

## MINUTES

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

**MAY 12, 2025  
REGULAR MEETING  
6:30 P.M.  
(810) 229.0562**

Acting Chairperson J. Rose 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, L. Herzinger, A. Lutes

Absent: S. Holden

### CALL TO THE PUBLIC

None.

### AGENDA

C. Doughty moved and W. Hofsess seconded **to approve the agenda.**

Motion carried.

### MINUTES

L. Herzinger moved and B. Anderson seconded **to approve the March 10, 2025 regular meeting minutes as presented.**

Abstain: A. Lutes

Motion carried.

**PRELIMINARY SITE PLAN SP #25/03 FOR PURE ENERGY; ADDRESS: 5942 WHITMORE LAKE RD.; OWNER AND APPLICANT: PLATINUM DEVELOPMENT GROUP; TAX ID#: 12-32-300-067 AND 12-32-300-072 AND GREEN OAK TAX ID#: 16-05-100-007; ZONING: I-1 (INDUSTRIAL) AND LI (LIMITED INDUSTRIAL – GREEN OAK TOWNSHIP)**

Applicant Representative Wayne Perry, Desine Inc., overviewed the plans for a 13,000 sq. ft. addition to the south for the Pure Energy building. He stated part of the building is in Green Oak Township and there will be new parking to the north, updated storm drainage, same architecture, and truck/loading areas in the rear. Also, in attendance was Neil Ganshorn, Rand Construction, and Karl Vollmar, Pucci and Vollmer Architects. K. Mathews, Township Planner, overviewed her report dated April 10, 2025. G. Rose, Township Engineer, Fleis & Vandenbrink, overviewed his letter dated April 25, 2025. BAFA's letter dated April 24, 2025 and the LCDC's letter date April 24, 2025 were acknowledged.

**B. Anderson moved and A. Lutes seconded to approve SP#25/03 for preliminary site plan for an addition for Pure Energy; Owner and Applicant: Platinum Development Group; Tax ID#: 12-32-300-067 and 12-32-300-072 and Green Oak Tax ID#: 16-05-100-007; Zoning: I-1 contingent upon the conditions in the letters from the Township Engineer, Township Planner, and any other outside agencies being complied with and Green Oak Township's approval. Also add trees, if possible, clean lot to the north, and have the Township Attorney review the ZBA wall signage variance.**

Ayes: C. Doughty, B. Anderson, J. Rose, L. Herzinger, A. Lutes

Nayes: W. Hofsess

Motion carried.

### REPORTS AND CORRESPONDENCE

C. Doughty - Township Board update - budget, Township Hall landscaping, Meijer Park ribbon cutting, Veterans Park playscape repair, sewer REU rate increase, on-going construction, potential roundabout at Hyne/Hacker.

### CALL TO THE PUBLIC

None.

### ADJOURNMENT

W. Hofsess moved and L. Herzinger seconded **to adjourn.**

Motion carried.

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Charter Township of Brighton - Planning Commission

Minutes - May 12, 2025 Regular Meeting

Approved -

*June 4, 2025*

The meeting adjourned at 7:20 P.M.  
Respectfully submitted,

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Steve Holden, Chairperson

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William Hofsess, Secretary

\_\_\_\_\_  
Kelly Mathews, Recording Secretary