

MINUTES

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

MAY 11, 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. Schifko

CALL TO THE PUBLIC
None.

AGENDA
D. Schifko moved and B. Prine seconded **to approve the agenda as presented.**
Motion carried.

L. Herzinger joined the meeting.

MINUTES
B. Prine moved and J. Stinedurf seconded **to approve the minutes of the January 13, 2020 regular meeting as presented.**
Motion carried.

PRELIMINARY SITE PLAN SP#20/01 FOR LINE-X; ADDRESS: 5079 CANTERBURY; APPLICANT:
LINDHOUT ASSOCIATES (MIKE O'LEARY); OWNER: DARREN VALENTE; TAX ID#: 12-32-201-075;
ZONING: B-3 (SPECIAL BUSINESS)

Applicant Michael O'Leary overviewed the site plan for an addition to an existing building located at 5079 Canterbury for Line-X. Applicant Roger Goble was in attendance. Township Planner K. Mathews overviewed her letter dated April 29, 2020, Township Engineer, Dan Cabage, overviewed his letter dated April 16, 2020, and BAFA's letter dated April 29, 2020 was reviewed.

B. Prine moved and D. Schifko seconded **to approve the preliminary site plan SP #20/01 for Line-X; Address: 5079 Canterbury; Applicant: Lindhout Associates (Mike O'Leary); Owner: Darren Valente; Tax ID#: 12- 32- 201-128; Zoning: B-3, 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.**
Motion carried.

PRELIMIINARY SITE PLAN SP #20/02 FOR BC CONSTRUCTION GROUP; ADDRESS: VACANT SPENCER;
APPLICANT: BC CONSTRUCTION GROUP; OWNER: RYAN GUNABALAN; TAX ID#: 12-29-400-043;
ZONING: OS (OFFICE SERVICE)

Applicant Jason Evans overviewed the proposal for a new 32,000 sq. ft. class A office building with up to five (5) tenants with two (2) tenants on the lower level and three (3) tenants on the upper level. The proposed materials are brick, concrete, and glass. Mark Tomasik, Applicant, was also in attendance and Applicant Representative Joseph Webb. Township Planner K. Mathews reviewed her letter dated April 27, 2020, Township Engineer Dan Cabage overviewed his letter dated April 21, 2020, and BAFA's letter dated May 5, 2020 was reviewed.

An e-mail dated May 8, 2020 from Carol Lasky was read which opposed the size of the building, lighting, and traffic concerns along Spencer.

The Planning Commission had a lengthy discussion on traffic and additional screening along the northwest corner of the site where the grade is low.

B. Prine moved and D. Schifko seconded **to approve the preliminary site plan SP #20/02 for BC Construction Group; Address: Vacant Spencer Road; Applicant: BC Construction Group (Mark Tomasik); Owner: Joanne Gunabalan (Authorized Agent); Tax ID#: 12-29-400-043; Zoning: OS, 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, no parking of construction equipment or trailers on the site, additional landscaping will be placed on the Northwest corner of the site with evergreen from the eastern side and the tree size will be increased from six (6) ft. to nine (9) ft.

Motion carried.

ADOPT UPDATED PLANNING COMMISSION BYLAWS

K. Mathews overviewed the changes in Sec 3-13 to allow the meeting time to be as determined by the Township Board at the beginning of the year and that no item will be started three (3) hours after the start of the meeting.

REPORTS AND CORRESPONDENCE

M. Slaton – Update on GM Verizon towers.

K. Mathews – Update on construction projects and Master Plan.

CALL TO THE PUBLIC

None.

ADJOURNMENT

D. Schifko moved and C. Doughty seconded **to adjourn.**

Motion carried.

The meeting adjourned at 8:26 P.M.

Respectfully submitted,

Steve Holden, Chairperson

Jeff Stinedurf, Secretary

Kelly Mathews, Recording Secretary