MINUTES

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

MARCH 14, 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: S. Holden, G. Mitsopoulos, D. Schifko, J. Stinedurf, M. Slaton
Absent: R. Doughty, G. Unruh

CALL TO THE PUBLIC
None

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

MINUTES
G. Mitsopoulos moved and D. Schifko seconded **to approve the minutes of the February 8, 2016 regular meeting as presented.**
Motion carried.

PUBLIC HEARING FOR CONCEPTUAL PLAN FOR MIXED PLANNED UNIT DEVELOPMENT (PUD) SP # 16/01 FOR DEERFIELD PRESERVE; ADDRESS: OLD 23/HYNE; TAX ID #'s 12-08-200-003 AND 004; OWNER: WIL-PRO DEVELOPMENT CO., LLC; ZONING: MIXED PUD (PLANNED UNIT DEVELOPMENT)
Applicants, Marshall Blau and Dave Willacker, Wil-Pro Development, were in attendance. Mr. Blau overviewed the Mixed Planned Unit Development (PUD) as far as the history of the recent approval for the seventy-eight (78) unit residential site and future commercial strip center and the current proposal for a charter school called Livingston Classical Academy and daycare and seventy-two (72) unit residential site. He stated that the open space is the same as the previous proposal, that sidewalk on both sides of the internal streets is proposed instead of asphalt pathway throughout the open space because surveys have stated people prefer sidewalk in front of their homes rather than behind and that they would have to remove hundreds of trees to place asphalt pathway in the open space. The school will begin with kindergarten through tenth (10th) grade to start and add grades through twelfth (12th) grade within a few years. Ultimately, there will be 975 students and they will start classes in fall 2016 with modulars. He stated that the daycare is called Early Aces and is planned for 120 children and that it would not be limited to Livingston Classical students' families. He stated that they did an updated wetlands survey and that the wetlands are almost the same as the 2005 study. He stated that they also recently conducted traffic counts and two (2) traffic impact analyses but they are still working with the LCRC to finalize the TIS and ultimately what improvements need to be incorporated into the site plan. The school intends on staggering the start times for the elementary, middle school, and high school to help with traffic congestion. He stated that the school has a charter with Whitmore Lake Schools and is following Hillsdale College curriculum. It was stated there will be less trucks, less lights and less traffic in the evening with the school and daycare v. the shopping center.

PUBLIC HEARING
The public hearing opened at 7:15 p.m.
S. Holden read the following letters and emails into the record.
Lynda Hyaduck, e-mail dated 3/7/16 - support
Rose Stevens, 2068 Ore Creek - 3/7/16 letter - support
Ken Stevens, 2068 Ore Creek - support
Brian Measel, 3/13/16 letter - support
Mike and Cheryl Grzych, 1838 Havenshire Lane - letter - support
Mike and Michele McLeod, 8850 Hyne Rd. - letter date-stamped 3/14/16 - support
James Atchison, 1529 Bosak Drive - 3/13/16 letter - support

Briana Swanson, 1825 Wooded Valley Lane - letter dated 3/13/16 - support
Lana Rhinard, 8552 Fox River Dr. - letter dated 3/14/16 - support
Dan and Kari Olds, 11490 Appaloosa Trail - 3/9/16 letter - support
Joellen and Marvin Pisarczyk, 12477 Scenic View Ct. - e-mail dated 3/13/16 - support
A multi-page petition in support was also read into the record.

Debra White, 5498 Fern Drive - support
Dick Stuchan, Chairman of school committee; enrollment is almost half full in 8 days.
Alana Kouloc, 5132 Red Fox - support
Paul Sullivan, Board member and homeowner; school will improve home values in the area - support
Dave Houston, 9117 Ridgefield - Hillsdale College curriculum is excellent - support
Joellen Pisarczyk, 12477 Scenic View Ct. - Most of the students for this school are homeschoolers; this will bring new residents to the area - support
Randy and Virginia Peela, Excited about school - support
Gayle Paethrus, 4323 Lotus Ct. - Excited about school - support
Adrian Pelonus, Highland - support
Jamie Knapp, Part of the advisory committee and is a realtor - support
Tom Curtin, 3700 Sunshine Trail - In favor; Hillsdale College - support
The public hearing closed at 7:32 p.m.

K. Mathews, Township Planner, reviewed her 3/9/16 letter. S. Holden read John Harris' Township Attorney's e-mail dated 3/7/16, the 3/10/16 LCDC letter, and the 2/29/16 Fire Department letter. The LCRC e-mail dated 3/7/16 was acknowledged. Jacob Rushlow, Township Engineer, overviewed his site plan and traffic impact study (TIS) letters dated 3/9/16. The 2/15/16 wetland report was acknowledged.

The Planning Commission had a lengthy discussion regarding traffic concerns, the configuration of the cul-de-sacs (l-shaped intersections), concerns about the modular lighting, timeframe of modulars on the site, the 124 v. 100 sewer REU's needed, the LCDC drainage concerns, trails v. sidewalk, connecting any sidewalk gaps on the plan, that the TIS needs updating, that the landscaping between the school and residential be installed as quickly as possible and posting a bond to make sure it gets completed, and that the project has one ownership and/or control. It was discussed that lighting and details of the buildings would be reviewed in the preliminary site plan phase. It was discussed that the lay-out of the parking lot lends itself for stacking of dozens of cars. It was stated that the traffic counts were taken in the last thirty (30) days. The sewer pump station and the difference in the last PDA v. this PDA and that only 299 REU's v. 400 REU's are available due to new information in the recent sewer study.

G. Mitsopoulos moved and D. Schifko seconded **to recommend to the Township Board that the conceptual plan for Mixed Planned Unit Development (PUD) SP # 16/01 for Deerfield Preserve; Address: Old 23/Hyne; Tax ID #'s 12-08-200-003 and 004; Owner: Wil-Pro Development Co., LLC; Zoning: Mixed PUD (Planned Unit Development) be approved conditioned upon meeting the requirements in the Township Engineer's letters dated 3/9/16, Township Planner's letter dated 3/9/16, LCDC's letter dated 3/10/16, LCRC's e-mail dated 3/7/16, Fire Department's letter dated 2/29/16, and Township Attorney's e-mail dated 3/7/16; that the project is under one ownership or control; that trails through the open space areas are not required; picnic tables are planned; the l-shaped internal roadway intersections per the Fire Department are acceptable; and that all future TIS conversations with the LCRC will include OHM. Additionally, that the Planning Commission recommends this project for the following reasons: elimination of commercial, coordinated development, and preservation of open space, all of which are key elements of the master plan.**
Motion carried.

PRELIMINARY SITE PLAN SP # 16/01 FOR TROY CLOGG, INC.; ADDRESSES: 5010 AND 5016 OLD 23; TAX ID #'S 12-32-201-111 AND 022; OWNER: CHANDLER TURNER ESTATE; APPLICANT: TROY CLOGG, INC.; ZONING: B-2 (GENERAL BUSINESS)
Applicant Representative Dan LeClair, Greentech Engineering, overviewed the outstanding issues from the last meeting which included the winter salt containment measures; they are working with the LCDC regarding the drainage issues north of the site by Tee Bonez; and that the outside storage bins in the rear along Walker were moved to the required thirty (30) ft. setback v. the twenty (20) ft. setback previously

proposed. A representative from Troy Clogg was also in attendance. Mr. LeClair stated that they added a picture of the current salt dome located north of this site to the site plan since they are moving it to this site, and added elevations of the proposed retaining walls/fencing proposed for the site. He stated that they will comply with the DEQ PIPP process for winter salt containment.

K. Mathews, Township Planner, reviewed her letter dated 3/3/16;J. Rushlow, Township Engineer, reviewed his letter dated 3/9/16; the Fire Department's letter dated 3/9/16 and the LCRC letter dated 3/2/16 were reviewed.

Public Comments:
Sean Mehlhor, 4991 Walker - Concerns about traffic and hours; salt; number of trucks; parking of trucks; height of salt dome.
Tom Schwartz, 9924 Loch Lomond - Asked if fertilizers were going to be sold.
Lindsay Mehlhor, 4991 Walker - Concerns about semi-trucks parking on the site; what the chain link fence and block walls look like; concerns about truck circulation.
Sean Mehlhor, 4991 Walker - Would like a solid v. chain link fence for aesthetics and noise concerns.
Tom Schwartz, 9924 Loch Lomond - Traffic/trucks; concerns about line of sight onto Old 23 especially making a left turn.

The Planning Commission had a lengthy discussion on the salt system containment measures; the DEQ PIPP information; the height of the salt dome; the look of the block wall and discussion on chain link v. solid fencing. It was also discussed that the entire rear area be paved v. the asphalt millings/gravel that is proposed in the middle of the rear area of the site. It was also discussed that the trees proposed in the Old 23 R.O.W. needed to be moved back or shrubs installed if there was not room for the trees along Old 23.

G. Mitsopoulos moved and J. Stinedurf seconded **to approve the Preliminary Site Plan, SP # 16/01, for Troy Clogg, Inc.; Addresses: 5010 and 5016 Old 23; Tax ID #'s 12-32-201-111 and 022 conditioned upon the following: that the entire site be paved; that the salt containment system have an alarm put in the office; that a solid fence along Loch Lomond and Walker be added for a sound barrier; and that the Township Planner's letter dated 3/3/16, the Township Engineer's letter dated 3/9/16, the LCRC's letter dated 3/2/16, and the Fire Department's letter dated 3/9/16 be complied with; that all permits be obtained; that the applicant work with the LCDC on drainage issues with the existing pond on Tee Bonez site; that only one truck is allowed to be parked on the site; and that an exception for the building materials per *Sec. 14-01(c)* of the Zoning Ordinance be granted because a new building is planned in the future.**
Motion carried.

PRELIMINARY SITE PLAN SP # 16/02 FOR MI BACKYARD; ADDRESS: 8160 W. GRAND RIVER; TAX ID # 12-19-100-006; OWNER AND APPLICANT: MATT GEDDA; ZONING: B-2 (GENERAL BUSINESS)
Applicants Matt Gedda and John Jones were in attendance. Mr. Gedda discussed their plans to renovate the building that most recently was used as a bicycle shop and snowboard/skateboard shop and stated that he plans on selling Amish furniture, hot tubs, and other backyard furniture. K. Mathews, Township Planner, reviewed her 3/8/16 letter and J. Rushlow, Township Engineer, reviewed his 3/1/16 letter. The Fire Department's letter dated 3/9/16 was reviewed. The Planning Commission discussed the design for the main building which will be carried over to the storage building. It was also discussed that only a small area of the rear area of the site will be utilized for outdoor storage.

G. Mitsopoulos moved and J. Stinedurf seconded **to approve the Preliminary Site Plan, SP # 16/02, for MI Backyard; Address: 8160 W. Grand River; Tax ID # 12-19-100-006; Owner and Applicant: Matt Gedda; Zoning: B-2 (General Business) conditioned upon the applicant meeting the requirements outlined in the Township Planner's letter dated 3/8/16; the Township Engineer's letter dated 3/1/16; and the Fire Department's letter dated 3/9/16. Additionally, the Township grants an exception to the building material standards required in *Sec. 14-01(c)* of the Zoning Ordinance for the main building and the storage building because it will improve the area and is a fitting design for the area. Additionally, it is suggested that the applicant review the proposed parking reconstruction with a civil engineer.**

Motion carried.

REPORTS AND CORRESPONDENCE
M. Slaton – Township Board update.
J. Stinedurf - Board of Review update.
G. Mitsopoulos - LCPD Master Plan workshop.

CALL TO THE PUBLIC
None.

ADJOURNMENT
M. Slaton moved and D. Schifko seconded **to adjourn.**
Motion carried.

The meeting adjourned at 10:50 P.M.

Respectfully submitted,

Steve Holden, Chairperson

Gary Unruh, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk