

A REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, NOVEMBER 22, 2016 AT CITY HALL BY CHAIRPERSON BARNETT.

The minutes from this meeting are in summary form capturing the actions taken on each agenda item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city’s government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen, on-demand, on the city’s YouTube channel: <https://www.youtube.com/user/cityofberkeley>.

PRESENT: Martin Smith Mark Richardson Dottie Popp
 David Barnett Dean Smith Michele Buckler
 Tim Murad

ABSENT: Ann Shadle Joe Tangari

ALSO PRESENT:

Lori Robertson, 1964 Dorothea	Dennis Hennen, 2411 Earlmont
Kurt Hite, 3525 Robina	Wendy Zabramski, 3340 Gardner
Lisa Kempner, 2660 Columbia	Colleen Graveline, Council Liaison
Joshua Hunter, 2240 Thomas	Amy Vansen, City Planner
Barbara Morris, 1714 Wiltshire	

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APPROVAL OF AGENDA

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

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APPROVAL OF MINUTES

It was moved by Commissioner Martin Smith to approve the minutes of September 27, 2016, amended as follows:

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Commissioner Dean Smith stated that at the last ZBA meeting considered a carport being turned into a garage. The case was denied.

Supported by Commissioner Dean Smith.
AYES: Richardson, Popp, Murad, Dean Smith, Buckler, Martin Smith, Barnett
NAYS: None.
ABSENT: Shadle, Tangari
Motion Carried.

It was moved by Commissioner Murad to approve the minutes of October 25, 2016, amended as follows:

Page 5:

Commissioner Dean Smith stated that at the last ZBA meeting the Board reviewed two applications. A nonconforming house damaged by fire was allowed to be rebuilt. An infill lot was denied a variance to build a 24.9 foot wide house.

Supported by Commissioner Popp.

AYES: Richardson, Popp, Murad, Dean Smith, Buckler, Martin Smith, Barnett

NAYS: None

ABSENT: Shadle, Tangari

Motion Carried.

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COMMUNICATIONS

Ms. Vansen advised that in addition to the items in the packet, that the City of Berkley had been notified by the City of Royal Oak that the National Shrine of the Little Flower Elementary School was seeking site plan approval for a pre-school addition.

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CITIZEN COMMENTS

None.

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- 1. **SITE PLAN REVIEW: SP-04-16** George Rose and Katie Kutscher for 3087 Twelve Mile, southeast corner of Twelve Mile and Griffith, is requesting site plan approval for a façade change.

The applicants, Matt Stroud, George Rose, and Katie Kutscher, were present.

The applicant advised that while they intended to remove the stucco from the entire building face, it was proving difficult to remove. The new plan is to remove it up to the second floor and keep the second floor as stucco.

The applicant then explained the rendering and provided a sample board with proposed materials and colors.

The size of windows will be increased on the first floor. Another door will be added to the Griffith elevation.

There was discussion regarding smokers congregating at entrances and how best to prevent or police this activity.

The Planning Commission was pleased with the proposed materials and design.

There was discussion regarding the mansard roof and an elevator. While the applicant agreed that long term, the removal of the mansard roof and installation of an elevator would be ideal, at this point it was not in the budget.

It was moved by Commissioner Murad to approve SP-04-16 with the following conditions:

- **The main entrance will be a wood door**
- **A metal awning will be installed 9 feet above the main Twelve Mile entrance**
- **The building finishes are reflected in the sample board provided by the applicant**

Supported by Commissioner Richardson.

AYES: Richardson, Popp, Murad, Dean Smith, Buckler, Martin Smith, Barnett

NAYS: None

ABSENT: Shadle, Tangari

Motion Carried.

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2. **BY-LAWS AND RULES OF PROCEDURE:** Discussion and consideration of by-laws and rules of procedure last discussed on October 25, 2016.

It was moved by Commissioner Martin Smith to approve the by-laws as submitted.

Supported by Commissioner Dean Smith.

AYES: Richardson, Popp, Murad, Dean Smith, Buckler, Martin Smith, Barnett

NAYS: None.

ABSENT: Shadle, Tangari

Motion Carried.

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3. **STATE LAW CHANGES REGARDING MEDICAL MARIJUANA:**

- a. Review recent changes to state law
- b. Review changes and options now available to cities
- c. Discuss pros and cons of allowing different types of facilities
- d. Determine next steps

The Commission discussed the changes in state law and possible ramifications for the City of Berkley. The Commission wanted input from Public Safety and was also interested in what neighboring cities were permitting.

The following people spoke during the public comment portion of this item:

Wendy Zabramski, 3340 Gardner

Lisa Kempner, 2660 Columbia

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LIAISON REPORTS

Commissioner Popp reported from the Downtown Development Authority that Robina was reopened and that many of the comments regarding the closure were not favorable.

Commissioner Dean Smith stated that at the last ZBA that matter of a circular driveway had been postponed.

Commissioner Murad reported that the Chamber’s Holiday part is on December 7th. An Art from the Heart event is being planned for February and a street art festival is being planned for July 15, 2017.

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

Commissioner Buckler did not have a report from the Parks and Recreation Advisory Board

Chairperson Barnett reported that the City Council approved distribution of the Residential Land Use Plan amendment.

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STAFF/COMMISSIONER COMMENTS

The Planning Commission determined that since it was meeting at a joint meeting with City Council and the Zoning Board of Appeals on December 9 that an additional meeting on December 13 was not necessary.

Commissioner Richardson thanked Patrick J’s for hosting a fundraiser.

All of the commissioners wished everyone Happy Holidays.

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There being no further business, Chairperson Barnett adjourned the meeting at 8:43 PM.