



Brighton City Council Meeting

200 N First St • City Hall Council Chambers • Brighton, Michigan 48116
(810) 227-1911 • www.brightoncity.org

September 24, 2024 – 6:30 p.m.

AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Consider approval of the agenda
5. Consider approval of consent agenda items

Consent Agenda Items

- a. [Approval of minutes: regular meeting of September 10, 2024](#)
- b. [Approval of the special land use permit for 305 E. Grand River as recommended by the Planning Commission](#)
- c. [Approval to award the contract for the replacement of the grit room door to Rescom Door LLC in an amount not to exceed \\$12,487.94](#)

Correspondence

6. Call to the public
7. Staff updates
8. Updates from Councilmember liaisons to various boards and commissions
9. Presentation by the American Red Cross

Discussion

10. CSX Parking lot paving
11. Short term rentals

New Business

12. [Discuss “No Parking” signs and the placement on select streets in the City of Brighton](#)
13. Consider entering into closed session to receive a written attorney-client privileged communication pursuant to section MCL 15.268(1)(h) of the Open Meetings Act
14. Consider possible action resulting from closed session

Other Business

15. Call to the public
16. Adjournment



Brighton City Council Meeting

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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON SEPTEMBER 10, 2024

1. Call to order

Mayor Tobbe called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

3. Roll call

Present were Mayor Tobbe, Mayor Pro Tem Bohn, Councilmembers: Albert, Gardner, Gipson, Pettengill, and Schmenk.

Staff Present: City Manager Gretchen Gomolka, DPS Director Marcel Goch, Community Development Manager Michael Caruso, City Clerk Tara Brown, Attorney Sarah Gabis, and Chief Brent Pirochta.

4. Consider approval of the agenda

Motion by Councilmember Gardner, seconded by Pettengill to approve the agenda as presented. **The motion carried, 7-0.**

5. Consider approval of consent agenda items

Motion by Councilmember Schmenk, seconded by Mayor Pro Tem Bohn to approve the consent agenda as presented. **The motion carried by roll call vote, 7-0.**

Consent Agenda Items

- a. **Approval of minutes: regular meeting of August 27, 2024**
- b. **Approval of resolution #2024-19, Local Government Unit Approval for Social District Permit for Veritas Vineyard, LLC D/B/A Grand River Brewery**
- c. **Approval to purchase variable frequency drives for the wastewater treatment plant equalization tank from Marshall E. Campbell Company in an amount not to exceed \$14,822 and the programming of the drives by Cyr Electric in the amount of \$5,500**
- d. **Approval of the Hubbel, Roth, and Clark, Inc. (HRC) proposal for the 2024 Water Reliability Study update in the amount of \$29,200**

Correspondence

6. Call to the public

Mayor Tobbe opened the call to the public at 6:33 p.m. Hearing and seeing no comment, the call to the public was closed.

7. Staff updates

Chief Pirochta relayed that the right turn only lines by Target and Challis have been painted and an educational campaign will begin to ensure all patrons and visitors to the area are aware of the new signage. Also, the four way stop at East Street and Beaver Street will have the same educational campaign followed by enforcement. Chief Pirochta noted that the Smokin' Jazz and BBQ Blues was very well attended, perhaps the most he has seen in recent years but everyone one enjoyed their time downtown without incident.

Director Goch noted the East Street stub street project is wrapping up with the final touch of coring manholes to prepare for cement surrounds which ensures stability and strengthening of the manholes.

City Manager Gomolka stated the auditors are wrapping up their audit of the city and a final presentation will be made to City Council in October. Also, Manager Gomolka and others will be traveling to Mackinac Island for the MML conference with hopes of winning the most prestigious Community Excellence Award.

8. Updates from Councilmember liaisons to various boards and commissions

Councilmember Albert noted the Brighton Veterans Memorial Committee to prepare for the Veterans Day Parade. The moving wall, Wall of Honor, will be in Manly Park September 12th through 15th, 2024. The wall is a half-size replica of the Vietnam Memorial. Ruck to Live, organized by Veterans Connected, event will be held September 28, 2024. This event is a fundraiser to raise awareness for veteran and civilian suicide prevention.

Mayor Pro Tem Bohn stated that the Planning Commission is continuing to work with Giffels Webster to refine and revise the Master Plan. A timeline for review is forthcoming.

New Business

9. Consider approval of a Gorman-Rupp factory-built water booster station for the Pine Creek Subdivision in the amount of \$386,420

Motion by Councilmember Gardner, seconded by Councilmember Schmenk to approve the purchase of the Gorman-Rupp factory-built water booster station for the Pine Creek Subdivision in the of \$386,420. **The motion carried, 7-0.**

10. Consider approval of the Amended Intergovernmental Agreement for Building Department Services with Livingston County

Motion by Councilmember Gipson, seconded by Councilmember Pettengill to approve the Amended Intergovernmental Agreement for Building Department Services with Livingston County and authorize the City Manager to execute the same. **The motion carried, 6-0. Mayor Tobbe abstained.**

Other Business

11. Call to the public

Mayor Tobbe opened the call the public at 7:00 p.m. Hearing and seeing no comment, the call to the public was closed.

12. Adjournment

Motion by Councilmember Pettengill, seconded by Councilmember Gardner to adjourn the meeting at 7:00 p.m. **The motion carried, 7-0.**



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

SEPTEMBER 24, 2024

SUBJECT: CONSIDER APPROVAL FOR SPECIAL LAND USE PERMIT 24-01, TO ALLOW A RESIDENTIAL USE ON THE GROUND FLOOR AT 305 E. GRAND RIVER

ADMINISTRATIVE SUMMARY

A Special Land Use application has been submitted by Timothy Lang to permit a residential use on the ground floor of the subject property. The parcel is located within the Downtown Business District, in which a Special Land Use approval is required for ground-floor residential uses.

The parcel contains a two-story residential structure that previously had the first floor converted to a commercial use, with a residential dwelling remaining on the second floor. In 2017, the current property owner converted the first floor back to a residential unit and was granted a Special Land Use Permit by City Council to allow for a ground-floor residential use. Since then, the property has been used as a duplex with upper and lower dwelling units. The Special Land Use Permit was granted with the following condition:

This permit is issued specifically to applicant, and shall not be transferrable, or run with the land. Any modification of this permit shall require reapplication as a special land use.

The applicant, Timothy Lang, has a purchase agreement executed to obtain the property and proposes to continue it as a residential duplex use, which would require an approval for a new Special Land Use Permit.

ADMINISTRATIVE REVIEW

- A Special Land Use is required for ground floor residential in the DBD.
- A Special Land Use must meet the minimum standards as set forth in Section 98-6.2 of the zoning ordinance.
- The Planning Commission conducted a public hearing and granted a recommendation of approval at their September 16, 2024, regular meeting. There were no comments received at this public hearing.
- The property has ample parking on site for the proposed residential use.

RECOMMENDATION

Considering this property is currently operating in accordance with a Special Land Use Permit that allows ground-floor residential, staff has no concerns with this use continuing under a new Special Land Use Permit. The proposed use of residential aligns with the Master Plan by supplying housing, walkability, and economic support to businesses, in and around the Downtown area.

Staff recommends City Council approve Special Land Use Permit 24-01

Prepared by: Michael Caruso, Community Development Manager

Reviewed &

Approved by: Gretchen Gomolka, City Manager

- Attachments:**
1. Application
 2. GIS Location
 3. Image of Structure

305 E. Grand River







CITY OF BRIGHTON SPECIAL LAND USE APPLICATION

200 N. First Street - Brighton, MI 48116 - commdev@brightoncity.org - 810.844.5149

Submit completed application, required documents, and \$1,200.00 fee to the address above.

SPECIAL LAND USE LOCATION

Address: _____

Parcel Tax ID # 4718 - _____

Current Zoning Classification: _____

Adjacent Property Zoning Classification: _____

PETITIONER

Name: _____

Phone: _____ Email: _____

Company: _____

Address: _____

PROPERTY OWNER (if different than applicant)

Name: _____

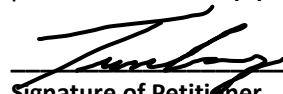
Phone: _____ Email: _____

Company: _____

Address: _____

WARRANTY OF PETITIONER (must be completed by petitioner)

I understand that the proposed special land use will not be considered by the Planning Commission until such time that the plan contains at least the minimum amount of information required by the city, per **Section 98-6.2(B)** of the City of Brighton Zoning Ordinance.

 _____
Signature of Petitioner Printed Name of Petitioner Date

I, the property owner, authorize the petitioner to submit this application for review by the Planning Commission.

 _____
Signature of Property Owner Printed Name of Property Owner Date



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

September 24, 2024

SUBJECT: **CONSIDER AWARDING THE PROPOSAL FOR GRIT ROOM GARAGE DOOR REPLACEMENT TO RESCOM DOOR LLC IN AN AMOUNT OF \$12,487.94**

BACKGROUND

- The grit room at the Wastewater Treatment Plant (WWTP), which slows down wastewater flow to allow solids to settle, is equipped with a large garage door. This door provides access for our forklift to enter the grit room and allows Waste Management to service a large roll-off dumpster inside the room.
- The door and the door operator are both 22 years old and due to the corrosive environment, need to be replaced.

ADMINISTRATIVE SUMMARY

- The grit room at the WWTP is where raw sewer flow from the Third Street lift station first enters the plant. Even with a large intake and exhaust fan that is constantly moving fresh air through the room, is still a very corrosive environment.
- The garage door and the track for the door are showing signs of heavy corrosion. The garage door operator, which is a heavy-duty unit designed to be in atmospheres such as a grit room, is no longer working. This requires staff to use the chain mechanism to manually open and close the door.
- Staff contacted three different contractors to obtain proposals for a new door and operator. The results from the contractors’ proposals are below.

Garage Door Replacement WWTP Grit Room	
Vendor	Cost
Overhead Door West	\$13,700.00
Rescom Door LLC	\$12,487.94
Motor City Door	\$19,414.00

- Rescom Door, LLC was the low bidder. They are a local contractor that has performed work on our garage doors at the DPW building in recent years. Working with Rescom Door has been a good experience.
- Several contractors that we talked to about providing a quote and recommended Rescom Door for large commercial door projects such as this.

BUDGET INFORMATION

- There is currently \$20,000 available in the approved CIP Budget for the 2024/25 fiscal year for the replacement of the Grit Room Garage Door.

RECOMMENDATION

Award the contract for the replacement of the grit room garage door to Rescom Door LLC in an amount not to exceed \$12,487.94

Reviewed by: Marcel Goch, DPS Director

Elizabeth Gaines, Finance Director

- Within Budget
- Budget Amendment Necessary and In Proper Form
- Other _____

Reviewed &

Approved by: Gretchen Gomolka, City Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

SEPTEMBER 24, 2024

SUBJECT: DISCUSS "NO PARKING" SIGNS AND THE PLACEMENT ON SELECT STREETS IN THE CITY OF BRIGHTON

BACKGROUND

On May 7, 2024, the City Council approved Traffic Control Order (TCO) 186, which authorized the installation of "No Parking" signs and a yellow curb on the north side of Washington St., from Hyne St. to Fourth St. This measure was implemented to enhance motor vehicle safety by preventing head-on situations and to ensure that emergency vehicles, such as fire trucks, can pass through unobstructed. When vehicles parked on both sides of the street, it created a hazardous situation, impeding the passage of large emergency vehicles. TCO 186 was introduced as a test case to assess the effectiveness of the "No Parking" signs during regular traffic and civic events. The Police Department has observed that the signs have been particularly successful during civic events on Washington St.

ADMINISTRATIVE SUMMARY

Due to similar safety considerations on narrower streets within the city, the Police Department would like to discuss with City Council the possibility of placing more "No Parking" signs on select streets. The areas that would be discussed are where cones with "No parking" are placed by officers during civic events. Some areas already have "No Parking" signs, however no official TCO is on record to allow enforcement.

Areas/Streets for consideration are as follows:

- North Third St on the west side of the street from State St. to W. Main St.
- South Second St on the east side of the street from W. Main St. to Franklin St.
- South First St. on the east side of the street from Madison St. to Franklin St.
- Madison St. on the south side of the street from S. First St to S. Third St.

RECOMMENDATION

Staff recommends that City Council members take a look at these areas prior to the next City Council meeting to determine if TCOs are desirable in those locations.

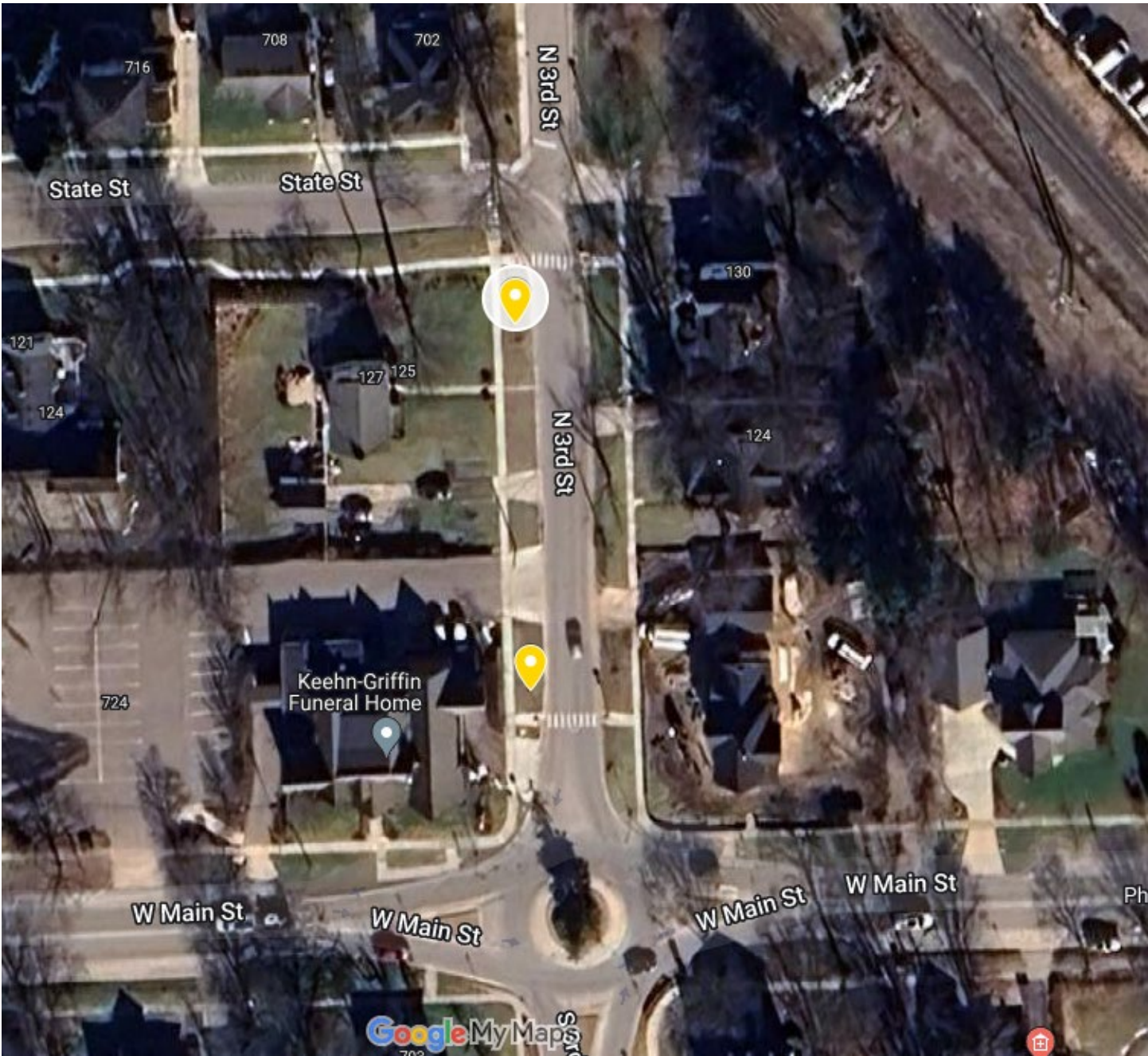
Prepared by: Brent Pirochta, Chief of Police

Reviewed &

Approved by: Gretchen Gomolka, City Manager



The yellow pins indicate possible “No Parking” sign locations with yellow curb paint



The yellow pins indicate possible “No Parking” sign locations with yellow curb paint.