

PROPOSED AGENDA

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

**FEBRUARY 13, 2023
REGULAR MEETING
6:30 P.M.
(810) 229.0562**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. CALL TO THE PUBLIC**
- E. AGENDA**
- F. MINUTES**

- 1. DECEMBER 5, 2022 SPECIAL MEETING**
- 2. DECEMBER 12, 2022 REGULAR MEETING**

G. BUSINESS

- 1. ELECTION OF 2023 OFFICERS AND RECOMMENDATION TO TOWNSHIP BOARD ON PC LIAISON TO ZBA**
- 2. PRESENTATION BY MDOT ON DDI I-96 AT HILTON/GRAND RIVER**
- 3. REVIEW OF 2022 ANNUAL REPORT AND DISCUSSION ON 2023 PROJECTS**

- H. REPORTS AND CORRESPONDENCE**
- I. CALL TO THE PUBLIC**
- J. ADJOURNMENT**

The Charter Township of Brighton will provide the necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon 10 days' notice to the Charter Township of Brighton, Attn: Township Manager. Individuals should contact the Charter Township of Brighton by writing or contacting the following: Kelly Mathews, 4363 Buno Road, Brighton, MI 48114. Telephone: 810-229-0562 or e-mail planner@brightontwp.com.

MEMORANDUM

TO: BRIGHTON TOWNSHIP RESIDENTS
FROM: JOSEPH R. RIKER, CLERK
SUBJECT: PLANNING COMMISSION ELECTRONIC PACKETS
DATE: JANUARY 31, 2019

Packets for the Brighton Township Planning Commission meetings posted to the website contain scanned original documents. These electronic packets are subject to change based on meeting material presented to the Planning Commission throughout the course of the meeting. For a complete original packet following the Planning Commission meeting contact the Clerk's Office at 810-229-0560 or via email: clerk@brightontwp.com

PROPOSED MINUTES

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

DECEMBER 5, 2022
REGULAR WORK
SESSION MEETING
SPECIAL MEETING 6:30
P.M. (810) 229.0560

A. CALL TO ORDER

Supervisor Michel called the meeting to order at 6:30 P.M.

B. PLEDGE OF ALLEGIANCE

All rose for the Pledge of Allegiance.

C. ROLL CALL

Roll call by the Supervisor indicated the presence of a quorum.

Present (Board of Trustees): P. Michel, Supervisor; J. Riker, Clerk; R. Drouillard, Treasurer; S. Combs, Trustee; C. Doughty, Trustee; D. Schifko, Trustee; S. Theis, Trustee

Absent: None

Present (Planning Commission): L. Herzinger, B. Anderson, W. Hofsess, H.E. Bud Prine

Absent: S. Holden, J. Rose

Also Present: B. Vick, Township Manager; K. Mathews, Township Planner; Z. Dyba; Assistant to the Manager; E. Liszniansky, Envision

D. CALL TO THE PUBLIC

Casey Somerville

Melissa Peterson

Brian Wilkinson

Sandy Kreps

Clerk Riker read letter from The Arc Livingston dated December 5, 2022.

H.E. Bud Prine moved and C. Doughty seconded **to appoint P. Michel as the Chairperson.** Motion carried.

E. AGENDA

C. Doughty moved and D. Schifko seconded **to approve the bills as presented.**

Motion carried.

F. BUSINESS

1. VETERANS PARK DEVELOPMENT

Consensus of the Board is to move forward with Great Lakes Option 1.

2. GRANT APPLICATION RESOLUTION — Veterans Park, SPARK

D. Schifko moved and J. Riker seconded **to adopt Resolution 22-021, which states that the Charter Township of Brighton Board of Trustees hereby authorizes submission of a Spark Grant Application for \$450,000 for the inclusive playground only.**

Ayes: J. Riker, R. Drouillard, S. Combs, S. Theis, C. Doughty, P. Michel, D. Schifko

Nays: None

Absent: None

Motion carried.

G. CALL TO THE PUBLIC

Sawyer Soderberg

Kristen Soderberg

Brian Wilkinson

H. ADJOURNMENT

C. Doughty moved and D. Schifko seconded **to adjourn.**
Motion carried.

The meeting adjourned at 9:15 P.M.

Respectfully submitted,

Stephen Holden, Chairperson

Joseph R. Riker, Clerk

William Hofsess, Secretary

Patrick V. Michel, Supervisor

PROPOSED MINUTES

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

**DECEMBER 12, 2022
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, B. Prine, W. Hofsess, B. Anderson, S. Holden, L. Herzinger, J. Rose
Absent: None

CALL TO THE PUBLIC
None.

AGENDA
B. Anderson moved and L. Herzinger seconded **to approve the agenda as revised.**
Motion carried.

MINUTES
B. Prine moved and W. Hofsess seconded **to approve the November 14, 2022 regular meeting minutes as presented.**
Motion carried.

PUBLIC HEARING FOR SPECIAL LAND USE PERMIT SU#22/03 FOR YANKE CONSTRUCTION INC.;
ADDRESS: VACANT FORD CT.; OWNER AND APPLICANT: YANKE CONSTRUCTION INC.; TAX ID#: 12-35-
401-006; ZONING: I-1 (INDUSTRIAL)
Applicant Darren Yanke overviewed his plans to construct an office for his company including indoor and outdoor storage. Outdoor storage includes landscape material and small equipment which will be screened by a (6) ft. high fence. Applicant Representative Mark Mahajan, Fairway Engineering LLC, was in attendance. K. Mathews, Township Planner, overviewed her special land use letter dated November 8, 2022.

B. Prine moved and L. Herzinger seconded **to approve the special land use permit for Yanke Construction Inc. contingent upon the preliminary site plan being approved.**
Motion carried.

PRELIMINARY SITE PLAN SP#22/09 FOR YANKE CONSTRUCTION INC.; ADDRESS: VACANT FORD CT.;
OWNER AND APPLICANT: YANKE CONSTRUCTION INC.; TAX ID#: 12-35-401-006; ZONING: I-1
(INDUSTRIAL)
Applicant Representative Mark Mahajan, Fairway Engineering LLC, overviewed the site plan. K. Mathews, Township Planner, overviewed her site plan letter dated November 8, 2022; Dan Cabage, Township Engineer, Fleis & Vandenbrink, overviewed his letter dated December 1, 2022; the LCDC e-mail dated December 5, 2022; and the BAFA letter dated November 16, 2022 were overviewed.

PUBLIC HEARING
The public hearing opened at 6:47 p.m.

Tom, T&P Development, 5931 Ford Ct - stated he wants help getting road entrance paved, concerns about traffic, and concerns about diesel storage on the property.

The public hearing closed at 6:49 p.m.

B. Prine moved and J. Rose seconded **to table the preliminary site plan for Yanke Construction Inc. until the plans are clearer.**
Motion carried.

PRELIMINARY SITE PLAN SP#22/10 FOR INSTAHITCH; ADDRESS: 4897 S. OLD US 23; OWNER AND
APPLICANT: INSTAHITCH; TAX ID#: 12-32-203-040; ZONING: B-3 (SPECIAL BUSINESS)
Applicant Steven Murillo, InstaHitch overviewed his plans to move his business into the existing building. K. Mathews, Township Planner, overviewed her letter dated December 6, 2022; Dan Cabage, Township Engineer, Fleis

& Vandenberg, reviewed his letter dated December 8, 2022; the BAFA letter dated November 22, 2022; the LCDC e-mail dated December 5, 2022; and the LCRC e-mail dated December 6, 2022 were reviewed.

J. Rose moved and C. Doughty seconded **to approve the preliminary site plan for InstaHitch contingent upon meeting all items outlined in the Township Planner, Township Engineer, BAFA, and any outside agencies comments.**
Motion carried.

REPORTS AND CORRESPONDENCE

C. Doughty - Township Board updates: Zoning Ordinance updates, Tandale CZA amendment, cemetery fencing.
B. Prine - Recent ZBA cases.

CALL TO THE PUBLIC

None.

ADJOURNMENT

B. Prine moved and L. Herzinger seconded **to adjourn.**
Motion carried.

The meeting adjourned at 7:48 P.M.

Respectfully submitted,

Steve Holden, Chairperson

William Hofsess, Secretary

Kelly Mathews, Recording Secretary

To: Planning Commission
From: Kelly Mathews
Re: 2022 Planning Commission Annual Report
Date: January 17, 2023

Per the Michigan Zoning Enabling Act P.A. 110 of 2006, the Planning Commission must submit a report on the administration and enforcement of the Zoning Ordinance and any recommendations for amendments or supplements at least once a year. Attached is the report which the Planning Commission should review and forward to the Township Board.

Preliminary Site Plans (PSP's):

3/14/22 – PSP for Drive-thru Coffee Shop and Training Facility – 10547 Grand River – Approved
3/14/22 – PSP for My Space – 979 Old US 23 – Approved
3/14/22 – PSP for Allor Landing – W. Grand River – Approved
6/13/22 – PSP for Tee Bonez – 4900 Old US 23 – Approved
8/8/22 – PSP for Alive Church – 1615 S Old US 23 – Approved
8/8/22 – PSP for Hideaway Woods Site Condominiums – Hideaway Beach Drive – Approved
11/14/22 – PSP for Cornerstone Church – 9455 Hilton Rd. – Approved
12/12/22 – PSP for Yanke Construction – Ford Ct. – Tabled
12/12/22 – PSP for InstaHitch – 4897 S Old US 23 – Approved

Special Land Use Permits (SLUP's):

3/14/22 – SLUP for Drive-thru Coffee Shop – 10547 Grand River – Approved
3/14/22 – SLUP for My Space – 979 Old US 23 – Approved
12/12/22 – SLUP for Yanke Construction – Ford Ct. – Approved

Rezoning:

None

Zoning Ordinance Discussions:

6/13/22 – Discussion on site plan extensions; residential metal roofs; boats, docks, and storage of boats
8/8/22 – Discussion on storage of boats
11/14/22 – Discussion on Right to Farm Act and having chickens on smaller acreage

Zoning Ordinance Amendments:

8/8/22 – PH on Zoning Ordinance Amendments for site plan extensions and residential metal roofs. (*Sec. 14-01; Sec. 18-05; and Sec 20-04*) – Approved by Township Board on 11/21/22

Master Plan Items:

1/11/22; 3/24/22; 5/10/22; 8/16/22; 10/3/22; 12/5/22 – Veterans Park Discussions