

MINUTES

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

SEPTEMBER 8, 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, A. Lutes

Absent: L. Herzinger, S. Holden

CALL TO THE PUBLIC

None.

AGENDA

B. Anderson moved and A. Lutes seconded **to approve the agenda.**

Motion carried.

MINUTES

C. Doughty moved and W. Hofsess seconded **to approve the August 11, 2025 regular meeting minutes as presented.**

Motion carried.

RE-REVIEW OF 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 items/issues that were brought up at the last meeting by the public and the Planning Commission including docks, aquatic SAD, fertilizer, wetlands, SAD for Road, Airport lot, fire hydrants, increased road width per BAFA. Roger Myer, Myers and Myers, overviewed the emergency access on the site plan and the utility easements. K. Mathews, Township Planner, overviewed her report dated August 28, 2025. Geric Rose, Township Engineer, overviewed his report dated September 2, 2025.

PUBLIC COMMENT

Melinda Kern, 2559 Kathleen - how to enforce fertilizer provision

Robert Shroder, 8921 Margo - SAD to repair roads is good, what are restrictions on homes - i.e., setback, fence, EIS, DNR Experimental Lake

Peg Shroder, 8921 Margo - consistency of homes with their homes, why gates, which roads are contributing 50% to SAD
Vincent Genco, 8999 Margo - emergency access easement

Anita Grapentien, 3148 Hideaway Beach, low density master plan for area, storm water, drainage, drains in lake, wetlands

Daniel Ziemba, 8830 Skylane, R-2 - EGLE permits, 30% bonus

Mark Sweeso, 8448 Woodland Shore Drive - water runoff into wetlands, drainage, park concerns, condos under construction on lake

Dr. Stuart Meyers, 8432 Woodland Shore Drive - lake quality, too many boats and docks, safety

Eric Pavlov, 2326 Doris - 25% increase in traffic, remove wetlands

Eric Horton, 2642 Jennifer - agree with others' points, PUD concerns, deviations from R-2 zoning, realistic parallel plan

John Boland, 3275 Hideaway Beach - contaminants into lake, run off

Barb Potocki, 8420 Woodland Shore - rainwater, fertilizer, asphalt deterioration concerns, emergency access - don't allow construction on it

Mary Zonca, 3505 Oak Knoll - runoff, wetlands, lake concerns

Cheryl Guard, 8334 Point Drive - utilities are not allowed in Woodland Shore Drive, no registered entity to allow easement for utilities

Dean Guard, 8334 Point Drive - grading plan concerns - F&V's letter, how can PC move forward with lawsuit

Cheryl Wasilewski, 2621 S. Hacker - land division - R-2, more lot coverage with PUD plan, density, traffic storm water, no benefit

Tim Agnello, 2675 S. Hacker - need traffic control on lake, overcapacity with boats

Tim Fuller, 2621 Woodland Cove - condo project near his property is cookie cutter

Jane Wasilewski, 2635 Hacker - listen to people on the lake

Doug Hemmel, 2466 Doris - why are we looking at PUD?

PC member William Hofsess read the 12 e-mails into the record.

Dean Guard email dated 9/8/25 - WLSHA - lawsuit and procedure questions

Barb Potocki, 9/8/25 letter - wetlands, storm water

Doug Taylor email dated 9/8/25 - density concerns, R-2

Oliver Warner email dated 9/8/25 - density, traffic, construction, fertilizer

Jane Horal email dated 9/8/25 - concerns about boats, density, storm water, docks

James Ortiz email dated 9/8/25 - boating, water quality, fertilizer, wetlands

Marissa West email dated 9/6/25 - water quality, fertilizer, wetlands

Maureen Graham email dated 9/5/25 - density

Jeff Dobbs email dated 9/8/25 - water quality, boating, wetlands, drainage

Joseph Mashni email dated 9/3/25 - water quality, boating, wetlands

Howard Dembs email dated 9/7/25 - water quality, boating, drainage, wetlands

Terri Dembs email dated 9/7/25- water quality, boating, drainage, wetlands

Claude Lanciano, 8739 Skylane - had card stating damage to road in neighborhood, need bond.

B. LaVanway, Boss Engineering, overviewed his comments regarding the questions and concerns. Mr. LaVanway explained that the storm water will be identified on engineering plans and will use BMP's, boardwalk over wetlands to access lake with docks, believe they can achieve the EGLE crossing which was discussed 5 years back with EGLE, had architectural views in past plans, the PUD is better than the underlying R-2 zoning, park limited use, limited boat and jet skis, fertilizer will be managed in master deed. R. Myers, Myers and Myers, overviewed the emergency access and legal questions.

The Planning Commission had questions regarding the feasibility of the parallel plans including road grades, drainage, safety concerns, runoff, density, 30% PUD bonus, mass grading, wetlands concern near Woodland Shore Drive, use detention verses retention along the area, identify exact roads where 50% SAD will be applied, grading plan for lots, school buses (Howell Schools), master deed - 2 types of homes, riparian lots terraced, boat safety, water quality, water studies, and road safety.

W. Hofsess moved and A. Lutes 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 a more realistic parallel plan, density concerns, storm water concerns, topography concerns, spell out 50% SAD road sections.**
Motion carried.

RE-REVIEW ON ZONING ORDINANCE AMENDMENT TO *ARTICLE 3, RESIDENTIAL DISTRICTS, SEC. 3-02, USES PERMITTED*, AND DISCUSSION ON GENERAL ORDINANCE AMENDMENT TO *CHAPTER 5, ANIMALS*
K. Mathews overviewed the zoning ordinance and general ordinance amendments from the last meeting. One minor amendment to the general ordinance was suggested.

W. Hofsess moved and A. Lutes seconded to recommend approval of the proposed amendments to *Article 3, Residential Districts, Sec. 3-02 and General Ordinance Amendment, Chapter 5, Animals*, with a minor addition to the Township Board.

Motion carried.

REPORTS AND CORRESPONDENCE

C. Doughty - TB update: Road SAD's, Storywalk at Veteran's Park, Cemetery plots.

CALL TO THE PUBLIC

Mark Sweeso, 8448 Woodland Shore Drive - too much lot coverage on proposed PUD, homes on Oak Knoll, condos on Woodland Lake over bridge

Cheryl Wasilewski, 2621 S. Hacker - water quality report - want to share with PC

ADJOURNMENT

B. Anderson moved and W. Hofsess seconded to adjourn.

Motion carried.

The meeting adjourned at 9:25 P.M.

Respectfully submitted,

Steve Holden, Chairperson

William Hofsess, Secretary

(K Kelly Mathews, Recording Secretary