

* * * * *

CITIZEN COMMENTS

None.

* * * * *

1. **PLANNED UNIT DEVELOPMENT: PUD-01-15** Mark Adler for Harvard MAH, LLC, 2659 Harvard, south side of Harvard, between Kipling and Coolidge, Lot 68 of the Denler Acres Subdivision, Parcel #25-18-477-005, is requesting Planned Unit Development approval for a townhouse development.

Ms. Vansen advised that she had received the City Engineer’s comments regarding the site plan and the City Attorney’s comments relative to the Planned Unit Development Agreement. The engineering comments were relatively minor and Ms. Vansen suggested making it a condition of approval.

Mr. Adler was present. He reviewed the changes that had been made since last time relative to the fire lane, material/color board, the shadow box fence and lighting.

The building meters will be located on the sides of the buildings and so the bike racks have been moved to the rear of the property.

Commissioner Smith commented that the rear light fixture was a wall pack style and that he would prefer the lantern style that is called out for the front of the building.

There was much discussion about the air conditioning condenser location and whether the condensers should also be located on the side. After much discussion relative to slope, distance from neighbors, cars bumping into them, and noise deflection, the Commission determined that the location proposed at the rear of the buildings was the best location.

Chase Ferguson, 1990 Kipling, thanked the Planning Commission for listening last month. He was still concerned about the lack of trees and outside space on the site. He thought there was not enough parking. He thought that nine air conditioning condensers would be noisy. He was also concerned about flooding and wondered why the development did not have basements. He thought this development was too dense for the location and should be closer to Twelve Mile. It should have fewer units and they should be shorter.

Steve Allen, 2660 Columbia, was also concerned about the parking and did not think this was the right kind of development for this location.

It was moved by Commissioner Smith to recommend approval of PUD-01-15 to City Council with the following conditions:

- **Approval is for the site plan dated January 7, 2016, as amended.**
- **The light fixtures on the rear, garage side of the buildings be changed to the “front door lantern” style as noted in the application.**

- **The Planned Unit Development Agreement be resolved to City Council's satisfaction.**
- **Comments from City Engineer be resolved.**
- **Signed, sealed drawings be submitted for building permits.**
- **A second color board be provided to City Staff.**

Supported by Commissioner Richardson.

AYES: Richardson, Popp, Tangari, Murrell, Shadle, Buckler, Smith, Murad, Barnett

NAYS: None

Motion Carried.

* * * * *

2. **DISCUSSION:** Discussion regarding ordinances regulating tourist homes and other home occupations.

Ms. Vansen reviewed her reports to the City Council from December as well as her report to the Planning Commission this month.

There was discussion regarding how the matter came before City Council.

Several commissioners had used Air BnB on vacation and had high praise for the types of accommodations and the kind of people that participate.

Ms. Vansen spoke about the City's proximity to Beaumont Hospital. Sometimes longer term care is required and loved ones really have no nearby hotels where they can stay.

The Commission thought that allowing tourist homes with many conditions particularly regarding to parking and the number of rooms for rent would be a good thing for the City of Berkley.

The Commission acknowledged that it would be difficult to enforce.

Regarding other home occupations, the Commission wanted to consider the ordinance on tourist homes first.

* * * * *

CITIZEN COMMENTS

None.

* * * * *

LIAISON REPORTS

Commissioner Popp was unable to attend the last Downtown Development Authority meeting.

Commissioner Murad reported that the Chamber of Commerce is planning the Art Bash for June 11th as well as a new Irish Festival.

Commissioner Richardson did not have anything to report from the Environmental Advisory Committee.

Chairperson Barnett reported that the City Council discussed tourist homes and a new ordinance regulating bird feeders.

* * * * *

STAFF/COMMISSIONER COMMENTS

All of the commissioners thanked the people that attended the meeting. The commissioners emphasized that they did listen to the comments, but believe this development will be a good thing for the City of Berkley.

* * * * *

There being no further business, Chairperson Barnett adjourned the meeting at 8:58 PM.