

MINUTES

CHARTER TOWNSHIP OF BRIGHTON
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114

JUNE 13, 2016
REGULAR MEETING
7:00 P.M.
(810) 229.0562

Chairman S. Holden called the meeting to order at 7:15 P.M. The Pledge of Allegiance was said.
Present: S. Holden, D. Schifko, M. Slaton, G. Unruh
Absent: J. Stinedurf, R. Doughty, G. Mitsopoulos

CALL TO THE PUBLIC
None

AGENDA
G. Unruh moved and D. Schifko seconded **to approve the agenda as presented.**
Motion carried.

MINUTES
D. Schifko moved and G. Unruh seconded **to approve the minutes of the March 14, 2016 regular meeting as presented.**
Motion carried.

PUBLIC HEARING FOR SLUP # 16/01 FOR BLOCKADE; ADDRESS: 1840 S. OLD 23; TAX ID #'s 12-08-400-019 AND 024; OWNER: MMK2 LLC; APPLICANT: TIM NICHOLS; ZONING: B-1 (LOCAL BUSINESS)

Tim Nichols, Applicant Representative, summarized the special land use permit and site plan identifying the plans for the new family restaurant. He introduced the owner who also owns Block Brewing Co. in Howell and other persons associated with the restaurant. He summarized the percentage of restaurant to drink sales depicting it was more of a restaurant than a bar and stated the floor plan for the restaurant will utilize the old dance floor for additional seating and they plan to have DJ music for special events such as weddings. He presented an overview of the site's parking including the improvements to the circulation pattern; the addition of lighting; the dumpster being located in the rear; the upgraded façade; and stated the traffic was minimal for the site so a more detailed study was not needed.

K. Mathews, Township Planner, reviewed her special land use letter dated May 24, 2016; J. Rushlow, Township Engineer, reviewed his letter regarding the special land use dated June 2, 2016; and the Fire Department's letter dated May 24, 2016 was read into the record.

PUBLIC HEARING
The public hearing opened at 7:37 p.m.

E-mails dated June 8, 2016 and June 12, 2016 were read into record from Jennifer Ryskamp and Jeffrey Lopez, 1855 Rodande - They came to the podium to reiterate their concerns: noise, hours, screening.

Brian DeGrande, 1266 Grayhaven - Stated that he has worked with the owner of the restaurant in the past and that Block Brewery is top notch.

The public hearing closed at 7:45 p.m.

It was stated that the hours of operation for Blockade were very similar to Memories (Fri. and Sat.: 11 a.m. until 2 a.m.; Sun: 11 a.m. to 11 p.m.; and Mon. to Fri.: 11 a.m. to 12 a.m.) and stated that there would be no live entertainment only a DJ for weddings and special events if desired. It was stated that the interior will be completely brought up to current building codes and that no lighting is planned for

the rear and the new lighting in the front will meet the ordinance.

G. Unruh moved and D. Schiffko seconded to approve **SLUP # 16/01, Blockade Restaurant and Bar serving Alcoholic Beverages and Arcade, Owner: MMK2LLC, Address: 1840 S. Old 23; Tax ID #'s 12-08-400-019 and 024; contingent upon the Applicant receiving approval of the Preliminary Site Plan.**

Motion carried.

PRELIMINARY SITE PLAN SP # 16/03 FOR BLOCKADE; ADDRESS: 1840 S. OLD 23; TAX ID #'S 12-08-400-019 AND 024; OWNER: MMK2 LLC; APPLICANT: TIM NICHOLS; ZONING: B-1 (LOCAL BUSINESS)

J. Rushlow, Township Engineer, reviewed his letter dated June 2, 2016 regarding the site plan, and K. Mathews, Township Planner, reviewed her site plan letter dated May 24, 2016.

PUBLIC COMMENTS

Jennifer Ryskamp and Jeffrey Lopez, 1855 Rodande – raised concern over screening and lighting in the rear.

Discussion included septic and well will be utilized; fire suppression was being put into the building; and substantial repairs and topcoat are being planned for the parking lot.

G. Unruh moved and M. Slaton seconded to **table SP # 16/03 for Blockade Restaurant and Bar; Address: 1840 S. Old 23; Tax ID #'s 12-08-400-019 and 024 in order for the Applicant to revise the site plan to address all issues outlined in the Township Planner's letter dated May 24, 2016; the Township Engineer's letter dated June 2, 2016; and the Fire Department's letter dated May 24, 2016.**

Motion carried.

REPORTS AND CORRESPONDENCE

M. Slaton - TB update.

S. Holden - Milford Intent to Plan.

CALL TO THE PUBLIC

None.

ADJOURNMENT

M. Slaton moved and D. Schiffko seconded to **adjourn.**

Motion carried.

The meeting adjourned at 8:50 P.M.

Respectfully submitted,

Steve Holden, Chairperson

Gary Unruh, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk