

MINUTES

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

MAY 8, 2023
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, S. Holden, L. Herzinger, J. Rose

Absent: A. Lutes

CALL TO THE PUBLIC

None.

AGENDA

C. Doughty moved and B. Anderson seconded to approve the agenda.

Motion carried.

MINUTES

B. Anderson moved and J. Rose seconded to approve the February 13, 2023 regular meeting minutes as presented.

Motion carried.

PUBLIC HEARING FOR SPECIAL LAND USE PERMIT SU#23/01 FOR LOREA; ADDRESS: 4812 S. OLD US 23; OWNER: PAUL MARIE PROPERTIES, LLC; APPLICANT: LOREA TOPSOIL & AGGREGATES/LOREA RENTS, LLC.; TAX ID#: 12-32-203-022; ZONING: B-2 (GENERAL BUSINESS)

Applicant Matt and Sara Peevey overviewed their plans to add construction equipment rental with outside display in a designated location south of the building to their landscape supply business. K. Mathews, Township Planner, overviewed her special land use letter dated May 2, 2023.

PUBLIC HEARING

The public hearing opened at 6:40 p.m.

Mark Tomasik, 4865 Walker – support

Don Cox, 4837 Walker, support.

The public hearing closed at 6:42 p.m.

L. Herzinger moved and B. Anderson seconded to approve the special land use permit for Lorea contingent upon the preliminary site plan being approved.

Motion carried.

PRELIMINARY SITE PLAN SP#23/02 FOR LOREA; ADDRESS: 4812 S. OLD US 23; OWNER: PAUL MARIE PROPERTIES, LLC; APPLICANT: LOREA TOPSOIL & AGGREGATES/LOREA RENTS, LLC.; TAX ID#: 12-32-203-022; ZONING: B-2 (GENERAL BUSINESS)

Applicant Matt and Sara Peevey overviewed the site plan. K. Mathews, Township Planner, overviewed her site plan letter dated May 2, 2023; Geric Rose, Township Engineer, Fleis & Vandenbrink, overviewed his letter dated May 2, 2023; and the BAFA letter dated April 21, 2023 were overviewed.

J. Rose moved and B. Anderson seconded to approve the preliminary site plan for Lorea contingent upon meeting all items outlined in the Township Planner, Township Engineer, BAFA, and any outside agencies comments.

Motion carried.

PRELIMINARY SITE PLAN SP#23/03 FOR FMG CONCRETE CUTTING; ADDRESS: 3515 S. OLD US 23; OWNER AND APPLICANT: FMG CONCRETE CUTTING; TAX ID#: 12-21-300-033; ZONING: I-1 (INDUSTRIAL)

Applicant Representative David LeClair, Livingston Engineering, overviewed the plans to add another garage similar to those already constructed on the property in 2019. Applicant Frank Golgith was in attendance. K. Mathews, Township Planner, overviewed her letter dated April 13, 2023; Geric Rose, Township Engineer, Fleis & Vandenbrink, overviewed his letter dated May 1, 2023; and the BAFA e-mail dated April 21, 2023 was reviewed.

J. Rose moved and L. Herzinger seconded to approve the preliminary site plan for FMG Concrete Cutting contingent upon meeting all items outlined in the Township Planner, Township Engineer, BAFA, and any outside agencies comments.
Motion carried.

PRELIMINARY SITE PLAN SP#23/01 FOR SHAMROCK LOUNGE; ADDRESS: 9859 E. GRAND RIVER; OWNER AND APPLICANT: SHAMROCK GROUP BRIGHTON LLC; TAX ID#: 12-32-106-037; ZONING: B-2 (GENERAL BUSINESS)

Applicant Representative Ken Natale overviewed the plans to add a concrete patio to the rear of Shamrock Lounge. K. Mathews, Township Planner, overviewed her letter dated May 2, 2023; Geric Rose, Township Engineer, Fleis & Vandenbrink, overviewed his letter dated May 3, 2023; and the BAFA letter dated May 5, 2023 was reviewed.

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

Motion carried.

PRELIMINARY SITE PLAN SP#23/04 FOR VETERANS PARK; ADDRESS: S OLD US 23; OWNER AND APPLICANT: CHARTER TOWNSHIP OF BRIGHTON; TAX ID#: 12-32-104-092; ZONING: B-3 (SPECIAL BUSINESS)

K. Mathews, Township Planner, and B. Vick, Township Manager, overviewed the park construction plan and site amenities.

J. Rose moved and L. Herzinger seconded to approve the preliminary site plan for Veterans Park.
Motion carried.

REPORTS AND CORRESPONDENCE

C. Doughty - Township Board updates.
S. Holden - ZBA update.

CALL TO THE PUBLIC

None.

ADJOURNMENT

L. Herzinger moved and W. Hofsess seconded to adjourn.
Motion carried.

The meeting adjourned at 8:12 P.M.

Respectfully submitted.

Steve Holden, Chairperson

William Hofsess, Secretary

✓ Kelly Mathews, Recording Secretary