



Brighton City Council Meeting

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

September 9, 2025 – 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 August 26, 2025](#)

Correspondence

6. Councilmember updates
7. Staff updates
8. Mayoral Proclamation: Eagle Scout Drew Smith
9. Call to the public

New Business

10. Appointments
11. [Discussion: Easement request](#)
12. Consider Entering into Closed Session to Receive a Written Attorney-Client Privileged Communication pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(h), Michigan Compiled Laws.

Other Business

13. Call to the public
14. Adjournment



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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON AUGUST 26, 2025

1. Call to order

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

2. Pledge of Allegiance

Mayor Tobbe led those in attendance in the Pledge of Allegiance

3. Roll call

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

Others Present: City Manager Gretchen Gomolka, City Clerk Tara Brown, DPS Director Marcel Goch, Community Development Manager Mike Caruso, Human Resources Manager Michelle Whitney, Deputy DPS Director Corey Brooks, Superintendent Josh Bradley, Attorney Sarah Gabis, and Chief Brent Pirochta.

4. Consider approval of the agenda

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

5. Consider approval of consent agenda items

Motion by Councilmember Schmenk, seconded by Councilmember Albert 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 12, 2025
- b. Approval of Resolution 2025-22, approving the Sale of Alcoholic Liquor by Clink and Co Designs, LLC, DBA Le Clink Events located at 265 W. Main Street, Suite 200
- c. Approval of Resolution 2025-23, approving the Redevelopment Liquor License Application to the MLCC by Clink and Co Designs, LLC, DBA Le Clink Events located at 265 W. Main Street, Suite 200
- d. Approval to recognize Center2Grow as a 501(c)(3), non-profit organization for the purpose of obtaining a Charitable Gaming License, Resolution #2025-24
- e. Approval of the purchase of a Hydrant Saver and all associated accessories from Jack Doheny Company in an amount not to exceed \$12,832.33
- f. Acceptance of the quarterly financial report
- g. Acceptance of the quarterly investment report

Correspondence

6. Councilmember updates

Mayor Pro Tem Bohn stated the Planning Commission met on August 18, 2025, to recommend that the master plan be approved for distribution and start the 60-day review period to include the CVS parking area and building as a potential redevelopment site.

Councilmember Gardner noted the Huron River Watershed Council will celebrate its 60-year anniversary with Suds for the River event on September 10, 2025, from 6:00 p.m. to 9:00 p.m. Please visit their website for more information.

Councilmember Gipson noted that Downtown Development Authority met on August 19, 2025, and approved the takeover of the CSX lot lease and discussed options for more use of the AMP with potential music acts and acoustic sets.

Councilmember Albert noted that during discussion with the Downtown Development Authority it was expressed that they would like to see more use of the AMP and potentially work with musicians to make better use of the AMP to bring ambient/complementary music downtown.

7. Staff updates

Chief Pirochta noted that Keehn Griffin Funeral Home will be honoring a veteran with a 21 Gun Salute Wednesday, August 27, 2025, at approximately 11:00 a.m.

Community Development Manager Caruso noted that West Village infrastructure work is a day or two away from completion. There have been some complaints about dust and sound during this phase in West Village, but the builder has three water trucks going at all times to mitigate dust and the sound concerns are within the city's ordinance limits.

DPS Director Goch noted the Pine Mount booster station will be installed soon. Also the city's concrete contractor for sidewalk rehabilitation is onsite repair and replacing various sidewalk flags throughout the city.

City Manager Gomolka reported that she and Chief Pirochta attended the grand opening of El Patron. During the event, Chief Pirochta presented an award for bravery to Noe Maldonado in recognition of his quick thinking and calm response when a fellow vendor experienced a medical emergency due to low blood sugar at the Taste of Brighton.

8. Quarterly employee spotlight and recognition Officer Kristi Bell and DPW Operator III Dan Tharp

9. Call to the public

Mayor Tobbe opened the call to the public at 6:55 p.m. Hearing and seeing no comment, the call to the public was closed.

New Business

10. Consider approval to distribute the final draft Master Plan, as required by the Michigan Planning Enabling Act, including the Planning Commission's revision to designate the corner of W. Grand River and E. Main Street as an additional redevelopment site

Motion by Councilmember Schmenk, seconded by Councilmember Gardner to direct staff to distribute the final draft Master Plan, as required by the Michigan Planning Enabling Act, including the Planning Commission's revision to designate the corner of W. Grand River and E. Main Street as an additional redevelopment site. **The motion carried, 7-0.**

11. Conduct a first reading and set a public hearing for September 23, 2025, for proposed Ordinance 611 amendments to the zoning ordinance permitting temporary outdoor storage

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Pettengill to set a public hearing for September 23, 2025, for proposed Ordinance 611 amendments to the zoning ordinance permitting temporary outdoor storage. **The motion carried, 7-0.**

12. Consider approval of the purchase of eight new pneumatic wasting valves from Kennedy Industries for a cost not to exceed \$62,752

Motion by Councilmember Gardner, seconded by Councilmember Pettengill to approve the purchase of eight new pneumatic wasting valves from Kennedy Industries for a cost not to exceed \$62,752. **The motion carried, 7-0.**

13. Consider awarding the contract for the 2025 Road Maintenance Project to Allied Construction for \$1,484,171.48 including a 15% contingency, for a total of \$1,707,000

Motion by Councilmember Schmenk, seconded by Councilmember Albert to award the contract for the 2025 Road Maintenance Project to Allied Construction for \$1,484,171.48 including a 15% contingency, for a total of \$1,707,000 along with all necessary budget amendments. **The motion carried, 7-0.**

Other Business

14. Call to the public

Mayor Tobbe opened the call to the public at 7:39 p.m. Hearing and seeing no comment, the call to the public was closed.

15. Adjournment

Motion by Councilmember Pettengill, seconded by Mayor Pro Tem Bohn to adjourn the meeting at 7:40 p.m. **The motion carried, 7-0.**

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL SEPTEMBER 9, 2025

SUBJECT: DISCUSSION ON A REQUEST FOR AN EASEMENT FROM THE CITY TO ASSIST IN A PROPOSED REDEVELOPMENT SITE LOCATED AT 120 W GRAND RIVER

ADMINISTRATIVE SUMMARY

The Community Development Dept received plans for a potential redevelopment of the building located at 120 W Grand River. The property is under contract with the owner of a company named [MK Cannelle](#), which is a successful bakery and café business, currently with five southeast Michigan locations plus two new locations in Northville and Rochester opening soon. The owner has an executed purchase agreement for the site and is completing due diligence on the proposed renovations for the building (see attached plot plan and elevation drawings). The subject property is currently in a long period of instability regarding ownership, tenants, and building maintenance. The proposed plan for MK Cannelle to renovate the structure and operate a thriving business would be a great benefit to the city and Downtown Business District.

During this due diligence phase, the developer's architect has discovered issues that complicate any redevelopment opportunity, specifically with updating the old structure to the required modern building codes. One item of concern is meeting ADA code requirements for ingress and egress. In effort to avoid major reconstruction of the building, the architect has designed an exterior ADA accessible entrance connecting to the front door of structure. This would look similar to the entrance and the adjoining property to the south (Thai Express). Because this design would require building into the city sidewalk area, the business owner is asking the city if there is interest in an easement agreement from the city to accommodate the plan. The city sidewalk in front of this location is 14 feet wide and the accessible entrance would require approximately 6 feet from the property line, which is estimated to be at the building foundation. The business owner is planning a late September closing on the sale and would like the city to consider an easement, enabling him to move forward with the purchase of the property.

FINDINGS

- If the city were to agree to an easement, there would still be at least 8 feet of sidewalk area remaining for pedestrians. This amount of area would still be more than most sidewalks within the Downtown District.
- The city recently signed a similar agreement when the redevelopment of the Rolison Building was completed. An easement agreement was executed to accommodate a new tenant space entrance to the rear of that building.
- Considering the deteriorating condition of the building, this would be a good opportunity to help revitalize this location and provide more economic benefits to the downtown.
- Staff is not looking for a motion to create the easement at this time, rather a general consensus that this is something that council would likely entertain.

Prepared by: Michael Caruso, Community Development Manager

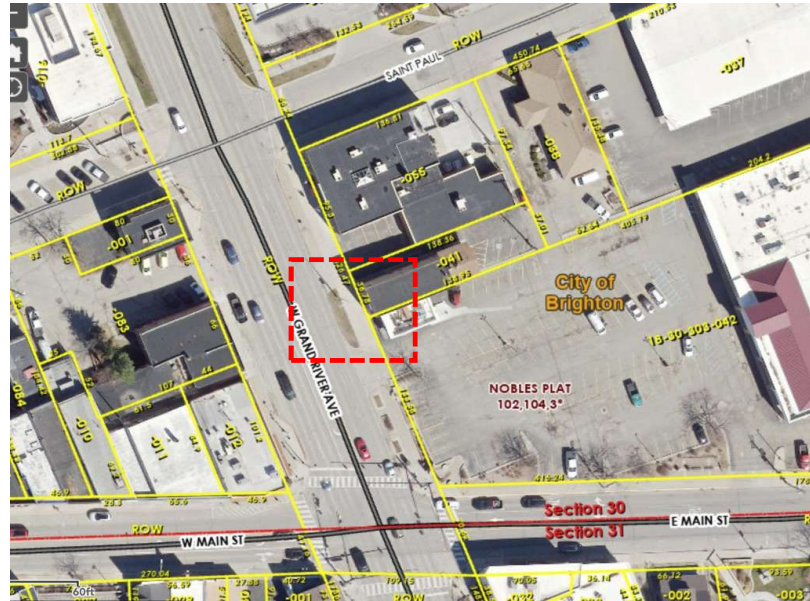
Approved by: Gretchen Gomolka, City Manager

Attachments: 1. Proposed Elevations and Plot Plan

KOSECK/ARCHITECTURE LLC (08.262025)

MK-CANNELLE BRIGHTON (STEPS/RAMP ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY)

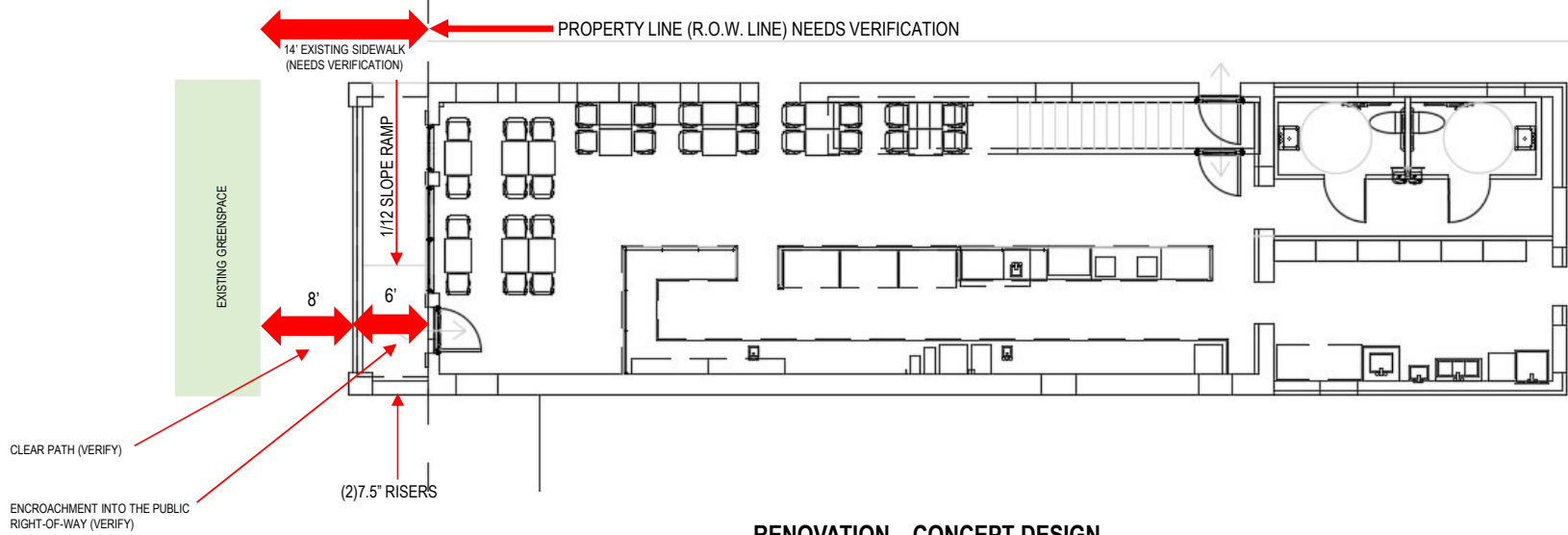
120 W. GRAND RIVER, BRIGHTON, MICHIGAN



EXISTING BUILDING/CONDITIONS



MK-CANNELLE BRIGHTON (STEPS/RAMP ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY)



RENOVATION – CONCEPT DESIGN

