

**A REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, October 24, 2017 AT CITY HALL BY CHAIRPERSON BUCKLER.**

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*The minutes from this meeting are in summary form capturing the actions taken on each agenda item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city's government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen, on-demand, on the city's YouTube channel: <https://www.youtube.com/user/cityofberkeley>.*

**PRESENT:** Michele Buckler      David Barnett      Kristen Kapelanski  
                 Tim Murad              Mark Richardson      Ann Shadle  
                 Martin Smith              Joe Tangari

**ABSENT:** Dean Smith

**ALSO PRESENT:** Matthew Baumgarten, City Manager (Recording Secretary)

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**APPROVAL OF AGENDA**

It was moved by Commissioner Tangari to approve the agenda as presented and supported by Commissioner Barnett.

AYES: Richardson, Murad, Buckler, M. Smith, Barnett, Shadle, Kapelanski, Tangari  
NAYS: None

**Motion Carried.**

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**APPROVAL OF MINUTES**

Commissioners proposed corrections to the draft minutes.

It was moved by Commissioner Barnett to approve the minutes of September 26, 2017 with corrections and supported by Commissioner Murad.

AYES: Richardson, Murad, Buckler, M. Smith, Barnett, Shadle, Kapelanski, Tangari  
NAYS: None

**Motion Carried.**

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**COMMUNICATIONS**

Chairperson Buckler noted items for communication included in the packet.

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**CITIZEN COMMENTS**

Brandon Alger, Robina, Called attention to recent article in Crain's Magazine regarding a redevelopment of a brownfield site in Ferndale and Pleasant Ridge. Mr. Alger indicated that he hoped Berkley could set the type of precedent that would attract similar projects.

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1. **SITE PLAN REVIEW: SP-10-17** Kamal Sharrak, 3427 W. Twelve Mile Road, south side of Twelve Mile Road, between Royal Ave and Buckingham Ave, is requesting site plan approval for an accessory structure in the Twelve Mile District.

M. Richardson made the Commission aware that he has had a previous conversation with the applicant about the placement of an accessory structure on the property per the City's zoning code. Mr. Richardson clarified that he was not compensated for any information that was offered, he has no financial interest in the project and does not stand to benefit from an approval of the proposed site plan. The commissioners discussed it and found no conflict of interest.

Commissioners then questioned the applicant, Mr. Kevin Sharrak, about the project and discussed the following topics:

- The intended use of the accessory structure as a storage.
- Appropriate application of the setbacks since the property sits on the corner of Twelve Mile and Royal Ave.
- The Commissioners noted that an electrical easement may be in place since there are overhead lines.
- Proximity to the residential home to the south of the property.
- The roof height and the building materials of the proposed structure.
- The need for a set of plans sealed by an architect as part of the required application materials.
- The possibility of administrative approval for accessory structures.

**It was moved by Commissioner Tangari and seconded by Shadle to postpone SP-10-17 the questions**

AYES: Richardson, Murad, Buckler, M. Smith, Barnett, Shadle, Kapelanski, Tangari  
NAYS: None

**Motion Carried.**

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2. **PRE-APPLICATION CONFERENCE:** Berkley-Coolidge LLC, regarding the southwest corner of Oxford and Coolidge, Parcel ID # 25-18-431-015 through 25-18-431-017 and a portion of 25-18-431-022, is seeking input and consideration of an apartment and townhouse development as a Planned Unit Development in accordance with Section 138-534 of the Berkley City Code.

Bennett Terebelo of Berkley-Coolidge, LLC gave an overview of revised site plan and its intent to comply with suggestions offered throughout the process via presentation. Mr. Terebelo also offered an explanation of the manner in which he feels the project complies with pre-application standards. M. Baumgarten noted that the change in the site plan was such that a pre-application conference was appropriate.

The Commissioners each noted the standards they felt were met by the revised application. Following the discussion there was consensus that standard (3) Preservation or enhancement of historic resources and (5) Efficient consolidation of poorly dimensioned parcels were not met.

Chairperson Buckler invited those in the audience to comment on this agenda item:

Kurt Hite, Robina, Handed out a prepared checklist to review PUD proposals. Mr. Hite thanked the commission of their deliberation and asked that they reconsider podium parking as well as the parking calculations involving the land banked areas as he still has concerns and referenced Joshua Hunter's communication.

Wendy Zebramski, Gardner, relayed her previous experience with a residential development managed by Village Green and her dissatisfaction with their management.

Following the discussion, Commissioner M. Smith made a motion that according to Sec. 138-534, the PUD proposal has the potential to meet the following standards:

- 1) High quality architectural design, beyond the site plan requirements of this title
- 2) Extensive landscaping, beyond the site plan requirements of this title
- 4) Provision of open space or public plazas
- 6) Shared vehicular access between properties or uses
- 7) A complementary mix of uses or a variety of housing types

Motion was seconded by D. Barnett.

AYES: Richardson, Murad, Buckler, M. Smith, Barnett, Shadle, Kapelanski, Tangari  
NAYS: None

**Motion Carried.**

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3. **DISCUSSION:** Consideration of outstanding items pertaining to the 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.

Chair Buckler invited audience to comment on the proposal before Commissioners:

Wendy Zebramski, again noted that her research has not yielded favorable reviews on the management of Village Green.

Kurt Hite, offered his own site plan for the space that partially removes the density and accommodates more parking near the building and green space. He did say that he sees potential for this to be wonderful place to live.

Rachael Piacentini, Oxford, noted that the Coolidge perspective makes it look like it is really close the street compared to the existing school.

Joyce Rosen, Phillips, asked about the number of townhomes and who would manage them. She expressed concern that small condo associations can have issues funding its management.

Nancy Porano, resident of Harvard Commons, noted that the condos and the apartments could share management company.

Chuck Tyrell, vegetation on a roof cannot be called landscaping because its not on the ground. Roof landscaping could add 100 pounds per square foot and needs to be accounted for in the structure of the building.

Chair Buckler noted that sedum roofs have come along way and she also outlined other benefits of their installation.

Commissioner Richardson asked about a timeline for comments regarding stormwater management from the City's engineers.

Emily Petres questioned the height of the five story building compared to the school. She also asked about the rental price. She applauded the on going effort to revise the plan but would like to see something shorter perhaps three stories above the parking deck. She also questions materials, trash containment, light pollution from open parking deck on first level, and that she also felt the aesthetic was too industrial and would like to see a more contemporary look for the first floor.

The applicant responded that his current projections are between \$900 and \$1,800 per month and also offered answers to questions concerning building materials and fire protection.

Brandon Alger noted that the sidewalk could wrap around the circular driveway and an effort could be made to contain the light pollution. He also expressed concern for traffic backups at Harvard during schools hours when a crossing guard is on site. He also feels that standards #7, a complementary mix of uses or a variety of housing types, was not met. Also felt the open space was inadequate.

The Chair allowed the applicant to briefly discuss some the concerns from the public including management, setbacks, and rooftop materials.

The Commission then discussed various topics:

- Pedestrian safety and traffic flow within the parking lot
- Landscaping: the opportunity for the inclusion of raingardens, the inclusion of more trees
- Architecture: The use of EIFS on the building and the importance of the use of the drained EIFS product, side and rear elevations needs to be broken up with a third color of brick/EIFS
- Site layout: the use of a "porkshop" island at Coolidge, need for the access road to Coolidge, placement of dumpsters, possibility of covered parking, bus stop location and amenities, and location of public amenities
- Lighting: the need for photometric and lighting temps
- Townhouses: the aesthetic is not correct for area needs to be broken up as well, the inclusion of patios, the general need for them to be included in the proposal

## **LIAISON REPORTS**

- Joe Tangari noted that the Downtown Development Authority is working on design guidelines.
- Tim Murad gave a report on the efforts of the Chamber of Commerce. There are reviewing bylaws, a new gift certificate program, a new post card mailer.

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**STAFF/COMMISSIONER COMMENTS**

Mark Richardson complimented the continued attendance of those interested in the work of the Planning Commission. He feels that the feedback has become increasingly constructive and applauds the citizens on how informed they are and for their help in working through important issues.

Martin Smith indicated that he attended a recent DDA event and he liked it and looks forward to future events.

Many commissioners urged the residents in attendance to vote in the upcoming local election.

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There being no further business, Chairperson Buckler called for a motion to adjourn the meeting. It was moved by Commissioner Murad and supported by Commissioner Barnett to adjourn the October 24, 2017 regular meeting of the Berkley Planning Commission.

AYES: Richardson, Murad, Buckler, M. Smith, Barnett, Shadle, Kapelanski, Tangari  
NAYS: None

**Motion Carried and the meeting adjourned at 10:10 PM.**