

MINUTES

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

SEPTEMBER 11, 2017
REGULAR MEETING
7:00 P.M.
(810) 229.0562

Chairman S. Holden called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.

Present: S. Holden, M. Slaton, J. Stinedurf, D. Schifko, B. Prine, G. Mitsopoulos

Absent: L. Herzinger

CALL TO THE PUBLIC

Mike Palmer, 10382 E. Grand River - Encore needs to cut their lawn.

Kim Logie-Bates, 5508 Woodruff Shore Drive - What is the process? When can they start construction?

Woman across from pump station on Grand River stated there is a sewer emission smell every night at 9 p.m.; it should be changed to a different time.

AGENDA

G. Mitsopoulos moved and D. Schifko seconded **to approve the agenda as presented.**

Motion carried.

MINUTES

J. Stinedurf moved and B. Prine seconded **to approve the minutes of the August 14, 2017 regular meeting as presented.**

Motion carried.

Abstain: G. Mitsopoulos

PUBLIC HEARING FOR SPECIAL LAND USE PERMIT (SLUP) SU# 17/02 AND PRELIMINARY SITE PLAN SP#17/04 FOR ENCORE VILLAGE; ADDRESSES: 11065 AND 10675 E. GRAND RIVER; APPLICANT AND OWNER: MANCHESTER BRIGHTON; TAX ID#'S: 12-32-400-001 AND 12-33-400-010; ZONING: RM-1 CONDITIONAL

K. Mathews, Township Planner, overviewed the site plan process and where this project is in the process. She also reviewed her September 6, 2017 letter and A. Harris, Township Engineer, reviewed his September 8, 2017 letter.

Brent LaVanway, Applicant Representative, Boss Engineering, Jim George and Michael Furnari, Applicants, were in attendance. Additionally, Alex Bogaerts, Alexander V Bogaerts & Associates, and Joel Felino, Felino Pascual and Associates, were in attendance. Mr. LaVanway reviewed the special land use permit and site plan applications. Mr. LaVanway stated there were only a few changes since this was last seen by the Planning Commission and Township Board. The project has been reduced by thirteen (13) apartment units so the total number of units is 542 instead of 555. The 162 unit multi-use building is still proposed the same as before. He stated that the reduction in units was due to the third (3rd) driveway being moved slightly to the west and that five (5) of the seven (7) underground drainage units were converted to retention basins and for these reasons some of the unit configurations were changed slightly. Mr. Bogaerts reviewed the material percentages and stated the reasons why they chose that architecture for the project which is the same as was reviewed in the conceptual review phase.

PUBLIC HEARING

The public hearing opened at 7:38 p.m.

Mike Palmer, 10382 E. Grand River - Stated that the \$75,000 to be put into reserve for traffic improvements on E. Grand River should not go into the general fund; he stated that the sewer REU's should not be listed in fractional units; each unit should be charged one REU; and that he objects to the project.

Sue Kelly, 4121 Marsh Trail - Stated that she is happy that the project will be cleared in phases; she is upset that the natural features study was done in March which is a bad time to review wetlands, woodlands, and animals on the site; mentioned that a Falcon was listed in the report as being seen on the site; and that this area is rated as a high quality natural features area by Livingston County.

Kim Logie-Bates, 5508 Woodruff Shore Drive - Stated this project is too big; it's destroying wetlands on the east side; the traffic is too much; should reduce the nine (9) units on their side; she's happy that the DEQ permit was revised to not discharge into Woodruff Lake; stated that there shouldn't be a discount on the debt service fee for the project.

Dawn Bate, 5508 Woodruff Shore Drive - Stated there were two (2) different wetland maps; need to preserve wetlands by the nine (9) units; there are several animal trails in the development; debt service fee - developer shouldn't get discounts; BAFA letter has different phasing listed; wetlands buffer was reduced from one hundred (100) ft. to twenty-five (25) ft.; the driveway for the nine (9) units is a traffic hazard.

Woman who lives across from the pump station said there should be guard rail; she'll look at the TIS; the sewer smell is bad.

J. Black, 2941 School Lake Road - Falcon in the study; .5 REU/unit is not fair.

The following e-mails were read into record.

Bob Potocki 9/7/17 e-mail regarding sewer

J. Ewing 9/11/17 e-mail regarding sewer

Dana Casey 9/11/17 e-mail - not in support

Maureen Warren-Ray 9/10/17 e-mail - not in support

The public hearing closed at 7:55 p.m.

The Planning Commission discussed various issues at length including Knox boxes for each unit, the buffer to I-96 with trees in addition to the sound wall along I-96, and the falcon.

The LCDC letter dated 8/29/17 was reviewed. It was stated that this letter was in reference to the last submittal before the changes had been made. The third (3rd) driveway which was moved to the west was discussed and the extension of the driveway from Woodruff Drive to the fourth (4th) driveway. Additionally, the percentage of material chart and an interpretation of the signage proposed for the entry wall was discussed.

G. Mitsopoulos moved and B. Prine seconded to approve Special Land Use Permit (SLUP) SU# 17/02 for Encore Village; Addresses: 11065 and 10675 E. Grand River; Applicant and Owner: Manchester Brighton; Tax ID#’s: 12-32-400-001 and 12-33-400-010; Zoning: RM-1 Conditional with the following conditions: that the assisted living and memory care building attain any state licensing required and all agency approvals be attained.

Motion carried.

J. Stinedurf moved to table Preliminary Site Plan SP#17/04 for Encore Village; Addresses: 11065 and 10675 E. Grand River; Applicant and Owner: Manchester Brighton; Tax ID#’s: 12-32-400-001 and 12-33-400-010; Zoning: RM-1 Conditional due to the issue of a falcon potentially being seen on the property; the entry signage issue; and the percentage of building material.

No support was made for the motion so it failed.

G. Mitsopoulos moved and B. Prine seconded to approve the Preliminary Site Plan SP#17/04 for Encore Village; Addresses: 11065 and 10675 E. Grand River; Applicant and Owner: Manchester Brighton; Tax ID#’s: 12-32-400-001 and 12-33-400-010; Zoning: RM-1 Conditional with the following conditions: that the Township Planner’s letter dated September 6, 2017, Township Engineer’s letter dated September, 8, 2017, BAFA’s letter dated September 7, 2017 and all of the agency letters’ issues be resolved; that state licensing for the multi-use building be attained if required; that a table of percentages of the building materials be submitted; that verification of a falcon on the site be attained; that the entry signage be resolved; and to review the BAFA Knox box issues.

Motion carried.

Nayes: J. Stinedurf

PRELIMINARY SITE PLAN SP#17/10 FOR TEE BONE’Z; ADDRESS: 4900 S. OLD 23; APPLICANT: LINDHOUT ASSOCIATES ARCHTECTS; OWNER: TEE BONE’Z REAL ESTATE LLC; TAX ID#: 12-32-203-050; ZONING: B-2

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Minutes - September 11, 2017 Regular Meeting

Approved - October 9, 2017

Piet Lindhout, Applicant Representative, Lindhout Associates, overviewed the request for a facade upgrade and the challenges to this site with all of the non-conforming issues. Don Kroeyre and Vinnie Morales, Applicants, were in attendance. Mr. Lindhout stated they would like a barn wood look but not utilize wood because of the maintenance issues so they are proposing ceramic tile that looks like wood which is not available on the Township's table of materials. Therefore, it is included under the "other" classification which allows a maximum of twenty-five (25%) percent. Other materials include cultured stone. He stated that they will be increasing the roof height to screen the rooftop units which further increases the non-conformity by utilizing additional material and that this is a durable material; it wasn't chosen to be cheap. Also, he stated they are also adding one more barrier free space and will reduce the light output for the proposed gooseneck lights to be mounted on the front wall. Finally, he stated that they were requested to place money into the Pathway Fund, not install sidewalk since it can't be constructed at this time. K. Mathews reviewed her letter dated September 6, 2017.

D. Schifko moved and J. Stinedurf seconded **to approve the Preliminary Site Plan SP#17/10 for Tee Bone'z; Address: 4900 S. Old 23; Applicant: Lindhout Associates Architects; Owner: Tee Bone'z Real Estate LLC; Tax ID#: 12-32-203-050; Zoning: B-2 with the following conditions: that the Northwest corner of the site be leveled, graded, and paved (the dirt section) and the other outstanding issues raised in the Township Planner's letter dated September 6, 2017.**

Motion carried.

REPORTS AND CORRESPONDENCE

J. Stinedurf - ZBA update: Verizon and three (3) residential projects.
M. Slaton - Township Board update: Deerfield.

CALL TO THE PUBLIC

Sue Kelly, 4121 Marsh Trail - Falcon in the Boss natural features study is probably not correct and the report should be done between May and August.
Barb Potocki, 8420 Woodland Shore Drive - Questioned sewer differences for Woodland Estates area, Encore senior building, and the mobile home park off of Hacker.

ADJOURNMENT

D. Schifko moved and J. Stinedurf seconded **to adjourn.**
Motion carried.
The meeting adjourned at 9:30 P.M.

Respectfully submitted,

Steve Holden, Chairperson

Jeff Stinedurf, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk