

Chair Buckler invited the representative of the applicant, Joe Krug, to give an overview of the proposed project.

Commissioners then questioned the Mr. Krug about the project and discussed the following topics:

- Close proximity to doorway on the adjacent building to the east.
- Review letter from Public Works Director Derrick Schuller recommending that a restricted manhole cover be installed on the existing, single manhole cover that services the private parking lot.
- Enclosing the dumpster to shield it from public view.
- Any possible impacts on existing parking and delivery vehicles before concluding there would be no impact to either.

It was moved by Commissioner Murad and seconded by Richardson to approve SP-11-17 with the following conditions:

- **Replace Compliance with memo from DPW Director**
- **Work with staff to provide dumpster enclosure**

AYES: Richardson, Buckler, Shadle, Murad, D. Smith, M. Smith, Barnett

NAYS:

Motion Carried.

2. 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.

Bennett Terebelo of Berkley-Coolidge, LLC read a prepared statement stating that their proposed site plan was not in line with the community’s vision and requested that a work session be scheduled to propose and discuss alterations to the proposal.

It was moved by Commissioner Barnett and seconded by Commissioner Murad to schedule a work session on the second Tuesday of October in the Public Safety Conference Room:

Commissioners discussed the timing and process and the applicants potential next steps.

AYES: Richardson, Buckler, Shadle, Murad, D. Smith, M. Smith, Barnett

NAYS:

Motion Carried.

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LIAISON REPORTS

Tim Murad did not have a report from the Chamber of Commerce.

Joe Tangari was not present to offer a report from the Downtown Development Authority.

Mark Richardson offered a report from the Environmental Advisory Board's recent efforts.

Michelle Buckler gave an update on City Council items that relate to Planning Commission.

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STAFF/COMMISSIONER COMMENTS

Martin Smith asked for clarification on flooding issues from the City Manager. Mr. Baumgarten stated that there are instances where elevation changes can block the flow of surface water from parcel to parcel. Mr. Baumgarten noted that water flow by gravity, from parcel to parcel, is not treated as an ordinance violation. Mr. Smith also stated that he attended the City Council's Special Meeting and found it informative.

Mark Richardson stated he was also at the special meeting and urged careful thinking on how to solve the issues facing the city since weather is changing and becoming more intense. He believes that it will be a combination of solutions and not a single action that will be most effective.

Tim Murad stated he was fortunate to not have water, but was unable to make it to the recent meeting due to illness.

Vice-Chair Barnett thanked those that came to the meeting and looked forward to the progress that could be made on the PUD site plan.

Ann Shadle reiterated her gratitude to those that have attended meetings and hopes that all will remain engaged.

Dean Smith also attended the recent special meeting and was happy with the content presented. He is also grateful that the PUD was going to be discussed in a work session so that it can be improved.

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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 Shadle to adjourn the September 26, 2017 regular meeting of the Berkley Planning Commission.

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

NAYS: None

Motion Carried and the meeting adjourned at 8:05 PM.