

**City of Brighton  
200 N. First St. Brighton, MI 48116  
Planning Commission  
Regular Meeting Minutes  
October 19, 2020**

The Board for the Planning Commission held a Regular Meeting on Monday, October 19, 2020 at 7:00 p.m., conducted virtually.

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

Chairman Smith called the meeting to order at 7:00 p.m.

**Commissioners Present:** Dave Petrak, Jim Bohn, Ken Schmenk, Susan Gardner, Matt Smith, Steve Monet, Bill Bryan and Mike Schutz

**Commissioners Absent:** None

**Also present:** Michael Caruso, Community Development Manager; Kari Jozwik, Tetra Tech; Kelly Haataja Executive Assistant to Community Development and an audience of four (4).

**2. Consider Approval of Consent Agenda Items**

**Consent Agenda Items**

- a. **Approval of the August 17, 2020 Regular Meeting Minutes**
- b. **Approval of the October 19, 2020 Agenda**

**Motion** by Gardner supported by Schutz to approve the Consent Agenda Items. **The motion carried unanimously by a roll call vote.**

**3. Call to the Public**

Chairperson Smith opened the Call to the Public at 7:04 p.m.

**Susan Bakhaus** asked for a friendly amendment to this evening's agenda.

Hearing no further comments, the Call to the Public was closed at 7:05 p.m.

**Old Business**

None

## **New Business**

### **4. Consider Approval of Site Plan 20-18, Qdoba Restaurant – 8709 W. Grand River**

Mr. Caruso gave an overview of the former site of the former Art Van's Pure Sleep store. The applicant is proposing to occupy 2,742 square feet of the 4,200 square foot building. The remaining space would be white-boxed for a future tenant. Due to the change of use and exterior renovations to the building and property, Planning Commission approval is required. He stated the applicant has met all requirements of site plan review and has received approval from City consultants.

Mr. Kevin Egnatuk, Qdoba noted the renovations would include the addition of a drive-thru window.

Commissioner Schmenk asked about the seating capacity and commented on parking spaces.

Mr. Egnatuk replied ninety-seven (97) occupancy.

Mr. Caruso commented after a review of parking calculations for the entire site, there is ample parking for all current and proposed uses.

Commissioner Gardner asked if outdoor dining in the winter would be available.

Mr. Egnatuk stated there will not be outdoor dining in the winter, instead a drive-thru, indoor take-out, curbside and delivery services will be available.

Commissioner Bohn asked if the entrance onto Grand River would be restricted to a right turn only.

Mr. Egnatuk stated the site is currently signed to prohibit left turns.

Commissioner Monet commented he was pleased to see the sidewalk made ADA compliant and asked if there is a way to configure the drive off Grand River to make it impossible to make a left turn.

The board discussed right turn only and signage.

**Motion** by Petrak, supported by Schmenk to approve Site Plan 20-18, Qdoba Restaurant – 8709 W. Grand River. **Motion passed unanimously by a roll call vote.**

## **Other Business**

### **5. Staff Updates**

Mr. Caruso commented staff is continuing research of the previously discussed ordinance updates.

The board discussed amendments in the R-1 district and accessory structures.

### **8. Commissioner Report**

None

### **9. Call to the Public**

Chairperson Smith opened the Call to the Public at 7:34 p.m.

**Susan Bakhaus** asked Commissioners to state their last name while speaking during the meeting.

Hearing no other comments, the Call to the Public was closed at 7:35 p.m.

### **10. Adjournment**

**Motion** by Petrak, supported by Schmenk to adjourn the meeting. **The motion carried unanimously with a roll call vote.** The meeting was adjourned at 7:36 p.m.

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***William Bryan, Secretary***

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***Kelly Haataja, Recording Secretary***