

MINUTES

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

JANUARY 13, 2025  
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: C. Doughty, W. Hofsess, B. Anderson, J. Rose, A. Lutes, S. Holden, L. Herzinger  
Absent: None

CALL TO THE PUBLIC  
None.

AGENDA

A. Lutes moved and C. Doughty seconded **to approve the agenda.**  
Motion carried.

MINUTES

L. Herzinger moved and B. Anderson seconded **to approve the December 9, 2024 regular meeting minutes as presented.**  
Motion carried.

ELECTION OF 2025 OFFICERS AND RECOMMENDATION TO TOWNSHIP BOARD ON 2025 ZBA LIAISON  
C. Doughty moved and B. Anderson seconded **to elect Steve Holden, Chairperson, John Rose, Vice Chairperson, and William Hofsess, Secretary, for 2025 and to recommend to the Township Board that Steve Holden be appointed as ZBA liaison for 2025.**  
Motion carried.

PRELIMINARY RESIDENTIAL SITE PLAN SP #24/01 FOR TOWNHOMES ON S. OLD US 23; ADDRESS: VACANT S. OLD US 23; OWNER: LED DEVELOPMENT LLC; APPLICANT: RON JONA; TAX ID#: 12-20-400-017; ZONING: CONDITIONAL RM-1 (RESIDENTIAL MULTIPLE-FAMILY DESIGNATION)  
Applicant Representative overviewed that all of the changes to the plans since the September 9, 2024 Meeting that were requested by the Planning Commission had been made. G. Rose and K. Mathews acknowledged that all of the changes had been made.

J. Rose moved and L. Herzinger seconded **to recommend to the Township Board the approval of the preliminary site plan SP 24/01 for Townhomes on S. Old US 23; Address: Vacant S. Old US 23; Owner: LED Development LLC; Applicant: Ron Jona; Tax ID#: 12-20-400-017; Zoning: Conditional RM-1 contingent upon the conditions in the letters from the Township Engineer, Township Planner, and outside agencies being complied with.**  
Motion carried.

PRE-APP WORKSHOP PA #24/01 FOR THE COVE AT WOODLAND LAKE; ADDRESS: VACANT WOODLAND SHORE DRIVE; APPLICANT: MITCH HARRIS BUILDING COMPANY INC.; TAX ID#: 12-18-300-011 AND 12-18-400-027; CURRENT ZONING: R-2 (RESIDENTIAL SINGLE FAMILY); PROPOSED ZONING: RESIDENTIAL PUD (PLANNED UNIT DEVELOPMENT)

Applicants Mitch and Colbie Harris and Applicant Representative Brent LaVanway, Boss Engineering, were in attendance. Mr. LaVanway overviewed the plans including a fifty (50) ft. R.O.W. and one side sidewalk with utility easements located outside of the R.O.W. The intention is 2,000-2,400 s.f. homes and 2,000 s.f. ranch detached units with attached garages, full basements, and masonry/stone/brick exteriors. G. Rose's comments included maximum length of a road with single access and open space requirements adjacent to lakes and wetlands. K. Mathews' comments included the need for a TIS and EIS and that the community park may not be allowed dock access or be able to have all units access the park per Sec. 13-07 of the Zoning Ordinance. Additionally, that there is a potential of a 30% density bonus with the extension of water and that a realistic parallel plan must be submitted not including a connection to Woodland Shore Drive if that's not feasible and that some lots may not be feasible grading wise. BAFA's letter of January 9, 2025 was acknowledged which had comments regarding width of roads and access.

Comments from the Planning Commission included questions regarding the HOA, EGLE, traffic and density concerns, and concerns about construction traffic going through Woodland Hills subdivision.

#### REVIEW OF 2024 ANNUAL REPORT AND DISCUSSION ON 2025 PROJECTS

A. Lutes moved and B. Anderson seconded **to forward the 2024 annual report to the Township Board.** **Discussion on 2025 projects included the update of the master plan and discussion on generator placement and bonus densities for PUD's especially in regards to projects that have wetlands.**

Motion carried

#### REPORTS AND CORRESPONDENCE

C. Doughty - Township Board update - budget and TB interviews.  
S. Holden - ZBA update - generator approved in December.

#### CALL TO THE PUBLIC

None.

#### ADJOURNMENT

J. Rose moved and L. Herzinger seconded **to adjourn.**  
Motion carried.

The meeting adjourned at 7:30 P.M.

Respectfully submitted,

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Steve Holden, Chairperson

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William Hofsess, Secretary

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Kelly Mathews, Recording Secretary