

MINUTES

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

JANUARY 11, 2016  
REGULAR MEETING  
7:00 P.M.  
(810) 229.0562

Chairman S. Holden called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.  
Present: J. Stinedurf, S. Holden, G. Mitsopoulos, D. Schifko, R. Doughty  
Absent: M. Slaton, G. Unruh

CALL TO THE PUBLIC  
None.

AGENDA  
G. Mitsopoulos moved and J. Stinedurf seconded **to approve the agenda as presented.**  
Motion carried.

MINUTES  
G. Mitsopoulos moved and R. Doughty seconded **to approve the minutes of the December 14, 2015 regular meeting as presented.**  
Motion carried.

PRESENTATION OF AWARD FOR LARRY HERZINGER  
L. Herzinger was presented with an award for his outstanding service to the Planning Commission.

ELECTION OF 2016 OFFICERS AND RECOMMENDATION TO TOWNSHIP BOARD ON ZBA LIAISON  
G. Mitsopoulos moved and R. Doughty seconded **to appoint Steve Holden as Chairman, Gus Mitsopoulos as Vice-Chairman, and Gary Unruh as Secretary for 2016. Additionally, it was recommended that the Township Board appoint Ron Doughty as the ZBA liaison.**  
Motion carried.

PRELIMINARY SITE PLAN SP # 15/08, DEERFIELD PRESERVE; ADDRESS: NWC HYNE AND OLD 23; TAX ID #'S 12-08-200-003 AND 004; OWNER AND APPLICANT: WIL-PRO DEVELOPMENT; ZONING: MX-PUD (MIXED USE PLANNED UNIT DEVELOPMENT)  
Applicant representatives Marshall Blau and David Willacker, Wil-Pro Development, presented an historical overview of the project and summarized the various report documents submitted with the application. Applicant summarized the parallel plan (1.11 units/acre) and the proposed preliminary PUD site plan (1.15 units/acre) and explained that the density bonus was previously granted due to the benefits of open space, sewer, and removal of commercial and noted the commercial shown was the maximum that could be built on the corner and was done for traffic impact purposes, he had received favorable recommendation from the Planning Commission in June 2005, and some of the goals of a PUD include coordinated development, preservation of open space, and creativity of a development. He also referenced the current master plan survey results which state residents mostly desire large lots with open space and large lots without open space, not small lots. Much discussion ensued about the density bonus, number of lots, the size of the lots, and open space.

The Chairman opened up the meeting for any comments from the public.

Hyne Road resident: Support Deerfield project and appreciates westerly buffer being preserved; disappointed with clear cutting at Northwinds development.

Ken Galdes, 9503 Hyne Road – Letter dated January 9, 2016 supporting project.

K. Mathews presented her August 5, 2015 letter, J. Rushlow overviewed his August 20, 2015 letter, and the Fire Department letters dated July 27, 2015 were reviewed. Additionally, the Livingston County Road

Commission e-mails dated September 1, 2015, September 15, 2015, and August 13, 2015 letter and August 21, 2015 Livingston County Drain Commission e-mail were acknowledged.

G. Mitsopoulos moved and D. Schifko seconded to recommend approval of Preliminary Site Plan, SP # 15/08, for Deerfield Preserve to the Township Board; Tax ID #'s 12-08-200-003 and 004 contingent upon meeting the requirements of the Township Planner's letter dated August 5, 2015, Township Engineer's letter dated August 20, 2015, complying with all of the County agency requirements, and the Township Attorney's e-mails dated August 27, 2015 and August 10, 2015 regarding the master deed and bylaws. It was recommended that the project be approved for the following reasons: elimination of commercial, coordinated development, and preservation of open space which is a key element of the master plan.

Motion carried.

REVIEW OF 2015 ANNUAL REPORT AND DISCUSSION ON POTENTIAL 2016 PROJECTS

K. Mathews overviewed her 2015 annual report. No 2016 projects were mentioned.

G. Mitsopoulos moved and D. Schifko seconded to forward the 2015 Planning Commission Annual Report to the Township Board.

Motion carried.

REPORTS AND CORRESPONDENCE

R. Doughty - ZBA update.

CALL TO THE PUBLIC

None.

ADJOURNMENT

G. Mitsopoulos moved and D. Schifko seconded to adjourn.

Motion carried.

The meeting adjourned at 8:23 P.M.

Respectfully submitted.

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Steve Holden, Chairperson

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Gary Unruh, Secretary

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Kelly Mathews, Recording Secretary

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Ann M. Bollin, CMC, CMMC, Clerk