



# Brighton City Council Meeting

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## MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON MARCH 24, 2026

### 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, DPS Director Marcel Goch, Community Development Manager Mike Caruso, Finance Director Liz Gaines, Human Resources Manager Michelle Whitney, City Clerk Tara Brown, Deputy Chief Chris Parks, and Superintendent Josh Bradley.

### 4. Consider approval of the agenda

**Motion** by Councilmember Pettengill, seconded by Councilmember Gardner 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 items as presented. **The motion carried by roll call vote, 7-0.**

#### Consent Agenda Items

- a. Approval of the minutes: March 10, 2026
- b. Approval of Resolution #2026-02, Poverty Exemption

#### Correspondence

### 6. Councilmember updates

Councilmember Garder noted that the March 12, 2026, Brighton Area Fire Authority Meeting was held at Station 32 and the board discussed board member compensation, reviewed the updated employee handbook and healthcare plans with human resources, and Chief O'Brian updated the board on the various updates to the VHF system.

### 7. Staff updates

Deputy Chief Parks stated that the Police Department is currently working through applicants for two vacancies. The applicants are going through the background phase.

DPS Director Goch stated that ITC will be closing Cross Street to update the powerline poles. Pavement marking and chip and fog sealing will be starting soon. An expected start day will be posted on the city's social media including the app.

Human Resources Manager Whitney noted that the city is currently looking to fill several openings for seasonal DPW help.

### 8. Call to the public

Mayor Tobbe opened the call to the public at 6:45 p.m.

Susan Walters Bakhaus spoke regarding attendance at the Planning Commission meetings.

Duncan Ogilvie stated that he represents Independence Village and noted his clients' concern over item 12 on the agenda. He noted that it appeared that his client did not receive notice of the public hearing and did not receive the required mailout.

Kristina Lyke addressed City Council and stated that she is running for the open seat for Circuit Judge.

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

### Discussion

#### **9. 2026/2027 Budget & Utility Fees Presentation**

City Manager Gomolka provided a high-level overview of the 2026/2027 budget, highlighting various grant opportunities, general fund projections, fiscal pressures, and discussed how tax dollars are distributed based on the 2025 levy. City Council determined the budget work session will be held on April 7 and 9, 2026 beginning at 6:30 p.m. and a public hearing be held on May 12, 2026, during the regular City Council meeting.

**Motion** by Councilmember Gipson, seconded by Councilmember Gardner to set the budget public hearing on May 12, 2026. **The motion carried, 7-0.**

#### **10. Brighton Arts and Culture Commission meetings**

**Motion** by Councilmember Gipson, seconded by Councilmember Gardner to allow the Brighton Arts and Culture Commission to operate consistent to the ordinance as an advisory committee that is not subject to the Open Meetings Act. **The motion carried by roll call vote, 5-2. Mayor Tobbe and Mayor Pro Tem Bohn voted no.**

### Public Hearing

#### **11. Second reading and conduct a public hearing for proposed ordinance amendment, Ord 616 (land division)**

Mayor Tobbe opened the public hearing at 8:04 p.m. Hearing and seeing no comment, the public hearing was closed.

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Gipson to adopt Ordinance 616. **The motion carried by roll call vote, 7-0.**

#### **12. Conduct a public hearing and consider approval of site plan 26-02, and rezoning of the subject parcel to a planned unit development (PUD), Cedarhurst of Brighton Senior Housing Community, located at Nemco Way and Holloway drive**

Representatives from Cedarhurst of Brighton provided a high-level overview of the development speaking specifically about the need that was determined during studies in the area.

Mayor Tobbe opened the public hearing at 8:32 p.m.

Duncan Ogilvie spoke regarding his concerns as it pertains to his client, Independence Village. He questioned utility capacity and conflict with use in the area.

Hearing and seeing no further comment, the public hearing was closed at 8:36 p.m.

The City Council reviewed and discussed the required criteria for Planned Unit Development (PUD) consideration. Specifically, Council noted that a PUD must provide design flexibility that results in a higher-quality project and a clear community benefit compared to what would be achieved under traditional zoning. Council also considered whether the proposed development would place an unreasonable burden on public services, infrastructure, streets, or utilities, and emphasized the importance of protecting public health, safety, and welfare. Additionally, Council discussed the need to ensure that the development would not have a negative economic impact on surrounding properties. The requirement for unified ownership or control, ensuring a single responsible entity for project completion, was also reviewed. Finally, Council evaluated whether the proposed development is consistent with the goals and policies of the City of Brighton Master Plan.

Additionally, Mayor Pro Tem Bohn asked about the comments during the call to the public and during the public

hearing. Community Development Manager Caruso stated that the required mailout was sent to the addresses on file in accordance with law. Mr. Caruso further stated that the particular mailout for the property owner was sent to the address on file which was a New York address.

**Motion** by Councilmember Gardner, seconded by Councilmember Schmenk to grant approval of site plan 26-02 with the condition of successful recorded property split to create the subject parcel, approval for the zoning ordinance amendment to allow the subject parcel described in site plan 26-02 from OR-Office Research District to Planned Unit Development District, and approval of the development agreement. **The motion carried by roll call vote, 7-0.**

**New Business**

**13. Consider award of crack sealing services contract to Wolverine Sealcoating, LLC for an amount not to exceed \$45,000, including necessary budget amendment**

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Schmenk to award the crack sealing services contract to Wolverine Sealcoating, LLC for an amount not to exceed \$45,000, including necessary budget amendment. **The motion carried, 7-0.**

**14. Consider approval of the METRO Act Right of Way Permit Extension with KEPS Technologies, Inc. dba ACD.net and authorize the City Manager to execute the same**

**Motion** by Councilmember Gipson, seconded by Councilmember Pettengill to approve the METRO Act Right of Way Permit Extension with KEPS Technologies, Inc. dba ACD.net and authorize the City Clerk to execute the same. **The motion carried, 7-0.**

**15. Consider approval to purchase new server, SQL licensing, and network switches and authorize the City Clerk to execute the same**

**Motion** by Councilmember Schmenk, seconded by Councilmember Gardner to approve the purchase of a new server, SQL licensing, and network switches and authorize the City Clerk to execute the same. **The motion carried, 7-0.**

**16. Consider establishing procedures for Caleb Jenkins to participate in Planning Commission and Zoning Board of Appeals meetings remotely due to military duty**

**Motion** by Councilmember Gipson, seconded by Councilmember Schmenk to establish the following procedures for remote participation in Planning Commission and ZBA meetings by Caleb Jenkins during his absence due to active military deployment: The Clerk shall provide for two-way communication for each Planning Commission and Zoning Board of Appeals meeting attended remotely by Mr. Jenkins for his participation and voting; For each meeting attended remotely by Mr. Jenkins, the Community Development Manager shall ensure Mr. Jenkins announces prior to each meeting that he is attending remotely; but that he need not disclose his physical location; For each meeting attended remotely by Mr. Jenkins, the Planning Commission and Zoning Board of Appeals secretary shall ensure that the minutes reflect Mr. Jenkin's public announcement that he is attending remotely; and The Clerk shall ensure that the public notice for each Planning Commission and Zoning Board of Appeals meeting where Mr. Jenkins will be attending remotely announces his remote attendance and includes an email address where public comments may be provided to Mr. Jenkins prior to the meeting, and the Clerk shall forward such comments to Mr. Jenkins sufficiently in advance of such meeting. **The motion carried, 7-0.**

**17. Consider approving the purchase of two duty pumps for the Pine Creek water storage house from Dubois-Cooper Associates at a cost not to exceed \$36,534**

**Motion** by Councilmember Pettengill, seconded by Councilmember Gardner to approve the purchase of two duty pumps for the Pine Creek water storage house from Dubois-Cooper Associates at a cost not to exceed \$36,534. **The motion carried, 7-0.**

**18. Conduct a first reading and consider setting a public hearing date of April 21, 2026, for proposed Ordinance 613, amendments to the City of Brighton Code of Ordinance, Section 98-5.6 "Off-street Parking Regulations"**

**Motion** by Councilmember Gipson, seconded by Councilmember Schmenk to set a public hearing date of April 21, 2026, for proposed Ordinance 613, amendments to the City of Brighton Code of Ordinances, section 98-5.6 "Off-Street Parking Regulations". **The motion carried, 7-0.**

**19. Conduct a first reading and set a public hearing date of April 21, 2026, for proposed Ordinance 615, amendments to the City of Brighton Code of Ordinances, Conditional Zoned Properties**

**Motion** by Councilmember Gardner, seconded by Councilmember Pettengill to set a public hearing date of April 21, 2026, for proposed Ordinance 615, amendments to the City of Brighton Code of Ordinances, Conditional Zoned Properties. **The motion carried, 7-0.**

**20. 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**

**Motion** by Councilmember Gardner, seconded by Councilmember Gipson to enter into closed session at 9:32 p.m. to Receive a Written Attorney-Client Privileged Communication pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(h), Michigan Compiled Laws. **The motion carried by roll call vote, 7-0.**

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Pettengill to come out of closed session at 10:22 p.m. **The motion carried, 7-0.**

**Other Business**

**21. Call to the public**

Mayor Tobbe opened the call to the public at 10:23 p.m.

Susan Walters Bakhaus spoke regarding the Brighton Arts and Culture Commission agenda item.

Hearing and seeing no further comment, the call to the public was closed at 10:26 p.m.

**22. Adjournment**

**Motion** by Councilmember Schmenk, seconded by Councilmember Albert, to adjourn the meeting at 10:26 p.m. **The motion carried, 7-0.**



Tara Brown, City Clerk