

Mary McCormick, representing the applicant, gave an overview of the site plan and provided information on updates since previous review.

Commissioners questioned and discussed the following items:

- Location and height of light poles
- Trash collection and snow removal
- Widths of travel lanes and turning radii
- Storm water detention requirements
- Safer alternatives to the indicated pedestrian crossing
- Compliance with June 16, 2017 review memo authored by DPW Director Derrick Schueller
- Landscaping standards

Kurt Hite, Robina, wanted to see buffering requirements be applied equally across all areas adjacent to residential parcels.

J. Sanders, 1346 Dorothea, shared concerns about drainage and the possibility of flooding caused by elevation changes in the grade.

It was moved by Commissioner D. Smith and seconded by Richardson to approve with the following conditions:

- **Compliance with Oakland County and Local Storm water detention standards**
- **Recalculation of photometrics with 12 to 15 foot light poles and consideration of the 6 foot wall**
- **Obtain Public Safety approval on pedestrian crossings across Harvard**
- **Specifically call out dumpster location and access**

AYES: Richardson, Buckler, Kapelanski, Murad, Tangari, Dean Smith, Martin Smith, Barnett

NAYS:

Motion Carried.

2. **SPECIAL LAND USE: SU-02-17** Archdiocese of Detroit for Our Lady of La Salette, 2600 Harvard, north side of Harvard, between Kipling and Coolidge, Tax ID# 25-18-431-018 and 019, the west 84 feet of Lot 63 and the east 42 feet of Lot 62, excluding the north 93 feet of the Denler Acres Subdivision is requesting special use approval for a parking lot for a place of worship in the R-1D District.

D. Smith noted a concern that the potential residents to the north of the parcel would use the lot as a means of egress and ingress to Harvard Road in addition to parking.

M. Smith questioned whether the potential for the parking to be used for the residents of development to the north allowed it to qualify as a parking for a place of worship. Chairwoman Buckler noted that no approvals have been given for the PUD proposal and the application must be considered on its own merit.

T. Murad questioned how much of the subject parcels were already being used for the existing parking lot and whether any previous permissions had been obtained.

K. Kapelanski noted that when taken on its own merits she believes it meets the standards.

T. Murad questioned whether an approval would be revoked if the property ownership changes.

Citizen Comment

Kurt Hite, Robina, questioned the use as a residential lot instead of a place of worship.

It was moved by Commissioner Kapelanski to recommend approval of the special land use to allow parking for a place of worship in the R1D district to the City Council and supported by Commissioner Barnett.

AYES: Richardson, Buckler, Kapelanski, Murad, Tangari, Dean Smith, Martin Smith, Barnett

NAYS: None

Motion Carried.

3. **SITE PLAN REVIEW: SP-07-17** Archdiocese of Detroit for Our Lady of La Salette, 2600 Harvard, north side of Harvard, between Kipling and Coolidge, is requesting site plan approval for a new parking lot in the R-1D District.

The Applicant made a presentation of plans and the Commission had lengthy discussion on the following items:

- Dumpster locations and screening
- Extent of reconstruction of existing lot
- Storm water management and detention
- Site lighting
- Grading between adjacent site plans
- Parking lot striping and egress/ingress between lots
- Handicap parking locations in relation to entrances
- Snow removal/storage
- Screen wall heights between subject site and adjacent residential property

Citizen Comment

Lisa Kempner, 2660 Columbia, sought clarification on approval of land banked area and the need for additional approvals.

It was moved by Commissioner Smith and seconded by Commissioner Barnett to approve SP-07-17 with the following conditions:

- **Rebuilt parking lot must meet all current lighting utilizing 12 to 15 foot light poles**
- **Rebuilt parking lot must meet all current storm water standards for both the approved and land banked spaces**
- **The dumpster must be relocated to the eastern portion of the parking lot**
- **Submission of a landscaping plan to be reviewed by City staff**
- **Relocate some barrier free spaces Harvard Road**
- **A six foot, masonry screening wall be provided on all borders with color samples provided to City Staff during permit review**

AYES: Richardson, Buckler, Kapelanski, Murad, Tangari, Dean Smith, Martin Smith, Barnett
NAYS: None
Motion Carried.

4. **PLANNED UNIT DEVELOPMENT: PUD-01-17** Berkley-Coolidge. LLC, 2219 Coolidge Hwy, southwest corner of Coolidge and Oxford, Tax ID# 25-18-431-015, -016, -017 and a portion of -022, Lots 13-15 and 52-53 of the Denler Acres Subdivision is requesting Planned Unit Development approval for a mixed residential development.

J. Tangari noted that he is employed by Giffels Webster who also performed the traffic impact analysis. Mr. Tangari noted that he does not work in the same geographic location as the staff member who performed the analysis and that the firm was only hired to perform the single analysis and has no further interest or stake in the proceedings. Commissioners did not indicate that they felt a conflict of interest existed.

The applicant, Bennett Terabelo, spoke to the changes made since the previous review along with the project architect Joe Novitsky.

Michael Draga, a representative from Giffels Webster, presented the results of the traffic impact analysis. Roland Alix, representing the city's engineering firm HRC, noted they had issue with a response to the analysis but were generally in agreement with the ultimate findings of the plan.

Commissioners had extensive discussion on the following topic:

- Egress and Ingress concerns including the number of prospective residents moving to and from the proposed apartments, traffic flow through parking lot to the south, and the need for a "left turn only" designation for the Coolidge Hwy driveway
- Methodology of the traffic study
- The installation and maintenance of the vegetative (sedum) rooftop indicated in newest plan and the effects on building height
- Appropriate parking formulas for this type of use contrasted with City's current standard
- Possibility of lowering the grade to reduce the proposed apartment height above grade
- Screening of the development from nearby residential properties
- Church parking needs during peak times
- Crush zones for elevators

Citizen Comments

Kurt Hite, Robina, showed a graphical illustration of potential parking shortfalls. Urged caution on approval of project.

Lisa Kempner, Columbia, noted inconsistencies in submitted plans specific to studio apartment sizes and layouts. Reminded Commission that ground level perspectives had been previously requested. Summarized the plan as sloppy.

Elaine Dagle, Tyler, stated her tenure as a Berkley resident and her desire to remain in the city by obtaining age appropriate housing. Felt city was changing.

Susan Citraro, Sunnyknoll, stated she felt that project would cause an undue burden on public safety and city services which is in contrast to PUD standards.

Eric Wheeler, Oxford, lives next to proposed development and feels this is a bad plan because it is oversized for parcel, feels the townhouses are silly. Questioned how screening requirements would impact existing trees and fences along property line and who would be responsible for replacement. Does not see benefit to the school district.

Dennis Hennen, Earlmont, parking projections are flawed. Concerned that trees would lose leaves and lose screening effectiveness. Did not feel that there was enough benefit to forgo city standards via a PUD.

Jim Philips, Beverly, feels this project is an opportunity. If rejected the next proposed project could be worse.

Joshua Hunter, Thomas, stated that this was in the middle of a block, is unprecedented, and does not benefit the community more than conventional zoning. Businesses could suffer when parking overflows.

Linda Gable-Smith, Elwood, feels bad information is being offered. Likes the aging, friendly houses. Feels businesses should be happy. Does not like big box houses and doesn't want to see more built on that site.

Rachael Spewak, Edgewood, stated that cut through traffic is caused by neighbors who live in city.

Fredrick Donald, proud to live in Berkley and believes it would be good to welcome new people to the community. Noted potential benefit to church.

Commissioners discussed their overall view of the project and noted topics that concerned them and those that did not.

It was moved by Commissioner D. Smith to recommend approval of the PUD to the City Council and supported by Commissioner Barnett.

AYES: Buckler, Kapelanski, Dean Smith, Barnett
NAYS: Richardson, Martin Smith, Murad, Tangari
Motion failed for lack of majority vote.

Commissioners noted the deadlock on the issue in the absence of a full commission.

It was moved by Commissioner Barnett to postpone the item until the next meeting and supported by Commissioner Richardson.

AYES: Richardson, Buckler, Kapelanski, Murad, Tangari, Dean Smith, Martin Smith, Barnett
NAYS: None
Motion Carried.

The chair offered direction to the applicant. Buckler noted reservations on the size and scope of the proposed apartment building, resolution of traffic and parking concerns and noted that the applicant would have an opportunity to revisit the issues outlined by Commissioner and residents.

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LIAISON REPORTS

Postponed by the Chair.

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STAFF/COMMISSIONER COMMENTS

Martin Smith asked for clarification on flooding issues from the City Engineer who stated that there are instances where elevation changes can block the flow of surface water from parcel to parcel.

Vice-Chair Barnett thanked those that came to the meeting and offered comments.

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There being no further business, Chairperson Buckler called for a motion to adjourn the meeting. It was moved by Commissioner Barnett and supported by Commissioner Murad

AYES: Richardson, Buckler, Kapelanski, Murad, Shadle, Tangari, Dean Smith, Martin Smith, Barnett

NAYS: None

Motion Carried and the meeting adjourned at 11:27 PM.