

MINUTES

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

**OCTOBER 13, 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, A. Lutes, L. Herzinger, S. Holden

CALL TO THE PUBLIC
None.

AGENDA
J. Rose moved and A. Lutes seconded **to approve the agenda.**
Motion carried.

MINUTES
A. Lutes moved and B. Anderson seconded **to approve the September 8, 2025 regular meeting minutes as presented.**
Abstain: S. Holden, L. Herzinger
Motion carried.

PRESENTATION ON WOODLAND LAKE WATER QUALITY
John Boland, OWL, overviewed a PowerPoint presentation. G. Rose, Township Engineer, Fleis and Vandenbrink overviewed his memo regarding the presentation.

PRELIMINARY SITE PLAN APPROVAL FOR HYNE AIRPARK SITE CONDOMINIUM SP #25/04; ADDRESS: VACANT HYNE RD.; OWNER: LUCY LLC/DAVE KELLER; APPLICANT: NICOLA'S CONTRACTING; TAX ID#: 12-18-200-014; ZONING: R-3 (RESIDENTIAL SINGLE FAMILY)
Applicant Representatives, Brent LaVanway, Boss Engineering, and Steve Morgan overviewed the site condominium project. B. LaVanway stated the project is very similar to the 2006 plans other than an emergency access road to Hyne was proposed. He stated they are in concurrence with the master deed suggestions from the Township Attorney and will incorporate those. He stated they received two (2) variances from the ZBA for the hangars for lot #2-7 and removal of the landscape buffer adjacent to the airport. Township Engineer, G. Rose, F&V, overviewed his letter dated 10/4/25; K. Mathews, Township Planner, overviewed her letter dated 9/29/25; BAFA's letter dated 8/4/25; LCDC's letter dated 8/12/25; LCRC's letter dated 9/24/25; and LCDPH's letter dated 10/8/25 were reviewed.

Public Comment:

7 emails were read into the record.
8/27/25 email from Bill Ross about Hyne Rd. access easement.
10/3/25 email from Greg Annett - concerns about construction traffic on newly paved roads.
10/12/25 email from Jeanette Zweng about removing the excess pavement from existing cul-de-sac on Airport Lane.
10/13/25 email from John Trafford regarding the Hyne Rd. access easement and fire lane signage.
8/25/25 email from several subdivision representatives from Ravines of Woodland Lake regarding recent paving of their roads and construction traffic, garbage trucks, road SAD.
10/13/25 email from BAFA regarding the Hyne Rd. access easement.
10/13/25 email from Kevin Pinegar regarding the airport access agreement, Hyne Rd. access easement, drilling rig, test wells, removal of excess cul-de-sac pavement on Airport Lane, sidewalk, road SAD.

Jackie Droncheff, 8590 Hyne - Concerns with Hyne Rd. access easement.
John Trafford, 8538 Hyne - Concerns with Hyne Rd. access easement.
William Ross, 8516 Hyne - Concerns with Hyne Rd. access easement.
William McKillop, 8799 Skylane - Concerns with Hyne Rd. access easement, use emergency access through airport.

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Ginger Bosn, 2166 Airway Dr. - Concerns about repaving of subdivision roads and construction traffic - need bond, traffic, eliminate sidewalk, remove excess pavement for Airport Lane cul-de-sac.

Ron Godair, 8602 Hyne - Concerns with Hyne Rd. access easement, use emergency access at airport, bond - newly repaved roads.

Karen Bowen, 8350 Airport Ln. - Newly paved roads in subdivision concerns.

Keith Walker, Brighton Airport Board - Need to pay fees for 7 airport lots and do an emergency access easement agreement.

B. Anderson moved and L. Herzinger seconded **to recommend approval to the Township Board of the preliminary site plan for Hyne Airpark Site Condominium SP #25/04; Address: Vacant Hyne Rd.; Owner: Lucy LLC/Dave Keller; Applicant: Nicola's Contracting; Tax ID#: 12-18-200-014; Zoning: R-3 (residential single family) contingent upon the following conditions: approval from all of the outside agencies; check with LCRC regarding removing the excess pavement on the Airport Lane cul-de-sac; discuss participating in the Ravines of Woodland Lake Road SAD beyond the one assessment; post a bond/have agreement to repair roads within the Ravines of Woodland Lake with any construction related damage with the neighborhood and LCRC; work with BAFA and get an emergency access easement agreement with the airport instead of the emergency access road proposed (remove from site plan); develop an agreement for road maintenance with the Ravines of Woodland Lake and LCRC on the roads; add 20% maximum lot coverage into the master deed; incorporate John Harris' comments into the master deed; develop agreement with the Ravines of Woodland Lake regarding their garbage SAD; and incorporate LCDPH well and septic approval into the master deed.**

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

Nay: W. Hofsess

Motion carried.

REPORTS AND CORRESPONDENCE

C. Doughty - TB update: Audio/video, 911 calls, grass at Veteran's Park, Master Plan.

S. Holden - ZBA Update: 2 residential projects, Henry Ford Health sign, and Hyne Airpark - approved.

CALL TO THE PUBLIC

None.

ADJOURNMENT

L. Herzinger moved and B. Anderson seconded **to adjourn.**

Motion carried.

The meeting adjourned at 9:15 P.M.

Respectfully submitted,

Steve Holden, Chairperson

William Hofsess, Secretary

Kelly Mathews, Recording Secretary