

## MINUTES

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

**JANUARY 13, 2020  
REGULAR MEETING  
6:30 P.M.  
(810) 229.0562**

Chairperson S. Holden called the meeting to order at 6:30 P.M. The Pledge of Allegiance was said.  
Present: J. Stinedurf, C. Doughty, L. Herzinger, S. Holden, M. Slaton, B. Prine, D. Schiffko

S. Holden had not been sworn in for a new term so he had to abstain from all votes.

### CALL TO THE PUBLIC

None.

### AGENDA

C. Doughty moved and L. Herzinger seconded **to approve the agenda as presented.**

Abstain: S. Holden

Motion carried.

### MINUTES

L. Herzinger moved and C. Doughty seconded **to approve the minutes of the December 9, 2019 regular meeting as presented.**

Abstain: S. Holden

Motion carried.

### PRESENTATION BY LCPD AND LCPC

Rob Stanford, LCPD, and Bill Anderson, LCPC, overviewed the last year's County projects including an overview of various Township projects. He handed out a flyer which including upcoming PC training, upcoming trail summit, and mentioned the County's survey regarding feedback on their recent Master Plan.

### ELECTION OF 2020 OFFICERS AND RECOMMENDATION TO TOWNSHIP BOARD ON LIAISON TO ZBA

C. Doughty moved and L. Herzinger seconded **to appoint Steve Holden, Chairperson; Bud Prine, Vice-Chairperson; Jeff Stinedurf, Secretary; and K. Mathews, Scribe for 2020. The PC recommended to the Township Board that Jeff Stinedurf be appointed liaison to the ZBA.**

Abstain: S. Holden

Motion carried.

**EXTENSION OF PRELIMINARY SITE PLAN FOR ENCORE SP#17/04 FOR ENCORE VILLAGE; ADDRESS: 11001 E. GRAND RIVER; APPLICANT AND OWNER: MANCHESTER BRIGHTON; TAX ID#: 12-33-400-022; ZONING: RM-1 CONDITIONAL**

Owners and Applicants Jim George and Joe George, Manchester Brighton LLC, explained the delays in attaining financing for Encore Village, phase 1, Randall Residence, the senior building, and respectively request a one-year extension. K. Mathews reviewed a proposed motion with dates for completion for the various phases of the project with a one-year extension for the site plan until December 18, 2020. It was discussed that no additional extensions would be allowed and if the timeline as agreed to isn't met, that the project is finished. It was also stated that the debt service charges for phase 1, Randall Residence, would commence on April 1, 2020.

### Comments from the Public:

Dawn Logie-Bates, 5508 Woodruff Shore Dr. - During Master Plan Focus Group meetings, residents aren't interested in apartments; want owner occupied units; this project should have at least partial owner-occupied units.

Dawn Logie-Bates, 5508 Woodruff Shore Dr. - Should have partial owner-occupied units; also, should start with Memory Care building.

The Developer stated that Phase 1 is the memory care/assisted living building i.e. Randall Residence, that the rent is very high per month for these units, and that many residents sign up for two (2) year leases. The Planning Commission discussed the request including issues on the site including a broken fence and a fallen tree.

D. Schifko moved and L. Herzinger seconded to extend the preliminary site plan for Encore SP#17/04 for Encore Village; Address: 11001 E. Grand River; Applicant and Owner: Manchester Brighton, LLC; Tax ID#: 12-33-400-022; Zoning: RM-1 Conditional, for a year until 12/18/20 with the following conditions or the project is finished:

1. **Randall Residence - have pre-con by 4/1/20 which would include all fees being paid including the additional REU's for however many units they intend on building.**
2. **Pull permit for Randall Residence by 4/1/20 which gives 6 months to start work (this is for grading/clearing/infrastructure) which would extend until 9/30/20.**
3. **Apartment Phase 1 - either side - pull permit 10/1/20 which gives 6 months to start work (this is for grading/clearing/infrastructure) which would extend until 3/31/21 and they would pay the lump sum REU payment at the time of the LUP issuance (10/1/20) which would be before the 10/31/20 deadline.**
4. **The CZA language stays the same so they have 51 months to pull the permit and/or pay the REU's for the 3<sup>rd</sup> phase.**
5. **Repair the fence and remove the fallen tree by 4/1/20.**
6. **No additional extensions of the preliminary site plan will be allowed.**

Ayes: J. Stinedurf, C. Doughty, L. Herzinger, B. Prine, D. Schifko

Nayes: M. Slaton

Abstain: S. Holden

Motion carried.

PUBLIC HEARING ON SPECIAL LAND USE PERMIT (SLUP) SU# 19/03 FOR USED CAR LOT; ADDRESS: 5459 OLD 23 AND 10065 OLD LANE; APPLICANT AND OWNER: JABRE REAL ESTATE HOLDINGS, LLC; TAX ID#: 12-32-202-035 AND 009; ZONING: B-2

Applicant Representative Patrick Cleary, Boss Engineering, and Owner and Applicant, Jano Jabre, were in attendance. Mr. Cleary explained the site plan for a used car lot on two (2) lots off of Old 23 and Old Lane. He stated they would be repurposing an existing house located off of Old Lane for a sales office for the used car lot and explained the LCRC, BAFA, and LCDC's requirements regarding the driveway, fire truck circulation, and detention for the site. Mr. Jabre explained they were painting the home and landscaping the site. D. Cabage reviewed his letter dated January 13, 2020 regarding the final site plan comments and that the traffic information is under review but not expected to be of major impact. K. Mathews reviewed her SLUP letter dated January 8, 2020. The Planning Commission stated that do not want any parking of cars in the R.O.W. - on their property only.

PUBLIC HEARING

**The public hearing opened at 7:30 p.m.**

None.

**The public hearing closed at 7:30 p.m.**

B. Prine moved and J. Stinedurf seconded to approve the special land use permit SU #19/03 for used car lot; Address: 5459 Old 23 and 10065 Old Lane; Applicant and Owner: Jabre Real Estate Holdings, LLC; Tax ID#: 12-32-202-035 and 009; Zoning: B-2, contingent upon the preliminary site plan being approved and that there will be no parking of cars in the R.O.W.

Abstain: S. Holden

Motion carried.

PRELIMINARY SITE PLAN SP# 19/09 FOR USED CAR LOT; ADDRESS: 5459 OLD 23 AND 10065 OLD LANE; APPLICANT AND OWNER: JABRE REAL ESTATE HOLDINGS, LLC; TAX ID#: 12-32-202-035 AND 009; ZONING: B-2

D. Cabage reviewed his letter dated January 13, 2020 regarding the final site plan comments and K. Mathews reviewed her site plan letter dated January 8, 2020. The Planning Commission stated that the detention basin needs to be maintained so there aren't cattails. The exemptions from the Zoning Ordinance regarding building materials and waste receptacle location were reviewed as well as revising the signage (name of business, address, no phone number).

Comments from the Public:

Donn Ulmer, Owner of vacant property behind IHA Brighton East, stated that he was in support of the project.

J. Stinedurf moved and B. Prine seconded **to approve the preliminary site plan SP #19/09 for used car lot; Address: 5459 Old 23 and 10065 Old Lane; Applicant and Owner: Jabre Real Estate Holdings, LLC; Tax ID#: 12-32-202-035 and 009; Zoning: B-2, contingent upon all of the issues in the Township Planner, Township Engineer, BAFA, and County Agencies' letters be complied with; allowing exemptions for the building materials and waste receptacle location; that the signage will be revised (name of business, address, no phone number); that the landscaping will be re-reviewed; and that there will be no display of cars in the R.O.W.**

Abstain: S. Holden

Motion carried.

#### REVIEW OF 2019 ANNUAL REPORT

B. Prine moved and C. Doughty seconded **to recommend the 2019 PC annual report be forwarded to the Township Board with the dates of the meetings added.**

Abstain: S. Holden

Motion carried.

#### REPORTS AND CORRESPONDENCE

B. Prine - Update the PC by-laws with new meeting time and length of meetings; discussed the need for all of the large site plan sheets for the packets.

#### CALL TO THE PUBLIC

None.

#### ADJOURNMENT

D. Schifko moved and B. Prine seconded **to adjourn.**

Abstain: S. Holden

Motion carried.

The meeting adjourned at 8:00 P.M.

Respectfully submitted,

---

Steve Holden, Chairperson

---

Jeff Stinedurf, Secretary

---

Kelly Mathews, Recording Secretary