

MINUTES

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

**FEBRUARY 8, 2010
REGULAR MEETING
7:00 P.M.
(810) 229.0562**

Chairman Steve Holden called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.
Present: S. Holden, R. Padget, L. Herzinger, J. Kovitz, G. Mitsopoulos
Absent: G. Unruh, R. Doughty

CALL TO THE PUBLIC

No response.

AGENDA

G. Mitsopoulos moved and L. Herzinger seconded **to approve the agenda as presented.**
Motion carried.

MINUTES

G. Mitsopoulos moved and B. Padget seconded **to approve the minutes of the November 30, 2009 special joint meeting as presented.**
Motion carried.

L. Herzinger moved and G. Mitsopoulos seconded **to approve the minutes of the December 14, 2009 regular meeting as presented.**
Motion carried.

BUSINESS

2010 PLANNING COMMISSION OFFICER ELECTIONS AND LIAISON TO ZBA

G. Mitsopoulos moved and J. Kovitz seconded **to retain the 2009 officers for 2010 which includes S. Holden, Chairman; G. Mitsopoulos, Vice-Chairman; and G. Unruh, Secretary; and additionally recommending R. Doughty as the liaison to the ZBA to the Township Board.**
Motion carried.

PUBLIC HEARING ON MISCELLANEOUS SECTIONS OF THE ZONING ORDINANCE TO REVISE LANGUAGE FROM "BUILDING OFFICIAL" TO "TOWNSHIP MANAGER OR DESIGNEE" OR "BUILDING DEPARTMENT" OR "ZONING DEPARTMENT"

K. Mathews reviewed the proposed Zoning Ordinance changes.

The public hearing opened at 7:05 p.m.

No comments.

The public hearing closed at 7:05 p.m.

G. Mitsopoulos moved and L. Herzinger seconded **to recommend approval of the proposed text changes to various sections of the Zoning Ordinance to the Livingston County Planning Commission and Brighton Township Board of Trustees as presented.**
Motion carried.

RE-REVIEW OF SITE PLAN # 09/05; APPLICANT: CIACCIO'S PRODUCE COMPANY LLC DBA SIMPLY FRESH PRODUCE; LOCATION: 9984 E GRAND RIVER; TAX ID#'S: 12-32-300-023 & 12-32-300-063; ZONING: B-2

Abby Cooper, Applicant's Attorney, reviewed the status of their site plan application and the outstanding items per Planner K. Mathews' review letter dated February 1, 2010 and Engineer D. Schroeder's review letter dated January 4, 2010 and their relation to Zoning Ordinance *Sec. 21-06, Non-Conforming Sites*.

C. Widmaier, Township Attorney, reviewed the status of the Township's ongoing litigation with the Applicant and reviewed Zoning Ordinance *Sec. 21-06, Non-Conforming Sites*, with the Planning Commission.

K. Mathews presented her review letter dated February 1, 2010; Engineer D. Schroeder's letter dated January 4, 2010; Fire Department's letter dated February 4, 2010 and the LCRC's letter dated January 21, 2010.

Comments from the public:

Sheldon Greenberg, Farmington Hills – Supports the Applicant.

Julie Clore, 9956 E. Grand River – Expressed concerns with the site plan including the foot candles of the pole sign, lighting on the west side of the building, hours of operation, loading and unloading zone; site plan should have to go to the ZBA.

Chris, Owner of neighboring restaurant – Supports the Applicant.

Planning Commission discussed the outstanding items noted in the review letters related to Zoning Ordinance *Sec. 21-06, Non-conforming Sites*, including REU assignment, landscape plan (presented at meeting), pole signage photo metrics, wall signage excluding neon "open" sign which will be submitted under a separate sign permit application, cooler size, and reference to market v. grocery store.

G. Mitsopoulos moved and J. Kovitz seconded to table Site Plan # 09/05; Applicant: Ciaccio's Produce Company LLC dba Simply Fresh Produce; Location: 9984 E. Grand River; Tax ID #'s: 12-32-300-023 & 12-32-300-063 for sixty (60) days to allow the Applicant to revise the Site Plan to include the information as discussed including the photo metrics for the pole sign; parking lot striping including when the striping will be completed; noting the hours of operation, hours for loading and unloading, that no lighting shall spill over the westerly or southerly lot lines, and that signage will on be on during the hours of 8:00 a.m. and 8:00 p.m.; and that the Applicant must submit supplemental information on the cooler noise and landscape sketch plan for review by the Township Planner.

Motion carried.

2010 WORK ITEM SUGGESTIONS

Planning Commission reviewed the work item suggestions outlined in e-mails dated January 18, 2010 and January 21, 2010; consensus was to forward the following suggestions to the Township Board: performance-based ordinances, cluster developments (villages), fast-track permitting, form-based codes, and access management, ~~shared~~ parking *alternatives (impervious/pervious/shared/reduced)*, walkability.

REPORTS AND CORRESPONDENCE

No reports.

CALL TO THE PUBLIC

Mark & Julie Clore, 9956 E. Grand River – Discussed their concerns with the Simply Fresh application and the process.

G. Mitsopoulos moved and J. Kovitz seconded to **adjourn**.

Motion carried.

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Approved – April 12, 2010

The meeting adjourned at 9:10 P.M.

Respectfully submitted,

Steve Holden, Chairperson

Gary Unruh, Secretary

Kelly Mathews, Planner

Ann M. Bollin, Clerk