

MINUTES

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

**FEBRUARY 21, 2017
SPECIAL 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, B. Prine, D. Schifko, L. Herzinger
Absent: G. Mitsopoulos

CALL TO THE PUBLIC

Mike Palmer, 10382 Grand River - PC not allowed to conduct a closed session; presented a letter dated 2/21/17 regarding Encore and sewer; also presented 2/21/17 Kensington Ice House pictures and material - this building and others in the Brighton Business Park should have connected into the sewer.

Jim Sarna, 8266 Woodland Shore Dr. - Questions about sewer policy #807; what did residents who paid \$12,400 for the original sewer SAD get for their money; two (2) residents who recently went through an appeals process paid additional monies of between \$10-\$15,000 for their grinder and install.

Bob Potocki, 8420 Woodland Shore Dr. - Will wait until the Encore agenda item to make his comments.

Dawn Logie-Bates, 5508 Woodruff Shore - The phases have changed since the project was at the PC meeting; confused about the order.

Kim Logie-Bates, 5508 Woodruff Shore - She will wait until the Encore agenda item to make comments.

AGENDA

J. Stinedurf moved and L. Herzinger seconded **to eliminate item G1 from the agenda.**
Motion carried.

MINUTES

D. Schifko moved and J. Stinedurf seconded **to approve the minutes of the January 9, 2017 regular meeting as presented.**

Motion carried.

Abstain: B. Prine

CONDITIONAL REZONING RZ # 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 and Michael Furnari and Applicant Representatives Brent LaVanway (Boss Engineering), Alex Bogaerts (Alexander V. Bogaerts + Associates P.C.), Jeff King (King and McGregor), Alan Greene (Dykema Gossett), and Julie Kroll, (Fleis and Vanderbrink) were in attendance. B. LaVanway overviewed the two (2) market studies. First he highlighted pages 24, 51, and 82 of the apartment market study prepared by Terza and Bologna and noted that vacancy rates average below three percent (3%). Then he highlighted the second (2nd) market study for the senior building prepared by Integra Realty and highlighted the conclusions listed on page 9 which depicted that the vacancy rates for each of the three (3) components of the building have very low vacancy rates. In conclusion, he stated that there is sufficient demand for both aspects of the development. Next he went through the developer's detailed response dated 2/15/17 in regards to the TB's comments dated 1/25/17. J. Harris, Township Attorney, overviewed the changes to the Conditional Zoning Agreement (CZA) since the 1/16/17 TB meeting; J. Rushlow, Township Engineer, highlighted their technical review of FIB's capacity and the updated traffic study; and M. Goryl, LCRC Traffic Engineer's e-mail dated 1/11/17 regarding the updated TIS was reviewed.

PUBLIC COMMENTS

Kim Logie-Bates, 5508 Woodruff Shore Drive - e-mail dated 2/21/17.

Mike Palmer, 10382 E. Grand River - 1/16/17 and 2/21/17 letters.

Bob Potocki, 8420 Woodland Shore Drive - 2/21/17 letter.

Mike Palmer, 10382 E. Grand River - Highlighted his 2/21/17 letter - the project should be treated as two (2) separate projects; wants to see the non-redacted version of the market studies; is there Section 8 housing planned?; the project should be tabled.

Jim Sarna, 8266 Woodland Shore Drive - Is the clear cutting all going to be done at one time; rents are too high - how can people afford this; people paying these rates want owner occupied housing.

Bob Potocki, 8420 Woodland Shore Drive - Cited the U.S. Constitution and his right to speak; concerns about the senior housing only being assessed .5 sewer REU/unit; reiterated his 2/21/17 letter citing public health and safety and there should be an independent TIS done; conflicts of interest with the Township regarding the developer's attorney and engineer, the engineer has received special treatment in the Township; Zoning Ordinance approved by the people, not the current one.

Barb Potocki, 8420 Woodland Shore Drive - .5 sewer REU/unit for the senior building is wrong; they should pay what everyone else is paying - one sewer REU/unit; did the senior building market study look at buildings in this area because there are numerous vacant senior units in the area; the project has changed from senior to no age limits.

Dawn Logie-Bates, 5508 Woodruff Shore Drive - Phasing is different from the original plan; now there are no age restrictions; construction equipment on the land - what is going on?

Kim Logie-Bates, 5508 Woodruff Shore Drive - Rental units v. owner units; renters aren't engaged in a community like owners are; is the developer going to maintain the project long-term or a management company; phasing is different; clear cutting in phases?

The Applicant and their representatives answered questions from the PC and the residents including phasing and that the zoning can be reverted back by the Township if not all of the phases are completed; that the Pleasant Valley and E. Grand River improvements will be reviewed at twenty-five percent (25%) build-out; questions on who would pay for the third FIB well - it was explained that the understanding was that FIB would pay for the third well by the REU revenue from the first two (2) phases; if FIB doesn't work out the developer can dig a community well or connect into LCWA (LCWA was strongly suggested by the PC); questions regarding if any other traffic lights on Grand River were planned besides Pleasant Valley and E. Grand River; it was explained that the financing for the project by the bank is done in phases - the developer can only construct one phase at a time which takes about eighteen (18) months; the developer has to place a financial guarantee for the full phase; the developer intends on constructing the entire project - all three (3) phases; and it was discussed that the market studies as presented were sufficient to meet the Zoning Ordinance requirement.

D. Schifko moved and J. Stinedurf seconded to recommend approval of Conditional Rezoning RZ # 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) to RM-1 (Residential Multiple Family) Conditional to the Township Board and that the PC reviewed the developer's responses dated 2/15/17 to the list of questions provided by the BTBT dated 1/25/17 and reviewed the two (2) market studies.

Motion carried.

REPORTS AND CORRESPONDENCE

M. Slaton - Township Board is meeting 2/23/17 and will consider an adjustment to the sewer rates.

J. Stinedurf - 1/25/17 ZBA meeting update.

CALL TO THE PUBLIC

None.

ADJOURNMENT

B. Prine moved and L. Herzinger seconded **to adjourn.**

Motion carried.

The meeting adjourned at 9:12 P.M.

Respectfully submitted,

Steve Holden, Chairperson

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Jeff Stinedurf, Secretary~~

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Kelly Mathews, Recording Secretary~~

Ann M. Bollin, CMC, CMMC, Clerk