

A WORK SESSION OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M. MARCH 10, 2015 AT CITY HALL BY CHAIRPERSON BARNETT.

PRESENT: Martin Smith Michele Buckler Eric Murrell (arr. 7:41 pm)
David Barnett Ann Shadle Mark Richardson (arr. 7:31 pm)
Tim Murad Dottie Popp Joe Tangari (arr. 7:31 pm)

ABSENT: None.

ALSO PRESENT: Barb Morris, Zoning Board of Appeals
Paul Evans, Zoning Board of Appeals
Andrew Assenmacher, Zoning Board of Appeals
Tina Edgar, Council Liaison
Amy Vansen, City Planner

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APPROVAL OF AGENDA

It was moved by Commissioner Smith to approve the agenda.
Supported by Commissioner Popp.
AYES: Richardson, Popp, Shadle, Smith, Buckler, Murad, Tangari, Barnett
NAYS: None
ABSENT: Murrell
Motion Carried.

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CITIZEN COMMENTS

None.

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1. **DISCUSSION:** Discussion with LSL Planning regarding proposed residential form based code.

Kathleen Duffy of LSL Planning was present. She confirmed that the goal of this project was to provide for a variety of housing types to encourage reinvestment and attract both young and old residents. She stated that the challenges are incentivizing developers, parking, minimizing new nonconformities, and gaining resident buy-in.

She reviewed that rentals are scattered throughout the City. Multiple family housing is clustered near major thoroughfares. Variances are also scattered throughout the City and involve mostly setbacks. The oldest and newest housing are clustered together (the very old is being replaced).

Chairperson Barnett emphasized that townhouses are a building type that's missing from Berkley.

Ms. Duffy continued that changes in building height from 30 to 35 feet, separation from 15 to 10 feet, and rear yard setback from 35 to 20 feet, could make a big difference in the ability to develop land into townhouses or multiplexes.

The Planning Commission was concerned about all of those changes being made without attention being paid to the massing of the new structure. The Commission also wanted to ensure that buildings are designed on all four sides or 360 degrees.

The Commission discussed deed restrictions particularly in St. John Woods and Oakland Manor. There was discussion about having a meeting with developers for the next meeting.

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CITIZEN COMMENTS

None.

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STAFF/COMMISSIONER COMMENTS

None.

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There being no further business, Chairperson Barnett adjourned the meeting at 9:14 PM.