

MINUTES

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

AUGUST 22, 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, M. Slaton, J. Stinedurf, G. Mitsopoulos, G. Unruh  
Absent: D. Schiffko, L. Herzinger

CALL TO THE PUBLIC

None

AGENDA

G. Mitsopoulos moved and G. Unruh seconded **to approve the agenda as presented.**  
Motion carried.

MINUTES

G. Mitsopoulos moved and J. Stinedurf seconded **to approve the minutes of the July 11, 2016 regular meeting as presented.**  
Motion carried.

RECOMMENDATION TO TOWNSHIP BOARD ON LIASION FROM PLANNING COMMISSION TO ZBA

G. Mitsopoulos moved and G. Unruh seconded **to recommend to the Township Board Jeff Stinedurf as the liaison from the Planning Commission to the ZBA.**  
Motion carried.

CONDITIONAL REZONING PROJECT INTRODUCTION # 16/01 FOR ENCORE VILLAGE;  
ADDRESSES: 11001 AND 10675 E. GRAND RIVER; TAX ID #'S 12-32-400-001 AND 12-33-400-010; APPLICANT AND OWNER: MANCHESTER BRIGHTON; ZONING: OS (OFFICE SERVICE)

Applicants Jim George, Michael Furnari, and Applicant Representatives Brent LaVanway, Boss Engineering, and Mark Abanatha, Active Community Architects, were in attendance. S. Holden made suggestions for the format of the meeting. K. Mathews introduced the topic to the Planning Commission and the review process. B. LaVanway overviewed the 147 acre project located on the north side of Grand River and distributed a copy of the power point presentation. The overview included that this property was zoned to OS several years ago but prior to that it was zoned multi-family; the property contains numerous wetlands and woodlands; legal counsel prepared the Conditional Zoning Agreement and there are various other consultants involved in the project which will have three (3) phases of construction. He stated they feel that multi-family is a better fit with the natural features of the site than the office service and that the project fits into the master plan for E. Grand River pathway since it will help promote walking and they have changed from their initial plans of a one story to a three (3) story building to include assisted living, independent, and memory care; the individual living units will be for-lease single story ranch units and the total number of units for both the three (3) story building and the individual units will be 555 units. He stated they they've tried to work with the features of the site and that Grand River sits twenty-five (25) ft. above the lake and they plan on a grand entrance to the project and are offering walking paths and other amenities including sidewalks on both sides of the road and many natural viewing areas to the lake. He stated that they could obtain 994 units under the RM-1 zoning but are proposing 555 units with 162 units in the multi-story building and referenced the east side which has a significant grade that will be mainly clear-cut for development and reforested. The west side is where more of the natural features are remaining. They are constructing a sound barrier along I-96 and the architecture will be varied in roofline, color, and materials and the architecture for the clubhouses and multi-story facility will be compatible with the living units which were described as two (2) bedroom units: end units and interior units. He referenced several locations where similar facilities are currently being built. The Traffic Impact Study (TIS) indicates that

traffic in 2020 will not be significantly different than today. Four (4) entrance/exits are planned with the first three (3) going eastward requiring improvements to Grand River. The Planning Commission suggested that other large developments in the area be included in the TIS such as the Challis Rd. / Grand River intersection where UM is proposing a new facility; they stated that all of the distances from the proposed buildings to natural features: wooded and wet areas need to be properly dimensioned; they stated that a good soil erosion plan is needed so run-off does not go into the lakes and wetlands; and they stated that no sub leases should be allowed. The Planning Commission stated that there are some typos in the conditional rezoning agreement and legal description. It was stated that King and McGregor, the DEQ, and Boss have flagged all of the wetlands on the site. It was stated that the LCDC and OHM will be reviewing the soil erosion control for the project. It will be a four (4) year build out. Mr. Furnari stated that they did not pursue a PUD since they don't need the density bonus but are moving forward with conditional rezoning instead of a straight rezoning so that the Planning Commission and Township Board have more comfort in knowing what is being proposed for the site rather than a straight rezoning. It was stated that the multi-story building will be separate from the rest of the units as far as amenities. The rental rate is proposed to be \$1500-\$2500 per month. There is a proposed western side emergency access from the development to the adjacent business park which will need an easement.

REPORTS AND CORRESPONDENCE

K. Mathews - Upcoming ZBA Meeting.

CALL TO THE PUBLIC

Kim Logie-Bates, 5508 Woodruff Shore Drive - Just saw the rezoning sign put up and was curious about the project and process.

ADJOURNMENT

G. Mitsopoulos moved and G. Unruh seconded **to adjourn.**  
Motion carried.

The meeting adjourned at 8:45 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