

PROPOSED AGENDA

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

**APRIL 22, 2019
REGULAR WORK SESSION
SPECIAL 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. BUSINESS**

1. KICK-OFF MEETING FOR 2019 MASTER PLAN

- G. CALL TO THE PUBLIC**
- H. 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 at.....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

Meeting Agenda

I. Introductions

II. Master Plan Process Overview & Schedule (see attachment)

III. Steering Committee Questionnaire (see attachment)

1. What is the primary reason you reside or locate in Brighton Township?
2. What about Brighton Township is its greatest source of civic pride – in other words “what makes people most proud to call Brighton Township home”?
3. What do you feel Brighton Township’s biggest weakness is? (This can be actual or perceived)
4. What geographic area of the Township (e.g. intersection, business district, neighborhood, corridor) is in the most need of investment?
5. Which of the following do you feel should be the Township’s Top 3 priorities moving forward? (Pick 3)

Economic Development (Job Creation)	Roads (Pavement & Traffic)
Bicycle & Pedestrian Connectivity (Sidewalks & Trails)	Utility Infrastructure (Sewers, Waterlines)
Placemaking (Streetscape, Gateway Signage, Building Aesthetics)	Parks & Recreation
Ecological Preservation / Conservation	Public Services / Fire & Safety

IV. SOAR Analysis (Strength. Opportunity. Aspiration. Realities.)

- a. **Strengths** - What are Brighton Township’s greatest assets, benefits and/or strategic advantages within the regional marketplace?
- b. **Opportunities** - What unleveraged assets provide the Township with the most potential for future prosperity?
- c. **Aspirations** - What amenities does the Township currently lack that if provided might attract potential residents/ businesses to reside/locate in town?
- d. **Realities** - What obstacles does the Township face in the short-term and long-term future? What market forces and demographic indicators concern you most when assessing Brighton Township’s economic outlook?

V. Geographic Focus Areas

- a. Old US 23 (Redevelopment / Aesthetics)
- b. East Grand River Ave (Development: R&D and Industrial)
- c. W Grand River Ave / Woodland Lake Waterfront
- d. Sunset Park (Recreation)
- e. Others?

VI. Community-wide Topics

- a. Economic Development – Strengthen & Diversify Tax Base
- b. Active Transportation – Pedestrian & Bicycle Connectivity
- c. Parks & Recreation – Active & Passive Recreation Amenities
- d. Ecological Resources – Conservation of Natural Areas / Smart Growth
- e. Utility Infrastructure – Water & Sanitary Service Area Expansion

VII. Review of 2014 Master Plan Goals (see attachment)

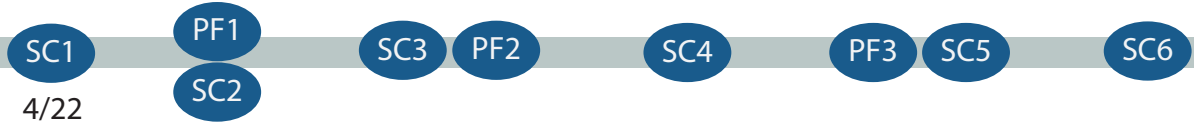
VIII. Public Engagement

- a. Community Survey
 - i. Review Draft Questions (*see attachment*)
 - ii. Post Online/Distribute in Print to Public vs. Statistically Relevant (Random Sampling)
 - iii. Targeted business outreach/questionnaires rather than inclusion in Community Survey (business participation low in 2014)
- b. Community Event Appearances
- c. Public Forums
- d. Focus Groups (themed area Focus Areas & Community-wide Topics)
- e. Stakeholders to Engage

IX. Other Discussion

X. Next Meetings - TBD

Plan Update Process



Public Engagement Process



Review of 2014 Master Plan Goals

Below is a consolidated list of overarching goals from the 2014 Master Plan. Please review this list of goals and (a) indicate if they are still relevant and (b) provide any comments you may have.

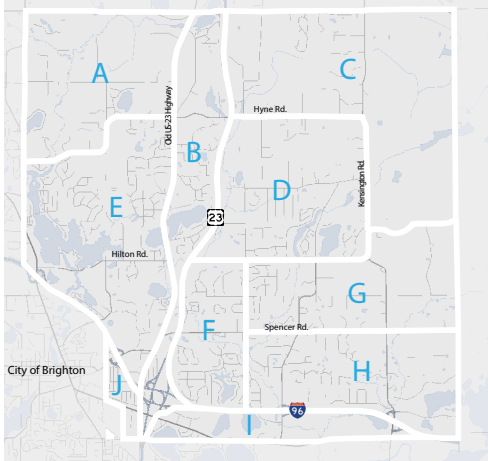
Plan Chapter	No.	Goal	Still Relevant? (circle one)		Comments
			Yes	No	
Land Use	1	Maintain a balanced mix of land uses to meet the current and future needs of the Township, in consideration of existing development patterns, natural features and the capacity of transportation, utilities, and public and private services and facilities	Yes	No	
	2	Create well-designed residential neighborhoods that contribute to the current quality of life and sense of community by providing for housing opportunities that are adequate for the future growth of the Township, suited to the current and future needs of a variety of household types and lifestyles, while still maintaining needed buffers from higher intensity commercial uses.	Yes	No	
	3	Provide for a suitable amount of business development that will offer goods and services, increased employment opportunities and a sustainable tax base to support the desired facilities and services.	Yes	No	
Transportation	1	Create a safe, balanced, and coordinated multi-modal transportation system adequate to accommodate the current and future needs of Brighton Township.	Yes	No	

Plan Chapter	No.	Goal	Still Relevant? (circle one)		Comments
			Yes	No	
Natural Resources	1	Enhance the quality of life in Brighton Township by encouraging the conservation of prime natural amenities such as water bodies, floodplains, open space, wetlands, woodlots, aquifers, and well-head areas.	Yes	No	
Community Facilities	1	Continue to provide the quality of life that Brighton Township residents have come to expect by offering and encouraging facilities and services to meet current and future demands.	Yes	No	
	2	Provide a comprehensive system of public and private parks, pathways, recreation facilities and open space throughout the Township that is accessible to residents, and to enhance the quality of life for all residents including children, teenagers, adults, senior citizens, and the physically challenged.	Yes	No	

Please share any other broad, overarching policy goals that you feel should be included in the current Master Plan Goals:

Community Survey **DRAFT 4/16/19**

Master Plan Update 2019



1. Which area above do you live in?

- A D G J
 B E H
 C F I

Please provide your address:

2. How long have you lived in Brighton Township?

- Less than a year
 1 to 5 years
 6 to 10 years
 11 to 20 years
 Over 20 years

3. What is your age?

- Under 18
 18 to 25
 26 to 35
 36 to 45

4. Which best describes your household?

- Single Person
 Multiple Occupants - unmarried
 Married Couple - no children
 Married Couple - with children
 Other

Instructions: The Charter Township of Brighton is embarking on a public engagement process to gather community input for an update to its Master Plan to guide future policy decisions and development. The Township is encouraging residents to shape the future of Brighton Township by participating in this survey.

Please return surveys by email to receptionist@brightontwp.com, by mail to 4363 Buno Road, Brighton, MI 48114, or drop off in person at the Township Hall.

5. What is your gender?

- Male
 Female

6. Which best describes your residence?

- Single Family Detached
 Single Family Townhome
 Condo
 Senior Housing Community
 Apartment

7. Why do you live in Brighton Township?

- (check all that apply)
- Quality of Public Schools
 Family Atmosphere
 Safety
 Rural Setting
 Proximity to place of work
 Proximity to family
 Affordability

8. How would you rate the quality of life in Brighton Township?

- Excellent
 Very Good
 Good
 Fair
 Poor

9. What is Brighton Township's greatest asset?

- Public Schools
 Housing Stock
 Central Regional Location
 Lakes & Waterfront Property
 Rural/Natural Character
 Other

10. What would you like to see improved in Brighton Township? (check all that apply)

- Civic Gathering Place
 Bike & Hike Trails/Paths
 Parks and Natural Areas
 Roads
 Stormwater / Drainage
 Other

11. What type of housing would you like to see more of in Brighton Township?

(check all that apply)

- Apartments
 Single Family - Townhome
 Single Family - Detached
 Condos
 Senior Housing
 None of the Above

Community Survey **DRAFT 4/16/19** Master Plan Update 2019

12. What type of community-based business is needed/underrepresented in Brighton Township?
(check all that apply)

- Grocery Store
- Specialty Shops
- Brewery/Tavern
- Commercial Services (e.g. bank)
- Restaurants
- Office/Professional

13. Where should the Township focus commercial development efforts?

- Grand River Ave east of the City of Brighton (Old 23 to Kensington)
- Grand River Ave north of I-96 Interchange near Woodland Lake
- Old Highway 23 south of Hilton Rd
- Old Highway 23 near Hyne Rd
- Spencer Rd at I-96 Interchange
- Happy with the Status Quo

14. How would you rate the current condition of major roads in the Township?

- Excellent
- Good
- Fair
- Poor
- No Opinion

15. How would you rate the current condition of subdivision roads in the Township?

- Excellent
- Good
- Fair
- Poor
- No Opinion

16. Would you support a Special Assessment to fund road improvements in your subdivision?

- Yes
- No
- Maybe
- Already have one

17. Would you support a Township-wide property millage to fund road improvements across the Township?

- Yes
- No
- Maybe

18. If sewer service was provided in your subdivision would you wish to connect to it?

- Yes
- No

19. Would you support a Special Assessment to fund sewers in your subdivision?

- Yes
- No
- Maybe

20. Would you support a Township-wide property millage to fund sewer improvements across the Township?

- Yes
- No
- Maybe

21. Which of the following would you like the Township to take a greater role in expanding?
(check all that apply)

- Water
- Sewer
- Roads
- Parks
- None of the Above

22. If you selected any answer in the previous question, which of the following mechanisms are you receptive to?

(check all that apply)

- Property Millage
- Special Assessment District

23. Which of the following would you like to see in a future Township park?

(check all that apply)

- Sports Courts/Fields
- Playgrounds
- Pavilions
- Dog Park
- Bike & Hike Trails
- Splash Pad
- Other: _____

24. Would you support an property tax millage for park and sidewalk improvements?

- Yes
- No
- Maybe

Community Survey DRAFT 4/16/19
Master Plan Update 2019

25. Should Brighton Township have proactive property maintenance code enforcement?

- Yes
- No

26. Should there be more aesthetics mandated for single-family homes?

- Yes
- No

27. Should there be more restrictions on setbacks of Telecommunications (i.e. cell towers on private property)?

- Yes
- No

28. Currently the smallest home allowed in the Township is 950 square feet. Are you comfortable with tiny homes (i.e. 450 square feet) being built in Brighton Township?

- Yes
- No

29. Should storage containers be allowed as homes?

- Yes
- No

30. Should storage containers be allowed as garages?

- Yes
- No

31. Should someone be allowed to turn a single family home into a duplex?

- Yes
- No

32. Should large area lots (2.5 to 5 acres) be allowed to have 2 homes on a single lot?

- Yes
- No

33. Should someone be allowed to rent a second home or garage on their property?

- Yes
- No

34. Should the Township allow short term rentals (e.g. Airbnb) for homes?

- Yes
- No

35. Should the Township allow ground installed solar arrays at residential homes?

- Yes
- No

36. Should the Township allow wedding barns and other agritourism activities?

- Yes
- No

37. Should larger signage be allowed for businesses?

- Yes
- No

38. Please express any additional thoughts you have about the future of Brighton Township:
