

MINUTES

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

JUNE 9, 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, S. Holden

Absent: L. Herzinger, A. Lutes

CALL TO THE PUBLIC

None.

AGENDA

J. Rose moved and B. Anderson seconded **to approve the agenda.**

Motion carried.

MINUTES

B. Anderson moved and C. Doughty seconded **to approve the May 12, 2025 regular meeting minutes as presented.**

Abstain: S. Holden

Motion carried.

PUBLIC HEARING ON PUD REZONING RZ #25/01 FOR THE COVE AT WOODLAND LAKE; ADDRESS: VACANT DANN/N. CHRISTINE; OWNER AND APPLICANT: MITCH HARRIS BUILDING COMPANY; TAX ID#: 12-18-300-011 AND 12-18-400-027; EXISTING ZONING: R-2 (RESIDENTIAL SINGLE FAMILY); PROPOSED ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)

Applicant Representative Brent LaVanway overviewed the plans for The Cove at Woodland Lake which is proposed for 37 single family lots and 8 detached condominiums. Mitch Harris and Colbie Harris, property owners, were also in attendance. G. Rose, Township Engineer, overviewed his letter dated May 27, 2025. BAFA's letter dated March 20, 2025 was read into the record. The City of Brighton's letter dated May 14, 2025 was acknowledged. K. Mathews, Township Planner, overviewed her letter dated May 15, 2025.

PUBLIC HEARING

The public hearing opened at 6:55 p.m.

A letter was read into the record that had the following persons sign the same letter regarding environmental and water quality issues, boating density, aquatic life threats, public launch overcapacity, dock regulations, wetland preservation, sewer and infrastructure requirements, and drainage impact mitigation. Persons signing the letters included Cheryl Wasilewski, Michael and Kathleen Urbats, Tammy Cooper, Susan and Ron Scott, Kim and Andy Drake, Doug Boralce, James Ortiz, Michelle Morris, Robert Farris, Jane Pendleton, Timothy Roberts, Barbara Becker, Daniel Zonca, Florence Zonca, Barbara Williams, Michael Gray, Rebecca William, Andrew Becker, Melissa Lee, Scott Lee, Jodee Roberts, Colleen Kowalske, Melanie Klenk, Sue Andrews, Dean and Cheryl Guard, Todd Miller, Sheri and Steve Sarate, Michael Lindlbauer, Sean Foran, Joseph Mashni, Teri and Howard Dembs, Kristin Schenk, Angela Templeton, Jake Dadd, Jim Talbott, Christine Jordan, James Vance, James Kahut, Lorrie Hayden, Ronald Kalvenas, Doreen Kalvenas, Marc Senters, Nanci McGraw, Tonya Senters, Steve Belanger, Valerie Prince, Jacob Heikkinen, Shamil Halabh, Jennifer Barshaw, Susan Farris, Thomas Prince, Jane Wasilewski, Mary Agnello, Stacey Robosen, Tim Agnello, Michael Trombley, David Kempa, Michael Winship, Donna Gee, Jennifer Marks, Anthony Laubach, Eleanor Evarian, James Ortiz, Margaret Mitter, Susan Happ, Bette Knedgen, David Bernhardt, Russ Ward, Greg Gierlach, Michele Reynolds, Mailyn Kramer, Thomas Wilson, Gregory Blastic, Peter Molitor, Mark Lesniak, Denise Lesniak, Ronald Parkinson, Jaylene Laubach, Gregory Schmidtke, Susanne Schmidtke, Kathleen Barden, and Paul Adams.

Other e-mails were read into the record which included:

6/9/25 e-mail from Barb Potocki regarding fertilizers, drains, docks, and taxes.

6/9/25 e-mail from Stan Lawrence stating the developer should develop as R-2 unless he can prove he can't do this.

6/5/25 e-mail from Jennifer Marks regarding lake overcapacity and runoff.

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Approved - August 11, 2025

5/27/25 - e-mail from Keith Walker, Brighton Airport, regarding houses near Woodland Shore Drive falling into an airport zone which does not allow additional density from the underlying zoning.

5/13/25 - e-mail from Cheryl Wasilewski regarding environmental and water quality issues, boating density, aquatic life threats, public launch overcapacity, dock regulations, wetland preservation, sewer and infrastructure requirements, and drainage impact mitigation.

A rezoning petition with 282 signatures signed by Woodland Hills, Airway Hills, and the Toby Drive Neighborhood Associations regarding traffic, construction vehicles, trash vehicles, SAD's to repair roads, property values, and environmental impacts was submitted into the record.

Mark Swesso, 8448 Woodland Shore Drive - runoff, PUD get 10 more homes.

Joe Zrenchik, 8834 N. Christine - discussed water and sewer along N. Christine, emergency access, 2 ways in and out ingress/egress needed.

Sandra Schultz, 2534 Doris - Developer should put monies into an escrow for SAD for repair of public roads.

Ken Waite, 8890 N. Christine - increased traffic, TIS, trash vehicles.

Robert Schroder, 8921 Margo - traffic, TIS, fund maintenance and repair SAD.

Bev Schroder, 8921 Margo - should not be a gated community.

Sandy Weston, 8909 Margo - TIS, traffic.

Keith Walker, Brighton Airport - increased density not allowed, traffic, noise.

Frank Grapentien, 3148 Hideaway Beach - TIS, traffic.

Anita Grapentien, 3149 Hideaway Beach, Master Plan states unified houses, drainage into the lake, increased docks, wetland delineation study, traffic, boat safety.

Jack Campbell, 8921 N. Christine - TIS, water quality.

John Astle, 8302 Airport Lane - high density - runway.

Joe Moylan, 2784 Toby - water and sewer - concerned about wells, EIS.

Cheryl Wasilewski, 2621 S. Hacker - 24 lot max. on 1 road and 750 ft. in length, 40,000 sq. ft. verses 16,000 sq. ft. lots, larger lot coverage, larger natural features and wetlands setbacks, is sewer line going through wetlands.

Stuart Meyers, 8432 Woodland Shore - increased boat docks, wetlands, wildlife features, logging in past, EIS study.

Larry McKillop, 8799 Skylane - Safety, road maintenance, no sidewalks, children, buses.

Jim Vance, 3120 Hideaway Beach - water quality, traffic, TIS should include delivery trucks.

Dean Guard, 8334 Point Drive - 10 v. 6 riparian lots, EIS completed, water quality, 3rd party EIS assessment, past logging, master plan, lawsuit.

Cheryl Guard, 8334 Pointe Drive - easement for water and sewer, pond, drainage.

Colleen Podina, 2527 Kathleen - agree with everyone.

Mike Podina, 2527 Kathleen - tree destruction, traffic safety.

Rebecca Robinett, 8933 Margo - TIS, subdivision has to repair roads and pay for snow removal.

Oliver Warner, 3176 Hideaway Beach - 30% too dense, R-2 is a stretch, fertilizer, need retention ponds, no docks on park area, increased boats, TIS, 2 ingress/egress needed.

Tim Fuller, 2621 Woodland Cove - Who owns these parcels, landlocked, hotel on lake, wetlands, dumping.

Gary Mitter, 8400 Woodland Shore Drive - landlocked parcel added land, logged trees.

Tim Roberts, 9050 Hunter Bay - boats, traffic, marina, boat launch, TIS, R-2 OK not PUD.

Eric Horton, 2642 Jennifer - Master plan, "may" not "shall" density bonus, R-2 challenges - only can do a PUD, length of road.

Heather Ketchel, 8993 N. Christine - TIS, wetlands, animals, drainage, trash vehicles.

John Boland, 3275 Hideaway Beach - boat capacity on lake, no new docks, reduce boat launch.

Tom Walker, 8654 N. Christine - traffic, too dense.

Doug Taylor, 3319 Oak Knoll - fertilizer, drainage, what surface on road, docks, no bonus - keep R-2, preserve lake - crown jewel.

Barb Potocki, 8420 Woodland Shore Drive - beautiful to be 4/5 large lots only, association thought about purchasing property, too dense, fertilizer.

Casey Thorton, 8921 N. Christine - road conditions, logging, maintenance of roads.

Catherine Taylor, 8615 Dann - corner house, safety concerns, wildlife, preserve land.

The public hearing closed at 8:32 p.m.

Discussion from the Applicant included fertilizer restrictions will be put into master deed, will have common area, water and sewer will protect wells, no docks on park site, TIS performed to LCRC standards, wetland delineation will be

completed soon; is similar to 10-year ago plans, EGLE will regulate docks and wetlands crossing, and more benefit to PUD than straight R-2 zoning for preservation of natural features. Planning Commission discussion included PUD ordinance, developer will sign onto a future road SAD and pay his fair share and put money into escrow to that effect, traffic, density, grades between lots - is it feasible both parallel plan and PUD plan, increase 2 detached condos near lake setback, attorney re-review water and sewer easement and emergency access easement, decreased road ROW allows less tree removal, discharge into forebays into ponds, need detailed drainage calculations which will come in future plans, some lots will require retaining walls, developer will share in snow removal and maintenance of road and place in master deed/bylaws, density bonus "may", and TIS include Hyne and Hilton intersections.

B. Anderson moved and J. Rose seconded **to extend the meeting until 10:15 p.m.**
Motion carried.

Additional conversation included fertilizer, boats, safety, the number of docks verses existing R-2 zoning docks, will add fertilizer restrictions and statement regarding signing onto neighborhood snow removal in master deed, updated wetlands study is almost done, explained TIS timing and process, airport e-mail regarding additional lots in airport zone verses underlying zoning.

B. Anderson moved and C. Doughty seconded **to table PUD rezoning RZ #25/01 for The Cove at Woodland Lake;**
Address: Vacant Dann/N. Christine; Owner and Applicant: Mitch Harris Building Company; Tax ID#: 12-18-300-011 and 12-18-400-027; Existing Zoning: R-2 (Residential Single Family); Proposed Zoning: Residential Planned Unit Development (PUD) for the developer to bring back more information regarding sewer and water and emergency access easements, storm drainage information, concerns with construction traffic liability in subdivision, airport question, present a realistic parallel plan, state docks are for owner use only especially on the condominium sites, clarify non-motorized boat usage verses motorized boat usage, information on fertilizer and drainage, updated wetlands study, and review density bonuses for the PUD.
Motion carried.

DISCUSSION ON CHICKEN ORDINANCE

K. Mathews and C. Doughty overviewed the Township Board's recent discussions regarding reducing the minimum acreage in order to have chickens for personal use on residential property. The Planning Commission briefly discussed and stated they are open to reducing the size, possibly one-acre minimum size sites and will be back for more discussion at a subsequent meeting.

Brian Fullerton, 3880 VanAmberg, stated there is a group very interested in having chickens for personal use on their properties, they took a poll regarding the issue, and many other municipalities allow chickens on smaller acreage.

REPORTS AND CORRESPONDENCE

C. Doughty - TB update: gateway signs, Ashley Land Development bought Natural Aggregates gravel pit.
S. Holden - ZBA update: last 2 meetings included six residential properties which had variances including setbacks, lot coverage, and waterfront setbacks for home additions, new homes, and pole barns which were approved.

CALL TO THE PUBLIC

F. Grapentien, 3148 Hideaway Beach Drive - Cautioned on the Coves lot sizes because they may need ZBA variances in the future and EGLE permits docks, clearing, and drainage and we don't know details for the lots at this time.

ADJOURNMENT

J. Rose moved and W. Hofsess seconded **to adjourn.**
Motion carried.

The meeting adjourned at 10:15 P.M.
Respectfully submitted,

Steve Holden, Chairperson.

William Hofsess, Secretary

Kelly Mathews, Recording Secretary