

## MINUTES

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

**AUGUST 13, 2018  
REGULAR 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: M. Slaton, J. Stinedurf, D. Schifko, B. Prine, S. Holden, G. Mitsopoulos  
Absent: L. Herzinger

CALL TO THE PUBLIC  
None.

### AGENDA

**G. Mitsopoulos moved and D. Schifko seconded to approve the agenda as presented.**  
Motion carried.

### MINUTES

**G. Mitsopoulos moved and J. Stinedurf seconded to approve the minutes of the June 11, 2018 regular meeting as amended.**  
Motion carried.

### BUSINESS

PUBLIC HEARING FOR SPECIAL LAND USE SU #18/03 FOR A BRIGHT BEGINNING CHILDCARE & PRESCHOOL; ADDRESS: 4479 KENSINGTON RD.; APPLICANT AND OWNER: GINA ANGELOSANTO; TAX ID # 12-25-100-021; ZONING: RCE (RESIDENTIAL COUNTRY ESTATES)

Applicant Gina Angelosanto explained that she recently purchased the home at 4479 Kensington and would like to have a daycare of up to twelve (12) children in her home. She currently has a daycare for six (6) children at a home on Woodland Shore Drive and previously had a larger daycare in another community. She explained this is the first step in the process and she needs to receive a special land use permit (SLUP) prior to applying for her State license. K. Mathews, Township Planner, reviewed her letter dated July 18, 2018; Dan Cabage, F&V, Township Engineer, reviewed his August 2, 2018 and August 9, 2018 letters; and the LCRC e-mail dated August 8, 2018 and the BAFA letter dated July 31, 2018 were read into the record.

### PUBLIC HEARING

**The public hearing opened at 7:15 p.m.**

Marie Custer 8/6/18 letter, 13100 Spencer Rd. - opposed.  
Patricia Enberg 8/6/18 letter, 4591 Kensington Rd. - opposed.

A discussion ensued about whether her daycare license from 8385 Woodland Shore could be transferred to the new site (no); gravel v. paved driveway; speed limit of 55 mph on Kensington Road and the amount of traffic and speed on the road with the gravel trucks; the need for a speed limit sign and enforcement of the speed limit on the road. Applicant confirmed that she would remove trees for sight visibility along Kensington per the Livingston County Road Commission requirements; and noted the plan is for cars to enter the site from Kensington and exit onto Spencer. There was a discussion regarding the RCE description and purpose as stated in the ordinance and how that might conflict with the approval of the SLUP.

Stan Brish, 12898 Deer Chase Ln. - Gravel trucks go 80 mph; no brakes.

Bill Papp, son of Marie Custer, 13100 Spencer Rd. - dangerous site; neighbors are against it; doesn't fit the ordinance.

Mark Ramsey, 13155 Spencer Rd. - dangerous road (especially icy conditions); egress should be Spencer Rd.

Jason Cauley, 4457 Kensington Rd. - this is a residential area; dangerous road.

Lester Davis, 13170 Spencer - no signs, no chickens, are some of the deed restrictions for his property on Spencer Rd.; why should she have a sign?

Dan Wisniewski, Okemos - consultant for the applicant; she runs a top-notch daycare and there will be 2 teachers –

one person besides her; there was similar impact to this at the site where she was located in Okemos which had

minimal impact; the traffic and truck issue could be an MDOT fix; for improved sight distance, they could construct a small round-about off of the property for circulation.

Gentleman, son-in-law of Marie Custer - Kensington Rd. is a speedway; people hunt in this area.

Mike Ryan, 12990 Spencer - gravel trains and accidents in this area; this is a residential area, not commercial.

**The public hearing closed at 7:55 p.m.**

B. Prine moved and D. Schifko seconded **to approve the special land use permit, SLUP #18/03, Address: 4479 Kensington Rd.; Applicant and Owner: Gina Angelosanto; Tax ID #12-25-100-021; Zoning: RCE (residential country estates) to allow a daycare of up to twelve (12) children provided that all items in the Township Planner's, Township Engineer's, Fire Department, and other agencies are met; there will be no sign; access is limited to Spencer; and the screening on the north side will be eight (8) ft. high evergreens.**

Ayes: S. Holden, B. Prine, D. Schifko

Nays: G. Mitsopoulos, M. Slaton, J. Stinedurf

Motion failed.

#### REPORTS AND CORRESPONDENCE

S. Holden - Highland Township and City of Brighton master plan updates.

M. Slaton - Township Board update.

J. Stinedurf - Zoning Board of Appeals updates; Citizen Planner update.

#### CALL TO THE PUBLIC

None.

*recommendation*

G. Mitsopoulos moved and B. Prine seconded **to make a ~~motion~~ recommendation to the Township Board to establish a 55-mph speed limit on Kensington Rd.**

~~Motion carried.~~

#### ADJOURNMENT

B. Prine moved and G. Mitsopoulos seconded **to adjourn.**

Motion carried.

The meeting adjourned at 8:45 P.M.

Respectfully submitted,

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Steve Holden, Chairperson

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Jeff Stinedurf, Secretary

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Kelly Mathews, Recording Secretary

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Ann M. Bollin, CMC, CMMC, Clerk