

**It was moved by Commissioner Kapelanski to approve the minutes of May 23, 2017
Supported by Commissioner Dean Smith.**

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

NAYS: None

Motion Carried.

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COMMUNICATIONS

Ms. Vansen brought attention to her summary on the Michigan Association of Planning's Spring Institute Training.

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CITIZEN COMMENTS

None.

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1. **SITE PLAN REVIEW: SP-05-17** Justin Snyder, 2766 Eleven Mile Road, north east corner of Eleven Mile and Kipling is requesting site plan approval for a building addition in the Eleven Mile District.

Mr. Snyder was present. He advised that his construction contracting company occupies this building along with two other tenants. The building is tired and the lack of a vestibule makes it energy inefficient. A vestibule is also planned for the rear but will be an interior addition. The Commission clarified that this addition would replace the porch.

Chairperson Barnett did not think that this design respected the original design of the building.

The applicant advised that the building is lackluster and this addition will draw attention to it.

It was moved by Commissioner Martin Smith to approve SP-05-17.

Supported by Commissioner Dean Smith.

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

NAYS: Barnett

Motion Carried.

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2. **SITE PLAN REVIEW: SP-04-17** Mark Earle, regarding the south 14 feet of Lot 151 and all of Lot 152 of the Berkley School Park Subdivision, Tax ID # 25-18-105-003,

east side of Greenfield between Beverly and Wiltshire is requesting site plan approval for construction of a new two-family dwelling unit in the Greenfield District.

Mark Earle was present. He described the proposed duplex on Greenfield.

The Commission asked questions regarding the floor plan. The applicant conceded he is still learning the new CAD program.

The Commission expressed concern regarding the attached front loading garages not being in character with the rest of Berkley. However, it was recognized that Greenfield is noisier and that the garage would buffer the rear yard from traffic noise.

The applicant provided samples of the stone and siding material. He was planning on differentiating the two units with different color materials. He advised that lighting would be residential in character and downlights only.

The Commission determined that additional landscaping, more windows on the side elevations and downplaying the large shared driveway via landscaping or stone ribbon in the center was desired.

The applicant advised he is planning to install a white vinyl privacy fence around the perimeter of the back yard.

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

Mary Janish, 3132 Greenfield

It was moved by Commissioner Martin Smith to approve SP-04-17 with the following conditions:

- **A window be added to the second floor sitting room on the side elevations.**
- **Window mullions be added to the front elevation.**
- **The siding be horizontal lap siding.**
- **A color and material sample board be provided for Administration's approval.**
- **Landscaping or decorative paving be installed between the two driveways.**

Supported by Commissioner Buckler.

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

NAYS: None

Motion Carried.

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3. **SITE PLAN REVIEW: SP-06-17** Archdiocese of Detroit for Our Lady of LaSalette, 2599 Harvard, south side of Harvard, between Kipling and Coolidge, is requesting site plan approval for a new parking lot in the Office District.

Commissioners Richardson and Murad disclosed that they are both members of LaSalette Parish. Neither of them had attended any of the information meetings held regarding the proposed development and felt they could be impartial.

The architect, Mary McCormick of CM Partners was present. She advised that parking during the week for LaSalette would not exceed 40 parking spaces; the usual Sunday service requires 90 parking spaces; on Christmas or Easter the parish needs about 170 parking spaces.

She also advised that interior renovations are planned but plans have not been submitted for building permit review.

The Commission expressed concern about traffic flow relative to Public Safety's concerns and abutting property.

The architect advised that the new site plan shows barrier free parking, a bicycle rack, and site lighting.

The Commission discussed the need for additional site lighting, clearly showing shared versus not shared parking spaces, dumpster location, stormwater detention, and pedestrian amenities like a crosswalk.

It was moved by Commissioner Martin Smith to postpone SP-06-17 with the following items to be addressed:

- **Submit updated plan to the City**
- **Show dumpster location and details**
- **Include site lighting**
- **Address Public Safety's concerns**
- **Landscaping details be included**

Supported by Commissioner Murad.

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

NAYS: None

Motion Carried.

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4. **SPECIAL LAND USE: SU-02-17** Archdiocese of Detroit for Our Lady of LaSalette, 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.

Chairperson Barnett opened the public hearing at 8:58 PM.

The following people spoke:

Kurt Hite, 3525 Robina
Deacon Dan, LaSalette Parish
Brandon Alger, 2177 Robina
Jim Cox, 2701 Oxford

Rachel Piacentini, 1726 Oxford
Jim Phillips, 1936 Beverly
Wendy Zabramski, 3340 Gardner

Hearing no further comments, Chairperson Barnett closed the public hearing at 9:09 PM.

It was moved by Commissioner Murad to postpone SU-02-17.

Supported by Commissioner Martin Smith.

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

NAYS: None

Motion Carried.

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5. **SITE PLAN REVIEW: SP-07-17** Archdiocese of Detroit for Our Lady of LaSalette, 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 architect, Mary McCormick of CM Partners was present. She advised that parking during the week for LaSalette would not exceed 40 parking spaces; the usual Sunday service requires 90 parking spaces; on Christmas or Easter the parish needs about 170 parking spaces. She advised that they plan on land banking the parking at the rear of the church.

There will be a horseshoe entry and angled parking added. Two new full rows of parking would be added—about 40-60 feet of pavement.

There was discussion regarding existing conditions such as the garage, the trailer at the rear of the lot, and coordination of existing driveways along Harvard.

The Commission discussed the need for additional parking lot screening over and above what is required given the dual use of the parking being proposed. Additional bicycle parking as well as re-thinking the best location for barrier free parking spaces was discussed.

It was moved by Commissioner Tangari to postpone SP-07-17 with the following items to be addressed:

- **Submit updated plan to the City showing driveway locations along Harvard on and off site.**
- **Consider additional screening**
- **Include site lighting**
- **Address Public Works concerns relative to stormwater retention**
- **Landscaping details be included**

Supported by Commissioner Shadle.

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

NAYS: None

Motion Carried.

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At 9:28 PM, Chairperson Barnett adjourned the meeting.
At 9:33 PM, Chairperson Barnett called the meeting to order.

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6. **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. Chairperson Barnett advised that given Ms. Vansen’s limited hours, he had been in discussions with developer relative to parking.

Bennett Terebelo of Berkley Coolidge LLC reviewed changes made since the April meeting:

- Setback on west side increased to 40 feet.
- Large 15 – 20 foot tall trees will be planted along west property line.
- Townhouses will be owned.
- Height and units added to school building.
- The new apartment building has been decreased from 4 stories to 3 stories without a rooftop deck.
- Landscape design included.
- He has met with the Public Works Director relative to stormwater detention.
- While 1.5 parking spaces is what the industry requires, they are providing 1.8 parking spaces per unit at a minimum. Most days it will exceed 2 spaces per unit.
- Signage to manage traffic onto side streets has been added.

Interim Public Safety Director Robert North advised that his department is suggesting a traffic impact study be completed. They have concerns regarding fire hydrants and parking as well. He also explained the collapse zone discussed in his department’s report.

The following people had questions for Public Safety:

- Mark Earle, 2359 Henley
- Wendy Zabramski, 3340 Gardner
- Kurt Hite, 3525 Robina
- Paul Jordan, 3990 Tyler

The Planning Commission discussed the following remaining issues: managing parking use, size of driveways, location of parking abutting townhouses, additional landscaping, electric vehicle parking, roof top amenities, site photometric plan complying with the City’s ordinance, show shared parking spaces clearly,

The applicant clarified that trees along west side would be planted 10 feet on center. He also clarified that the school's gym roof cannot support additional height.

Commissioner Richardson brought up the issue of density of the project, especially immediately abutting single family residential and ensuring the standards. He was also concerned that the project at this point did not meet the standards for approval.

The Commission was conflicted as to whether or not enough parking was being proposed.

Deacon Dan of LaSalette Parish advised that the Parish would simply host additional masses on busier holidays.

Chairperson Barnett opened the public hearing at 11:05 PM.

The following people spoke during the public hearing:

Eric Wheeler, 2679 Oxford
Mark Earle, 2359 Henley
Wendy Zabramski, 3340 Gardner
Kurt Hite, 3525 Robina
Paul Jordan, 3990 Tyler
Jim Cox, 2701 Oxford
Brandon Alger, 2177 Robina
Rachel Piacentini, 1726 Oxford
Beth Baldwin, 2639 Sunnyknoll
Kevin McDade

Linda Gabel-Smith
Lisa Kempner 2660 Columbia
Sue Daigle, 3801 Tyler
Pat Maslowsky, 1829 Kipling
Sue Bailey, 1690 Columbia
Joshua Hunter, 2240 Thomas
Michelle McFarland, 2186 Coolidge
Chris Riley, 2680 Oxford
Debbie Fritch, 1825 Dorothea

Hearing no further comments, Chairperson Barnett closed the public hearing at 12:32 AM.

It was moved by Commissioner Dean Smith to postpone PUD-01-17 with the following items to be addressed:

- **Complete a Traffic Impact Analysis**
- **Provide new elevations of the townhouses.**
- **Provide a clear parking plan and provide information on the parking easement**

Supported by Commissioner Buckler.

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

NAYS: None

Motion Carried.

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Given the late hour, Liaison Reports was deferred until the July meeting.

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STAFF/COMMISSIONER COMMENTS

The Commission recognized that this meeting was Ms. Vansen’s last meeting with the City. The Commission thanked Ms. Vansen for her 18+years of service to the City.

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There being no further business, Chairperson Barnett adjourned the meeting at 12:47 AM.