

A REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, APRIL 25, 2017 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 Tim Murad
Ann Shadle Joe Tangari

ABSENT: Michele Buckler

ALSO PRESENT:

Maureen & Melvin Busch, 3658 Gardner	Eric Wheeler, 2679 Oxford
Tom Renshaw, 2727 Oxford	Joe Novitsky, 1755 Royal
Matt Falk, 2140 Kipling	Chris Riley, 2680 Oxford
Michele Jacobs, Earlmont	Paul Jordan, 3990 Tyler
Lisa Kempner 2660 Columbia	Brandon Alger, 2177 Robina
Elaine Miller, 2608 Oxford	Tom Obertynski, 3695 Robina
Debbie Fekete, 2185 Kipling	Eleanor Walsh, 2652 Columbia
Amy Darby, 2135 Kipling	Bennett Terebelo, Urban Properties, Inc.
Elizabeth Petry, 3446 Thomas	Kurt Hite, 3525 Robina
Dennis Hennen, 2411 Earlmont	Joshua Hunter, 2240 Thomas
Patty Curtis, 2847 Kenmore	Deacon Dan, LaSalette Parish
Rachel Piacentini, 1726 Oxford	Mike McInerney, Archdiocese
Christine Germaine, 1186 Harvard	Sabrina Lilla, Finance Director
Arthur Lang, 4075 Twelve Mile	Matt Baumgarten, City Manager
Ron Brown,	Colleen Graveline, Council Liaison
Robert Robinette, 1021 Oxford	Amy Vansen, City Planner
Tara Hayes, 1021 Oxford	

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APPROVAL OF AGENDA

It was moved by Commissioner Murad to approve the agenda.

Supported by Commissioner Popp.

AYES: Richardson, Murad, Dean Smith, Popp, Martin Smith, Shadle, Tangari, Barnett

NAYS: None

ABSENT: Buckler

Motion Carried.

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APPROVAL OF MINUTES

**It was moved by Commissioner Dean Smith to approve the minutes of March 28, 2017.
Supported by Commissioner Tangari.
AYES: Richardson, Popp, Murad, Shadle, Tangari, Dean Smith, Martin Smith, Barnett
NAYS: None
ABSENT: Buckler
Motion Carried.**

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COMMUNICATIONS

Ms. Vansen called attention to the adopted master plan amendment, the PowerPoint slide handout from a site plan review training, and the communication from Oakland County regarding Southfield’s plan amendment.

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CITIZEN COMMENTS

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

Joshua Hunter, 2240 Thomas

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1. **PRESENTATION:** Presentation and consideration of the City’s Capital Improvements Program.

Finance Director Sabrina Lilla and City Manager Matt Baumgarten were present. They reviewed the highlights of the 7-Year CIP.

There was discussion regarding the needed repairs to the municipal buildings, the proposed resurfacing of Twelve Mile (which will include lighting and sidewalks), residential sidewalk program, and recreational improvements.

It was moved by Commissioner Murad to recommend approval of the City’s Capital Improvement Program.

Supported by Commissioner Richardson.

AYES: Richardson, Popp, Murad, Shadle, Tangari, Dean Smith, Martin Smith, Barnett

NAYS: None

ABSENT: Buckler

Motion Carried.

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2. **SITE PLAN REVIEW: SP-03-17** Arthur Lang for The Country Oven of Berkley, 4075 Twelve Mile, southeast corner of Twelve Mile and Ellwood, Parcel ID # 25-18-102-038 and 25-18-102-014, is requesting site plan approval for a façade change.

It was moved by Commissioner Martin Smith to approve SP-03-17 with the following conditions:

- 1. The roof screen be replaced with material subject to Administration’s approval.**
- 2. Within 8 inches of the ground, the façade be finished in a material other than dryvit or EIFS.**

Supported by Commissioner Murad.

AYES: Richardson, Popp, Murad, Shadle, Tangari, Dean Smith, Martin Smith, Barnett

NAYS: None

ABSENT: Buckler

Motion Carried.

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- 3. PRE-APPLICATION CONFERENCE:** Bennett Terebelo of Berkley-Coolidge LLC, regarding the southwest corner of Oxford and Coolidge, Parcel ID # 25-18-431-015 through 25-18-431-017 and a portion of 25-18-431-022, is seeking input and consideration of an apartment and townhouse development as a Planned Unit Development in accordance with Section 138-534 of the Berkley City Code.

Chairperson Barnett reviewed the PUD process and advised that the Planning Commission would only be considering findings of Recognizable Benefit.

Bennett Terebelo and architect, Joe Novitsky, were present. They gave a PowerPoint presentation of the proposed development. Representatives from the Archdiocese (Mike McInerney) and the parish (Deacon Dan) were also present to describe proposed parking on the church side of the property (some of which may be land banked).

The applicant advised that this project would be a higher end, market rate project. The church is not being forced from the property; the parish is the one that initiated the sale.

He reviewed details of the proposed renovation of the school building, the proposed townhouse development and the proposed apartment building on the west side of the property. He advised that dozens of different plans were considered before arriving at the proposed configuration. He also reviewed how the property would be managed once built.

The applicant reviewed the standards for Recognizable Benefit: high quality architecture, preservation, shared vehicular access, and complementary mix of uses or housing types.

Ms. Vansen explained that a Planned Unit Development “rezoning” marries the actual site plan to the PUD designation. If it is granted by City Council, only the approved site plan could be built.

The Commission discussed the Public Works and Fire Marshal comments; the setback from the west property line being too close; height of the proposed apartment building; type of landscaping proposed; parking requirements; potential noise from roof top deck; traffic; and screening. The Commission advised that these issues would need to be addressed.

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

Tom Renshaw, 2727 Oxford
Matt Falk, 2140 Kipling

Michele Jacobs, Earlmont
Lisa Kempner 2660 Columbia

Elaine Miller, 2608 Oxford
Debbie Fekete, 2185 Kipling
Amy Darby, 2135 Kipling
Elizabeth Petry, 3446 Thomas
Dennis Hennen, 2411 Earlmont
Patty Curtis, 2847 Kenmore
Rachel Piacentini, 1726 Oxford

Christine Germaine, 1186 Harvard
Eric Wheeler, 2679 Oxford
Chris Riley, 2680 Oxford
Brandon Alger, 2177 Robina
Tom Obertynski, 3695 Robina
Eleanor Walsh, 2652 Columbia

It was moved by Commissioner Martin Smith to approve the pre-application with the finding that a recognizable benefit exists: High quality architectural design, beyond the site plan requirements of this title; preservation or enhancement of historic resources; and a complementary mix of uses or a variety of housing types.

Supported by Commissioner Dean Smith.

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

NAYS: Shadle, Richardson, Tangari

ABSENT: Buckler

Motion Carried.

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4. **DISCUSSION:** Consideration of a zoning ordinance amendment related to generators to include:
- a. Review of other municipalities' regulations
 - b. Discussion of regulations Berkley could consider

The Commission discussed generators relative to noise and necessary maintenance versus air conditioning units. The Commission was in favor of drafting an ordinance to permit generators in the rear yard. Furthermore, there was discussion that air conditioning units should be permitted in the rear yard only as well. Ms. Vansen advised that she would work with staff to draft an ordinance for the Commission's consideration.

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

Maureen Busch, 3658 Gardner

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LIAISON REPORTS

Due to the late hour, Liaison Reports were postponed until the May meeting.

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STAFF/COMMISSIONER COMMENTS

Commissioner Shadle thanked people for attending the meeting.

Commissioner Murad advised that he doesn't respond to emails due to the Open Meetings Act and the prohibition of Ex Parte contact.

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There being no further business, Chairperson Barnett adjourned the meeting at 11:31 PM.