

MINUTES

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

MAY 11, 2009
 SPECIAL JOINT MEETING

7:30 P.M.
 (810) 229.0560

Supervisor T. Murphy called the meeting to order at 7:40 P.M. The Pledge of Allegiance was said.

Present: Board of Trustees: T. Murphy, Supervisor; A. Bollin, Clerk; L. Theis, Treasurer; C. Doughty, Trustee; J. Kovitz, Trustee & Planning Commission Liaison; J. Rogers, Trustee; M. Slaton, Trustee; Planning Commission: S. Holden, Chair; G. Unruh, Secretary; Ron Doughty, Bob Padget, Larry Herzinger

Absent: G. Mitsopoulos, Planning Commission

CALL TO THE PUBLIC

Mike Kelly, 4121 Marsh Trail - Supports the Pathways Plan; especially along E. Grand River.

AGENDA

C. Doughty moved and M. Slaton seconded **to approve the agenda as presented.**

Motion carried.

BUSINESS

PATHWAYS AND SIDEWALKS – Review Current Ordinance and Pathway Master Plan

Discussion included review of pathway plan, master plan and zoning ordinance requirements for pathways; short and long term considerations; priority areas; phasing; materials used and width (5 foot concrete moving forward, not 10 foot asphalt); funding in general; and escrowed funds to date. Consensus was that the plan and ordinance needed to be revisited.

A. Bollin moved and J. Rogers seconded **to direct the Planning Commission to revisit the Pathways Plan including the areas identified as Planned and Priority One Areas for the purpose of identifying project segments including timelines and pathway type; to review the Ordinance based on the comments regarding current escrow funds and installation requirements for future phases; to implement a moratorium on any pathway / sidewalk requirements except in the areas designated as Planned and on Old US 23 from E Grand River north to Spencer Road and Kensington Road north of E Grand River, currently included in the Priority One area (Brighton Township Pathways Plan, Map Six, Proposed Pathway System, Adopted September 2006); and to request the Planning Commission to complete their review within 90 days.**

Motion carried.

WIND TURBINE ORDINANCE – Consideration

Planning Commission will review ordinances from other communities and report back to the Board through the planner and/or liaison.

PLANNED UNIT DEVELOPMENTS – Density Bonuses and Open Space Requirements

Discussion included need to review minimum requirements for commercial PUD's, specifically open space requirements (definition of what is included as open space such as landscaping, buffer areas when there is a zoning transition, etc.), shared parking, alternative surface materials for parking lots, setbacks, density bonuses, and sign requirements. Also discussed residential open space and density bonuses; the

Planning Commission will review the Planned Unit Development requirements based upon the discussion.

SIGN ORDINANCE – LED, Movable Signage, General Requirements

Consensus was that the Planning Commission will review and recommend changes to Zoning Ordinance regarding LED and moveable signs with consideration given to the comments mentioned, specifically no streaming signs, illumination must meet light ordinance, and movement is to be limited. Planning Commission will also review general requirements related to size and measurement standards. Group also discussed making the Sign Ordinance a General Ordinance.

MIXED USE DISTRICTS – Potential Mixed Use with Residential in Business Districts

Planning Commission will review the concept and potential requirements for mixed use districts.

ASSISTED LIVING/SENIOR HOUSING ORDINANCE – Consideration

Consensus was a separate ordinance would not be developed at this time; continue using existing zoning tools.

CONDITIONAL ZONING ORDINANCE – Status

Discussion included status of second reading / public hearing at Board level based on most recent legal review dated March 12, 2009 which cited several outstanding issues. Consensus was that conditional zoning requests will be forwarded to the Livingston County Planning Commission for review. Additionally, the planner was requested to make the changes per the Attorney's letter dated March 12, 2009 and forward to the Board for second reading / public hearing and adoption.

GENERAL NOISE ORDINANCE – Consideration

Consensus was to not pursue a general noise ordinance.

OVERLAY DISTRICT – Consideration

Planning Commission will do research on overlay districts including their benefits, potential need and areas that might be better served by an overlay district.

BLIGHT – Discussion

It was noted that this is covered in the General Ordinance; the manager was directed to work with the Building Department and Code Enforcement on blight issues.

DISCUSSION

No other items were discussed.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

A. Bollin moved and S. Holden seconded **to adjourn**. Motion carried.

The meeting adjourned at 10:55 P.M.

Respectfully submitted,

Ann M. Bollin, Clerk

Thomas E. Murphy, Supervisor