 715 N. Second Street.
5. Legal easement documents for construction and maintenance of the private storm sewer line within the City's right-of-way properly filed with Livingston County prior to the issuance of building permits.
6. In the event that 735 N. Second Street is sold, the current owner (BMH Realty) will have to draft and file with Livingston County legal easement documents for the maintenance of the private storm sewer line that extends into 735 N. Second Street.
7. That the applicant provide an ingress/egress easement to the adjacent parcel currently occupied by the Michigan Fence Company, if all parties can come to an agreement. This ingress/egress easement would allow for the Michigan Fence Company traffic to access their parcel from Advance Street instead of Whitney Street (a residential street).

### **Public Hearings**

5. Public Hearing and Possible Action on Amendments to Chapter 98, Article I, In General, Section 98-3, Definitions, and Chapter 98, Article XXV, Temporary Land Uses, Section 98-700, Temporary land uses

Chairperson Monet closed the regular session and opened the public hearing at 7:41 p.m. Hearing no responses from the public, the public hearing was closed at 7:42 p.m. and Chairperson Monet re-opened the regular session.

**Motion** by Mr. Petrak, supported by Mr. Pawlowski, to approve amendments to Chapter 98, Article I, In General, Section 98-3, Definitions, and Chapter 98, Article XXV, Temporary Land Uses, Section 98-700, Temporary land uses and forward the amendments to City Council for review and adoption. **The motion carried 6-0-2.**

6. Public Hearing and Possible Action on Amendments to Chapter 98, Article II. Districts and General Regulations, Section 98-49. Accessory Buildings

Chairperson Monet closed the regular session and opened the public hearing at 7:42 p.m. Hearing no responses from the public, the public hearing was closed at 7:42 p.m. and Chairperson Monet re-opened the regular session.

**Motion** by Mr. Wirth, supported by Mr. Bryan, to approve amendments to Chapter 98, Article II. Districts and General Regulations, Section 98-49. Accessory Buildings and forward the amendments to City Council for review and adoption. **The motion carried 6-0-2.**

7. Public Hearing and Possible Action on Chapter 98, Article II. Districts and General Regulations, Section 98-38. Fences

Chairperson Monet closed the regular session and opened the public hearing at 7:43 p.m. Hearing no responses from the public, the public hearing was closed at 7:43 p.m. and Chairperson Monet re-opened the regular session.

**Motion** by Mr. McLane, supported by Mr. Bryan, to approve amendments Chapter 98, Article II. Districts and General Regulations, Section 98-38. Fences and forward the amendments to City Council for review and adoption. **The motion carried 6-0-2.**

### **Unfinished Business**

9. **2014 Meeting Date Schedule Changes**

- a. January 13, 2014
- b. February 10, 2014

Ms. Cyphert explained that the January and February 2014 meeting dates both fall on holidays and she asked for Planning Commission's approval to change them to the above two dates, which moves them ahead one week.

**Motion** by Mr. Wirth, supported by Mr. Pawloski, to approve the revised January 13 and February 10, 2014 meeting dates. **Motion carried 6-0-2.**

10. **Noeker/E.D. Ewing/Greimel Nominations**

Ms. Cyphert presented the Board with a list of suggested projects for both the commercial and residential awards and asked that any additional nominations be sent to her to include in the nominee packet for the next meeting.

11. **Staff Updates** – Ms. Cyphert stated that there will be a meeting on December 16, 2013.

**Other Business**

12. **Commissioner Concerns** – None

13. **Call to the Public**

The call to the public was made at 7:49 p.m. Hearing no response, call to the public was closed.

14. **Adjournment**

**Motion** by Mr. Petrak, supported by Mr. Bryan, to adjourn the meeting at 7:49 p.m. **The motion carried 6-0-2.**

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*John Wells, Secretary*

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*Amy Cyphert, Fill In Recording Secretary*