

MINUTES

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

JANUARY 9, 2017  
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, D. Schifko, L. Herzinger  
Absent: G. Mitsopoulos

CALL TO THE PUBLIC

B. Potocki, 8420 Woodland Shore Drive - Handed out a letter regarding Clark Lake park dated 1/9/17.

AGENDA

J. Stinedurf moved and L. Herzinger seconded **to approve the agenda as presented.**  
Motion carried.

MINUTES

D. Schifko moved and J. Stinedurf seconded **to approve the minutes of the November 14, 2016 regular meeting as presented.**  
Motion carried.

ELECTION OF 2017 OFFICERS AND RECOMMENDATION TO TOWNSHIP BOARD ON ZBA  
LIAISON

J. Stinedurf moved and D. Schifko seconded **to appoint Steve Holden as Chair of the Planning Commission for 2017.**  
Motion carried.

D. Schifko moved and L. Herzinger seconded **to appoint Gus Mitsopoulos as Vice-Chair of the Planning Commission for 2017.**  
Motion carried.

D. Schifko moved and L. Herzinger seconded **to appoint Jeff Stinedurf as Secretary of the Planning Commission for 2017.**  
Motion carried.

PUBLIC HEARING ON SPECIAL LAND USE PERMIT SU #16/03 FOR SHEPHERD OF THE LAKES  
CHURCH; LOCATION: 2101 S. HACKER; TAX ID#: 12-18-100-035; ZONING: RC (RESIDENTIAL  
COUNTRY)

Applicant Representative, Candice Briere, Metro Consulting, overviewed the special land use permit and site plan requests for Shepherd of the Lakes Church. Chad Thelen, Shepherd of the Lakes Church construction committee, was also in attendance. Ms. Briere overviewed the project. Shepherd of the Lakes is replacing three (3) modular units with an approximate 25,000 sq. ft. addition to include classrooms, multi-purpose room/gym, and kitchen for education, recreation and general fellowship. No expectation of additional church attendees or students with the addition is expected so the parking lot and circulation is as existing. Additionally, a pole barn and waste receptacle and enclosure will be added. The building materials will match the existing church. K. Mathews overviewed her December 12, 2016 special land use permit letter.

PUBLIC HEARING

The public hearing opened at 7:24 p.m.  
Greg Yauch, 1815 Balmoral - Wants to see a traffic impact study especially since Hacker was recently paved.  
The public hearing closed at 7:25 p.m.

D. Schifko moved and J. Stinedurf seconded **to approve the special land use permit SU #16/03 for**

**Shepherd of the Lakes Church; Location: 2101 S. Hacker; Tax ID#: 12-18-100-035; Zoning: RC (Residential Country) contingent upon the site plan being approved.**  
Motion carried.

SITE PLAN REVIEW SP #16/08 FOR SHEPHERD OF THE LAKES CHURCH; LOCATION: 2101 S. HACKER; TAX ID # 12-18-100-035; ZONING: RC (RESIDENTIAL COUNTRY)

J. Rushlow overviewed his letter dated December 22, 2016 and updated January 9, 2017 regarding a potential increase in sewer REU's for the expansion. He stated the traffic information that was submitted were attendance numbers but that additional engineering traffic data must be submitted which can be reviewed administratively. He stated that the church/school is on a well and is tied into Township sewer and that a basis of sewer design must be added to the plan. He stated that the church/school currently has nine (9) sewer REU's and they may need additional sewer REU's for the expansion which can be evaluated in the construction review phase. K. Mathews overviewed her December 12, 2016 site plan review letter with additional landscaping being the only issue. Ms. Briere stated that they will work with the Township Planner and Township Engineer regarding additional landscaping and additional traffic information for the site. She also stated that the church plans to construct the new addition all at once but depending on the outcome of their capital campaign, it may have to be built in phases, and if that's the case, it would be classrooms - phase 1; gym - phase 2; stage - phase 3; and kitchen - phase 4. The Fire Department's letter dated December 28, 2016 was reviewed. Additionally, Metro Consulting's response letter dated January 3, 2017 was reviewed. Metro Consulting stated that they had no issues with any of the outstanding issues discussed including a potential sewer REU increase.

J. Stinedurf moved and L. Herzinger seconded to **approve the Preliminary Site Plan, SP #16/08, for Shepherd of the Lakes Church; Location: 2101 S. Hacker; Tax ID # 12-18-100-035; contingent upon working with the Township Engineer and Township Planner on additional traffic information and landscaping; that all of the items listed in those letters be complied with; and that all of the outside agency approvals are attained.**  
Motion carried.

REVIEW OF 2016 PLANNING COMMISSION ANNUAL REPORT AND DISCUSSION ON POTENTIAL 2017 PROJECTS

K. Mathews overviewed the 2016 annual report and there was a brief discussion on the waterfront setback average Zoning Ordinance change proposed at the November PC meeting.

D. Schiffko moved and L. Herzinger seconded to **forward the 2016 Planning Commission annual report to the Township Board.**  
Motion carried.

D. Schiffko moved and L. Herzinger seconded to **recommend to the Township Board that Jeff Stinedurf be appointed as the ZBA liaison for 2017.**  
Motion carried.

REPORTS AND CORRESPONDENCE

S. Holden - LCPC report regarding Encore Village.

J. Stinedurf - Board of Review Veteran's exemptions, ZBA waterfront variance, and Utilities Committee Kroger's water appeal.

M. Slaton - Township Board update: upcoming budget meetings and joint TB/PC meeting.

CALL TO THE PUBLIC

None.

ADJOURNMENT

L. Herzinger moved and D. Schifko seconded **to adjourn.**  
Motion carried.

The meeting adjourned at 8:05 P.M.

Respectfully submitted,

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Steve Holden, Chairperson

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Jeff Stinedurf, Secretary

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Kelly Mathews, Recording Secretary

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Ann M. Bollin, CMC, CMMC, Clerk