

CITIZEN COMMENTS

None.

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1. **SPECIAL LAND USE: SU-01-16** Andrew Gilbert, 2782 Coolidge, east side of Coolidge, between Franklin and Dorothea, is seeking special land use approval for an office in the Downtown District in accordance with *Berkley City Code, Article V District Regulations, Division 9 Downtown District, Section 138-418 Special Uses, (1) Offices or Agencies*, when located on the first floor.

Commissioner Popp disclosed that Andrew Gilbert has the business next door to her business. The Commission concluded that Berkley businesses and residents are all neighbors and that unless there is a financial or familial relationship, then no conflict exists. She did not believe there was a conflict and that she could be impartial.

Mr. Gilbert was present. He stated that he owned 2782 Coolidge and his wife business (the retail eyeglass store) is moving to 2680 Coolidge. He clarified that he is employed as a manager by a mortgage company (VanDyke Mortgage) and that while he worked for the eyeglass company doing the accounting; his mortgage position was located in Farmington Hills. He stated that VanDyke Mortgage has eight employees at this branch. About one to three employees are on site at a given time.

Mr. Gilbert confirmed that there are no plans to change the storefront appearance of 2782 Coolidge. He also confirmed that while most of his business is done by phone; there is some walk in business. His hope is that being located in a traditional downtown (rather than an office park) will further promote the business.

The building is about 600 square feet in size.

There was discussion about stipulating that any special use approval be granted to Mr. Gilbert alone and that any change to another office use should come back before the Planning Commission.

Chairperson Barnett opened the public hearing at 7:51 PM.

Hearing no comments, Chairperson Barnett closed the public hearing at 7:51 PM.

It was moved by Commissioner Murrell to recommend approval of SU-01-16 to the City Council with the following condition:

- **The approval be for VanDyke Mortgage.**

Supported by Commissioner Richardson.

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

NAYS: None

ABSENT: Tangari

Motion Carried.

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2. **SITE PLAN REVIEW: SP-01-16** John Marusich for William Winter, regarding Lots 13-15 of the Thomas Park Subdivision, #25-18-301-031, east side of Greenfield, between Oxford and Catalpa is requesting site plan approval for the development of a 12-unit apartment building.

Mr. Marusich, architect, and the applicant, Dan Winter, were present.

The Commission expressed concern regarding the lack of details on the plan such as landscaping, screening, lighting, utilities, and signage.

With regard to the City Engineer's comments, the applicant replied that the comments pertained to finish engineering rather than preliminary.

There was some discrepancy regarding the building height. The architect indicated that the building will be 36 feet tall.

The Commission wanted clarification relative to the color and materials used on the building, screenwalls, and fencing.

There was concern expressed to ensure that grading and drainage will not unduly impact the neighboring properties, especially with regard to snow piles on the property.

The dumpster area should be thought through to ensure that the area around it will not be difficult to maintain.

Commissioner Smith suggested that the applicant provide a small section drawing showing the proposed building and the neighboring buildings to scale to help illustrate that the distance between buildings is sufficient despite the height of the proposed building.

Chairperson Barnett opened the floor to public comment at 8:44 PM.

Margaret Pringle of Ellwood was not in favor of the proposal.

Hearing no further comments, Chairperson Barnett closed the public comment portion of the meeting.

It was moved by Commissioner Smith to postpone SP-01-16 to the April 26, 2016 meeting.

Supported by Commissioner Richardson.

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

NAYS: None

ABSENT: Tangari

Motion Carried.

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3. **DISCUSSION:** Discussion regarding proposed residential form based code.

Ms. Vansen advised that there had been some interest in holding a joint meeting with the City Council. Perhaps the Form Based Code should be on the agenda to discuss with City Council before the public open house.

Ms. Vansen circulated a draft agenda for a joint meeting and asked for input. Ms. Vansen had proposed May 10 as a meeting date. However, it was noted that the City Council budget sessions are during that week, so an alternate date will need to be proposed.

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None.

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LIAISON REPORTS

Commissioner Popp reported that the DDA had approved an updated plan.

Commissioner Murad reported that the Chamber of Commerce is now has 155 members and is working on the Berkley Art Bash.

Commissioner Richardson had nothing to report regarding the Environmental Advisory Committee.

Chairperson Barnett reported that the City Council approved PUD-01-15. The Council also approved an agreement with the owners of 1010, 1036 and 1046 Eaton to reconfigure the properties.

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STAFF/COMMISSIONER COMMENTS

Commissioner Popp mentioned an article in the New York Times regarding AirBnB's in New Orleans.

Commissioner Richardson commended the City Attorney and other members of the Administration on the Eaton collaboration.

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There being no further business, Chairperson Barnett adjourned the meeting at 9:13 PM.