

A WORK SESSION OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:31 P.M. MARCH 14, 2017 AT CITY HALL BY CHAIRPERSON BARNETT.

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

ABSENT: Michele Buckler Ann Shadle Joe Tangari

ALSO PRESENT:

Joe Novitsky, Berkley Colleen Graveline, Council Liaison
Bennett Terebelo, West Bloomfield Amy Vansen, City Planner

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APPROVAL OF AGENDA

It was moved by Commissioner Dean Smith to approve the agenda.

Supported by Commissioner Murad.

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

NAYS: None

ABSENT: Buckler, Shadle, Tangari

Motion Carried.

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CITIZEN COMMENTS

None.

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1. **DISCUSSION:** Discussion with Bennett Terebelo and Larry Garon regarding a proposed Planned Unit Development, southwest corner of Coolidge and Oxford.

Developer, Bennett Terebelo and architect, Joe Novitsky were present. They discussed the proposed redevelopment of the LaSalette School site. They reviewed the history of the site and the proposal to convert the school into a 47 unit apartment building, and to add 8 2-story townhouses along Oxford and a 5 story 88-unit apartment building behind the school building.

The following issues were discussed:

- Environmental remediation
- Property management practices
- Target market for the housing
- Setbacks from west property line
- Parking needs and management
- The proposed parking lot development at the church
- Traffic flow
- Stormwater detention

The applicant advised that the intent was to develop this under the Planned Unit Development ordinance. He then reviewed how he believed it met the Recognizable Benefits described in the ordinance.

Ms. Vansen described that under ordinance, the next step is to apply for a pre-application conference and at that time the Planning Commission must find that a Recognizable Benefit exists before the applicant can apply for a Planned Unit Development.

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- 2. **DISCUSSION:** Discussion with DDA Director, Vivian Carmody, regarding the development of downtown design guidelines.

Ms. Carmody introduced herself and reported that the Downtown Development Authority had budgeted funds to develop design guidelines for the downtown. Her plan was to have a planning/urban design firm under contract by the beginning of the fiscal year. She hoped to work closely with the Planning commission to review codification of the design guidelines.

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STAFF/COMMISSIONER COMMENTS

None.

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There being no further business, Chairperson Barnett adjourned the meeting at 9:53 PM.