

MINUTES

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

AUGUST 14, 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, J. Rose, A. Lutes  
Absent: L. Herzinger

CALL TO THE PUBLIC  
None.

A. Lutes was sitting in the audience due to a conflict of interest on the first two (2) items that is a project that he is seeking approval on.

AGENDA  
C. Doughty moved and J. Rose seconded to **approve the agenda.**  
Motion carried.

MINUTES  
B. Anderson moved and W. Hofsess seconded to **approve the June 12, 2023 regular meeting minutes as presented.**  
Motion carried.

PUBLIC HEARING FOR SPECIAL LAND USE PERMIT SU #23/03 FOR RESIDENTIAL DUPLEX; ADDRESS: 2855 S. HACKER RD.; OWNER AND APPLICANT: 1004 OLIVIA LLC; TAX ID#: 12-18-300-001; ZONING: R-5 (WATERFRONT RESIDENTIAL)  
Applicants Allan Lutes and Rachel Lutes Applicant Representative Brent LaVanway, Boss Engineering, overviewed the plans for the property. The existing home will be demolished, the property will be split, and a duplex constructed on parcel 2 which faces Cortez. K. Mathews, Township Planner, overviewed her special land use letter dated July 11, 2023; G. Rose, F&V, Township Engineer, overviewed his letter dated August 1, 2023; and BAFA's e-mail dated August 7, 2023 was acknowledged.

PUBLIC HEARING  
**The public hearing opened at 6:45 p.m.**  
Maria Orlando, 2861 Hacker - supported; just concerns about potential leasers such as noise.  
**The public hearing closed at 6:49 p.m.**

J. Rose moved and W. Hofsess seconded to **approve the special land use permit for 2855 S. Hacker contingent upon the preliminary site plan being approved.**  
Motion carried.

PRELIMINARY SITE PLAN SP #23/06 FOR RESIDENTIAL DUPLEX; ADDRESS: 2855 S. HACKER RD.; OWNER AND APPLICANT: 1004 OLIVIA LLC; TAX ID#: 12-18-300-001; ZONING: R-5 (WATERFRONT RESIDENTIAL)  
Applicants Allan Lutes and Rachel Lutes Applicant Representative Brent LaVanway, Boss Engineering, overviewed the plans for the property. The existing home will be demolished, the property will be split, and a duplex constructed on parcel 2 which faces Cortez. K. Mathews, Township Planner, overviewed her site plan letter dated July 18, 2023; G. Rose, F&V, Township Engineer, overviewed his letter dated August 1, 2023; and BAFA's e-mail dated August 7, 2023 was acknowledged.

J. Rose moved and B. Anderson seconded to **approve the preliminary site plan for 2855 S. Hacker contingent upon the Township Planner, Township Engineer, BAFA, and all county agencies comments being addressed.**  
Motion carried.

Allan Lutes joined the meeting.

PRELIMINARY SITE PLAN SP#23/03 FOR PEOPLE AND PETS PHARMACY, LLC; ADDRESS: 9995 E. GRAND RIVER; OWNER: OLDE POST, INC.; APPLICANT: PEOPLE AND PETS PHARMACY, LLC; TAX ID#: 12-32-106-022; ZONING: B-2 (GENERAL BUSINESS)

Applicant Representative Ben Marschall, Excel Engineering and Kim Davis and Clint and Peter Lyders overviewed their plans to construct a pharmacy with a drive-through window. K. Mathews, Township Planner, overviewed her site plan letter dated July 11, 2023; G. Rose, F&V, Township Engineer, overviewed his letter dated August 1, 2023; BAFA's letter dated August 2, 2023; LCRC's letter dated July 20, 2023 and e-mail dated August 7, 2023 between BAFA and LCRC regarding the driveway design was acknowledged. The Planning Commission discussed various aspects of the site including traffic, architecture, landscaping, water connection, storm drainage, and ground signage.

J. Rose moved and A. Lutes seconded to **table the preliminary site plan for People and Pets Pharmacy for up to ninety (90) days contingent upon meeting all items outlined in the Township Planner, Township Engineer, BAFA, and any outside agencies' comments.**

Motion carried.

CONCEPTUAL PLAN REVIEW PPA #23/01 FOR LED DEVELOPMENT; ADDRESS: VACANT OLD US 23; OWNER AND APPLICANT: LED DEVELOPMENT; TAX ID#: 12-20-400-017; ZONING: B-3 (SPECIAL BUSINESS)

Applicants Ron Jona and Kelly Denha overviewed their conceptual plans for sixteen (16) townhomes on Old US 23. The property would be rezoned from B-3 to Conditional RM-1. The Planning Commission gave their input and overall was receptive to the concept.

#### REPORTS AND CORRESPONDENCE

C. Doughty - Township Board updates including Veterans Park and pathway along Old US 23.

#### CALL TO THE PUBLIC

None.

#### ADJOURNMENT

C. Doughty moved and A. Lutes seconded to **adjourn.**

Motion carried.

The meeting adjourned at 9:00 P.M.

Respectfully submitted,

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Steve Holden, Chairperson

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William Hofsess, Secretary

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Kelly Mathews, Recording Secretary