

**NAYS: None
Motion Carried.**

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COMMUNICATIONS

Ms. Vansen called attention to a letter received regarding Vinsetta Garage.

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CITIZEN COMMENTS

The following people spoke during Citizen Comments:

Kurt Hite, 3525 Robina

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1. **REZONING: RZ-01-17** George and Oskar Banot, 3320 Eleven Mile Road, northwest corner of Eleven Mile and Tyler, Tax ID #25-18-451-029, Lot 48 of the Assessor's Replat of Meadow Farms Subdivision, is requesting a rezoning from Eleven Mile District to Single Family Residential District (R-1D).

Applicant and property owner, George Banot, was present. He stated that he and his son plan to reside in the house. He stated that the size of the property and the house's structure make opening a business there very difficult. When asked about the use of the parking lot at the back, the applicant was willing to do whatever the City would require: remove or replace it with concrete—no cars will be stored in the parking lot.

The Planning Commission determined that the house was one of the oldest in Berkley, but not on any historic register.

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 Murad to recommend RZ-01-17 to City Council for approval.

Supported by Commissioner Martin Smith.

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

NAYS: None

Motion Carried.

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2. **SITE PLAN REVIEW: SP-02-17** Vinsetta Garage, regarding 1036-1046 Eaton, north side of Eaton, between Woodward and Stanford, is requesting site plan approval for a new parking lot.

Jim Scharl of Kieft Engineering was present.

The Planning Commission confirmed that engineering approval was not necessary prior to its approval—it could be a condition of approval.

There was discussion on a single parking lot being developed by both property owners (Vinsetta and Lugo Properties). Initially it appeared that Lugo Properties had not been approached about a joint venture, but then Vinsetta Garage representative, Erich Lyons clarified that Lugo was consulted, but was just not interested.

The Planning Commission advised that a taller masonry wall would be required; the landscaping proposed on the north side should be moved to the south side along Eaton. It was confirmed that any trees in the right of way would be approved and planted by the City.

It was established that this parking lot would be available for self-parking customers.

The Commission was not satisfied with the site photometric plan submitted due to a lack of information and unreliable lighting levels.

Commissioner Tangari wanted to make sure that with the additional parking provided that the ratio of barrier free parking spaces provided was still satisfactory.

It was suggested that the proposed bike rack be moved toward the south side of the parking lot.

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

Robert Robinette, 1021 Oxford
Gabrielle Sweda, 1047 Eaton

It was moved by Commissioner Tangari to postpone SP-02-17 to the May 23, 2017 Planning Commission agenda.

Supported by Commissioner Martin Smith.

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

NAYS: None

Motion Carried.

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LIAISON REPORTS

Commissioner Popp reported that the Downtown Development Authority spent a lot of time reviewing and adopting its budget for next year. The DDA is sponsoring two of the murals as part of the Street Art Fair in July.

Commissioner Dean Smith reported that the ZBA did not meet in March.

Commissioner Murad reported that the Chamber is working on Art Bash, the Street Art Fair and CruiseFest.

Commissioner Richardson did not have an update from the Environmental Advisory Committee. But he did provide an update from the Coolidge Committee. He reported that various tools are being discussed such as lowering the speed limit to new crosswalks to parking opportunities all in an effort to make the corridor more pedestrian and business friendly.

Commissioner Buckler did not have a report from the Parks and Recreation Advisory Board. However, Commissioner Martin Smith provided an update on the proposed improvements to Merchants/Oxford Park.

Chairperson Barnett reported that the City Council approved the rebuilding of Harvard between Cass and Woodward.

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STAFF/COMMISSIONER COMMENTS

Commissioner Buckler recommended the upcoming Ladies Night Out shopping event in Berkley.

Commissioner Tangari complemented Ms. Vansen's article in the latest issue of Michigan Planner.

Chairperson Barnett reported that he had attended a Michigan Association of Planning training on Site Plan Reviews which he found very informative.

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There being no further business, Chairperson Barnett adjourned the meeting at 8:59 PM.