

Christine Germaine, 1186 Harvard
Arthur Lang, 4075 Twelve Mile
Ron Brown,
Robert Robinette, 1021 Oxford
Tara Hayes, 1021 Oxford
Eric Wheeler, 2679 Oxford
Joe Novitsky, 1755 Royal
Chris Riley, 2680 Oxford
Paul Jordan, 3990 Tyler
Brandon Alger, 2177 Robina
Tom Obertynski, 3695 Robina

Eleanor Walsh, 2652 Columbia
Bennett Terebello, Urban Properties, Inc.
Kurt Hite, 3525 Robina
Joshua Hunter, 2240 Thomas
Deacon Dan, LaSalette Parish
Mike McInerney, Archdiocese
Sabrina Lilla, Finance Director
Matt Baumgarten, City Manager
Colleen Graveline, Council Liaison
Amy Vansen, City Planner

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

Supported by Commissioner Ms. Shadle.

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 the Downtown Development Authority minutes.

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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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Old Business

1. **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, engineer and Matt Leoni of Vinsetta Garage were present. Mr. Scharl reviewed the changes from the last time.

The Planning Commission discussed the site plan itself relative to the cobble mulch being an attractive nuisance, the parking layout, the 30 inch tall wall being unnecessary, the color of the wall, and the types of trees proposed as too large.

The Commission then discussed the pros and cons of the parking layout. Ms. Vansen's report had outlined possibly squeezing in more parking spaces but at a cost of maneuverability. There was discussion as what was better.

Discussion then turned to who would be parking in this parking lot and how that would be policed. There was considerable discussion about the valet parking, employee parking and the joint parking agreement with Northpointe Medical. As the joint parking agreement is only for evenings, the question remained on where the lunch patrons were parking. The Commission expressed great concern that it appears Vinsetta's employees use the best parking spaces for themselves as does the valet, leaving only street parking for self-parkers.

The Commission wanted this behavior to stop but questioned how this could be enforced.

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

Sean Sweda, 1047 Eaton
Robert Robinette, 1021 Oxford

John Guirey, 1009 Oxford

It was moved by Commissioner Martin Smith to postpone SP-02-17 to allow the following issues to be resolved:

- **All parking agreements be provided to the City showing where the valet is parking cars and where employees park**
- **Provide data showing the number of employees per shift, the number of cars valeted on Friday and Saturday evenings, as well as customers on Friday and Saturday evenings.**
- **Attempt new joint parking agreement terms to allow employees to park at Northpointe.**
- **Replace cobble mulch with a different type of mulch**
- **Pave to north property line, delineate with bumper blocks only.**
- **Provide note that landscaping will be irrigated.**
- **Provide a sample of the brick for the screenwall.**
- **Note signage on site for self-parkers only.**
- **Replace Siberian spruces with a smaller type of tree**

Supported by Commissioner Richardson.

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

NAYS: None

Motion Carried.

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New Business

- 2. **PRESENTATION:** Presentation and consideration of the City’s Oxford/Merchant Park Addition in accordance with Planning Enabling Act.

Theresa McArleton, Parks and Recreation Director was present. She described the 2014 purchase of the land and the 2016 design development process. The Planning Commission asked about the concept and how the plan would be implemented. Overall the Commission was very pleased with the plan.

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- 3. **SPECIAL LAND USE: SU-01-17** Robyn and Mark Coden, for Sum Girls Boutique, 3015 Twelve Mile, south side of Twelve Mile, between Robina and Griffith, is seeking special land use approval in accordance with *Berkley City Code, Article V District Regulations, Division 9 Downtown District, Section 138-418 Special Uses, (6) Resale Shops*. The applicant is seeking approval for a resale shop in the Downtown District.

Robyn and Mark Coden and family were present. Robyn Coden described her business plan for a consignment and new clothing store for girls and women ages 12 and up. The business is inspired by a blog she’s been writing. She has done research on Berkley and thinks this is the right place. She had looked at 2 other locations in downtown Berkley before settling on this location. She advised that while she would market via the internet, sales would not be done over the internet. She planned on being open Tuesday through Sunday. She plans on having 3 employees.

Chairperson Barnett opened the public hearing was opened at 9:17 PM.

The following people spoke:

Vivian Carmody, DDA Director

Lisa Kempner, 2660 Columbia

Hearing no further comments, Chairperson Barnett closed the public hearing at 9:18 PM.

The Commission discussed the proposed business and found that the standards for approval had been met.

It was moved by Commissioner Tangari to recommend approval of SU-01-17 to the City Council.

Supported by Commissioner Murad.

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

NAYS: None

Motion Carried.

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- 4. **DISCUSSION:** Discussion regarding changes to *Berkley City Code*, Chapter 138 *Zoning*, Article V *District Regulations*, Division 14 *Eleven Mile District* to provide for residential uses.
 - a. Review regulation of residential uses in other business districts
 - b. Discussion of draft ordinance to be considered for this district

The Commission was in favor of the ordinance as presented. The definition of Live Work should be included as well. Ms. Vansen advised that she would make the changes and have it back before the Planning Commission for consideration.

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- 5. **DISCUSSION:** Consideration of a zoning ordinance amendment related to generators to include:
 - a. Discussion of draft ordinance

The Commission discussed the proposed ordinance. There was concern regarding the distance generators would be from abutting residences, particularly on narrow lots.

There was discussion regarding noise levels and Commissioner Tangari demonstrated decibel reading from his phone's app.

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

Kurt Hite, 3525 Robina

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LIAISON REPORTS

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

Commissioner Martin Smith reported that the Chamber is working on Art Bash and the Street Art Fair.

Commissioner Richardson advised that the Environmental Advisory Committee met will be developing goals and a work plan for the upcoming year.

Chairperson Barnett reported that the City Council honored Public Safety Director Richard Eshman's retirement and the Council passed next year's budget.

Council liaison Graveline reported on the chicken ordinance. The ordinance would allow 5 one-year permits for residents to keep no more than 3 chickens. Permits would be issued on a first come first serve basis.

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STAFF/COMMISSIONER COMMENTS

Commissioner Kapelanski introduced herself. She works at Oakland County as a planner, mostly reviewing community's master plans, but also working on other projects. She has lived in Berkley for 10 years and is the mother of two.

The rest of the commissioners expressed appreciation for Commissioner Dottie Popp's service to the Planning Commissioner, noting her graciousness and kindness. Commissioner Martin Smith noted that Ms. Popp has moved onto the DDA where her service to the City will continue.

Commissioner Murad noted that he had received an email and since exparte contact is frowned upon, he will disclose any emails he receives during this portion of the meeting and answer questions in so far as possible. He reviewed his background and career path.

Commissioner Dean Smith called attention to a comment made at the May 15, 2017 City Council meeting where a resident referred to Dean Smith as being unilaterally removed from the Zoning Board of Appeals. Commissioner Smith noted that this was not true and requested that an apology be made to the City Attorney and City Planner.

Chairperson Barnett called attention to the article provided in the commissioner's packets regarding Jane Jacobs. Also the article on Affordable Housing was very timely.

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There being no further business, Chairperson Barnett adjourned the meeting at 9:52 PM.