

**CITY OF BRIGHTON
PLANNING COMMISSION**

MINUTES

March 23, 2023

Approved as presented

I. CALL TO ORDER

Chairman Maslanik called the meeting to order at 6:02 p.m.

II. PLEDGE OF ALLEGIANCE

Chairman Maslanik asked Commissioner Pishaki to lead the Pledge of Allegiance.

III. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Chris Maslanik, Michael Pishaki, and Kathryn LeDonne. Commissioner Valerie Wolf was excused. Alternate Jolene Cohen-McCoy was present and seated to vote.

STAFF PRESENT

Yasmina Shaush, Assistant City Attorney; Mike Tylka, Assistant Director of Community Development; Kate Lesser, Commission Secretary; Shannon McDowell, Senior Long Range Planner; Louis Morrise, Utilities Program Coordinator.

IV. MINUTES OF PREVIOUS MEETINGS

Motion by Commissioner LeDonne to approve the February 9, 2023 minutes as presented

Second by Commissioner Pishaki

Voting Aye: All present

Motion passes: 4-0

V. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None presented.

VI. AGENDA ITEMS

1. Recognition of William Leck's Service to the City
2. Election of Planning Commission Vice Chair
3. Accessory Dwelling *Land Use and Development Code* Amendment: Shannon McDowell Presenting
4. Water Conservation Presentation (Study Session Item): Louis Morris Presenting
5. Landscape Code Amendments (Study Session Item): Shannon McDowell presenting

1. Recognition of William Leck's Service to the City

Chairman Maslanik opened the floor for Commissioners, Staff, and members of the public to share sentiments for the late Commissioner Leck and his years of honorable service to the community.

2. Election of Planning Commission Vice Chair

Chairman Maslanik opened the floor for nominations of Vice Chair:

Commissioner Maslanik submitted a nomination for Commissioner Wolf to serve as Vice Chair.

Commissioner LeDonne submitted a nomination for herself to serve as Vice Chair.

No other nominations were submitted.

Voting in favor of Wolf: Commissioner Maslanik and Commissioner Pishaki

Voting in favor of LeDonne: Commissioner LeDonne

Abstained: Commissioner Cohen-McCoy

Commissioner Wolf was elected as Vice Chair of the Planning Commission in a 2-1 vote.

3. Accessory Dwelling Land Use and Development Code Amendment

Chair opened the public hearing at 6:15 p.m.

Chair invited Staff to present, summarized:

Ms. McDowell presented the item as outlined in the staff report and confirmed that legal publication and posting were completed for this hearing. Ms. McDowell stood ready for questions.

Chair called for questions from the Commission of Staff, summarized:

Commissioner Pishaki asked whether this amendment would address Airbnb, VRBO, or similar properties.

S. McDowell stated that the provision would serve more as a warning for people who are trying to subdivide because the accessory dwelling unit must be on the same property.

Commissioner Cohen-McCoy questioned whether the State's proposed mandates would effect this amendment.

Ms. McDowell stated that the State is considering preempting local control and, in some cases, single-family districts would no longer be single-family districts in residential areas. This amendment would apply to commercial/industrial developments so that they can provide affordable housing to workers on-site.

Chair called for the public to ask any questions the Applicant or Staff, summarized:

None presented.

Chair called for any member of the public to speak on behalf of this item being presented.

No proponents were present.

Chair called for any member of the public to speak in opposition of this item being presented.

No opponents were present.

Chair closed the public hearing at 6:25 p.m.

The Commission Secretary read the resolution into the record.

Chair called for discussion among Commissioners, summarized:

Commissioner LeDonne and Commissioner Maslanik spoke in support of the amendment

Motion by Commissioner LeDonne to approve the amendment as presented.

Second by Commissioner Cohen-McCoy.

Voting Aye: All present

Motion passes: 4-0

4. Water Conservation Presentation (Study Session Item)

Chair opened the floor for informal questions and conversation between the Commission and Staff.

Mr. Morris provided a presentation on behalf of the Utilities Department which outlined the City's water conservation program.

5. Landscape Code Amendments (Study Session Item)

Chair opened the floor for informal questions and conversation between the Commission and Staff.

Ms. McDowell provided a presentation on behalf of the Community Development which outlined some potential amendments to the *Land Use and Development Code* with regards to landscaping requirements.

VII. OLD BUSINESS

None presented.

VIII. NEW BUSINESS

None presented.

IX. REPORTS

1. 2023 State of the City Address on April 5, 2023 (RSVP Required by March 27th)

Ms. Lesser provided a reminder for Commissioners to RSVP if they plan on attending.

2. Reports

Mr. Tylka provided an update of current developments.

3. Tentative Next Meeting: TBD

Mr. Tylka stated that the next meeting is tentatively scheduled for April 27th.

X. ADJOURNMENT

Motion to adjourn at 7:30 p.m.

Motion by Commissioner Pishaki

Second by Commissioner LeDonne

Voting Aye: All Present

Motion passes: 4-0

Recorded by Kate Lesser