

**City of Brighton
Planning Commission
Minutes
August 18, 2014**

1. Call to Order/Roll Call

Planning & Zoning Director Amy Cyphert called the meeting to order at 7:30 p.m. because Chairperson Monet and Vice Chairperson Smith were both absent. **Motion** by Mr. Pawlowski, supported by Ms. Gardner, to appoint Dave Petrak as Chairperson due to the absences of Chairperson Monet and Vice Chairperson Smith. **Motion carried 6-0-2.**

The following were present:

Bill Bryan	Robert Pawlowski
David McLane	Dave Petrak
Chad Cooper	Susan Gardner

Absent: Steve Monet, Matt Smith

Motion by Mr. McLane, supported by Mr. Cooper, to excuse Commission Members Monet and Smith from tonight's meeting. **The motion carried 6-0-2.**

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

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

Motion by Mr. Pawlowski, supported by Mr. Bryan, to approve the July 21, 2014 regular meeting minutes as presented. **The motion carried 5-0-2-1, with two absences and Board Member Cooper abstaining.**

3. Approval of the August 18, 2014 Agenda

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

4. Call to the Public

The call to the public was made at 7:33 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 the revisions to the proposed ordinance amendment are not yet complete but should be available for Planning Commission's review at the September 15 meeting.

New Business

6. Site Plan – BAS Banner Renewal #14-006

Ms. Cyphert reviewed the applicant's request. As noted in Blue Sky, the request for renewal of the Brighton High School banners is typically done every one or two years. The commission members

discussed whether a multi-year extension would be feasible and it was agreed that renewing the site plan every two years is sufficient.

Motion by Mr. McLane, supported by Mr. Cooper, to recommend site plan amendment for a 2-year approval 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 6-0-2.

7. Discussion and Possibly Setting a Public Hearing Date for Conditional Rezoning of Property located at 8589 W. Grand River (4718-30-100-066) corner of W. Grand River and Best Buy Drive from OS (Office Service) to C2 (General Business) #14-005

Thom Dumond from Boss Engineering introduced Mark Zerlag from Thomas Duke and advised they would also be joined by Kenny Koza from Group 10, the rezoning applicant. Mr. Dumond reviewed the proposed site plan offered as part of the conditional rezoning from OS to C2 and noted that it shows no access currently on Best Buy Drive, which is a private road. Access is proposed from Grand River and Brookside Drive. They are proposing two smaller buildings with parking in front and back of the buildings. They are still working on tenants to occupy the buildings but envision a couple of larger chains and smaller retail businesses. One of the businesses will have a drive-thru. He reviewed some additional sketches not contained in the packet which showed a courtyard between the two buildings with covered walks and outdoor seating and potentially a fireplace or water feature. He noted they are here tonight to schedule the public hearing and to get further direction from Planning Commission on their rezoning request. Ms. Cyphert explained how the conditional zoning process works for the newer Commission members and reiterated that we are not here tonight to approve their site plan.

Mr. Cooper noted that he is concerned about not having access to Best Buy Drive. He also is concerned about the traffic safety of a drive-thru restaurant with the property's proximity to Meijer and the increased traffic that a drive-thru will bring. He noted that SEMCOG is now recommending that communities avoid having entrances off main thoroughfares. He is also concerned about increased trips and asked how many are estimated. Ms. Cyphert noted that Tetra Tech addressed these issues in their letter, which is in tonight's packet, and explained that a traffic study will be done prior to site plan review by Planning Commission.

Mr. Bryan noted that this property needs an entrance off Grand River and that there are currently two entrances off Grand River. They have cut the size of the buildings in half from what was originally proposed in 2005. He also noted that the Best Buy Drive issue is not applicable to this property owner. Mr. Cooper asked if Tetra Tech had seen the changes to the plan made as a result of their letter and Ms. Cyphert advised that the plan was revised to meet Tetra Tech's suggestions. Mr. Dumond noted that they will have to do a traffic study for site plan approval and also noted that they are not asking for site plan approval tonight. Mr. Cooper asked if the conditional rezoning can be approved with the traffic study conditions, and Ms. Cyphert explained that the applicant would have to offer those conditions attached to their request for conditional rezoning.

Mr. McLane stated he would have no problem approving the rezoning and they will revisit the site and traffic study issues during the site plan approval process. Mr. Pawlowski agreed with Mr. McLane. Ms. Cyphert reminded the Commission members that if the rezoning goes through that a traffic study will be done during the site plan process.

Motion by Mr. Cooper, supported by Ms. Gardner, to schedule a public hearing for September 15, 2014 for the proposed conditional zoning amendment and to request staff to prepare the necessary notifications. **The motion carried 6-0-2.**

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

The call to the public was made at 8:09 p.m. Hearing no response, call to the public was closed.

11. Adjournment

Motion by Mr. Cooper, supported by Mr. Bryan, to adjourn the meeting at 8:09 p.m. **The motion carried 6-0-2.**

Bill Bryan, Secretary

Lauri French, Recording Secretary