

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, JUNE 26, 2018 AT CITY HALL BY VICE CHAIR BARNETT.

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: Mark Richardson Lisa Kempner Martin Smith
Ann Shadle Kristen Kapelanski David Barnett
Tim Murad Joe Tangari

ABSENT: Michele Buckler

ALSO PRESENT: Ross Gavin, City Council Liaison
Tim McLean, Community Development Director
Richard Carlisle, Planning Consultant
Roland Alix, Engineering Consultant
Joe Novitsky, Architect
W. Keith Owen, Architect
Steve Friedman, Applicant
Brad Friedman, Applicant
Several members of the public

APPROVAL OF AGENDA

It was moved by Commissioner Richardson to approve the agenda as written and supported by Commissioner Shadle.

AYES: Kapelanski, Kempner, Murad, Richardson, Shadle, Smith, Tangari, Barnett

NAYS: None

ABSENT: Buckler

Motion Carried.

APPROVAL OF MINUTES

It was moved by Commissioner Murad to approve minutes from April 24, 2018 and supported by Commissioner Shadle.

AYES: Kempner, Murad, Richardson, Shadle, Smith, Tangari, Kapelanski, Barnett

NAYS: None

ABSENT: Buckler

Motion Carried.

COMMUNICATIONS

Written comments from residents on PUD-01-17

CITIZEN COMMENTS

Kurt Hite, Robina Ave.: Referenced a traffic study done by TIA on Coolidge Hwy. He also stated that the traffic counts done on Coolidge and Harvard were similar to his own counts.

Wendi Zabramski, Gardner: Referenced the TIA traffic study and asked why the report has not been released to the public.

Vivian Carmody, Berkley DDA: Clarified that the TIA traffic study was commissioned by the DDA to explore the feasibility of a road diet on Coolidge Hwy, and that the report was still in draft form.

STAFF RESPONSE TO COMMENTS

Community Development Director McLean echoed the comments made by DDA Director Carmody that the report was in draft form and was not commissioned as a result of PUD-01-17.

1. Public Hearing: Ordinance Amendment for Eleven Mile District

Public Hearing opened at 7:41PM

No public comments

Public Hearing closed at 7:41PM

2. Ordinance Amendment: Eleven Mile District:

Community Development Director McLean stated that final revisions have been made to the proposed amendment to uses in the Eleven Mile District. Language has been added to prohibit the use of outdoor loudspeakers or public address systems for automobile showrooms. A minimum building size requirement was also added for offices for automobile showrooms.

It was moved by Commissioner Tangari to recommend approval of the proposed amendments to the Eleven Mile District to City Council and supported by Commissioner Richardson.

AYES: Murad, Richardson, Shadle, Smith, Tangari, Kapelanski, Kempner, Barnett

NAYS: None

ABSENT: Buckler

Motion Carried.

3. Public Hearing: Berkley-Coolidge LLC, PUD-01-17

Public Hearing open at 7:42PM

Mike Kulka, PM Environmental: Stated that his company in Berkley has experience building redevelopment and brownfield cleanup. He voiced support for the proposed PUD.

Zoe McGrath, Royal Oak: Stated she is a parishioner at the LaSalette Church and expressed concerns about the City being short-sighted. She also stated concerns about the former school building being boarded up and falling into disrepair.

Elizabeth Petry, Gardner: Commented that the City is not responsible for the Church congregation.

Charles Tyrell, Berkley: Commented that he does not believe the criteria for a PUD has been met. He stated that other developers will be interested in the proposed property. In referencing the engineering review by HRC, he would like to see the PUD request denied.

Kurt Hite, Robina: Referenced parking issues in Royal Oak. He also voiced concerns about traffic from the proposed development during peak hours. He stated he disagrees with the parking study done by Giffels-Webster in 2017. He believes the parking demand is understated by the applicant. He stated he is not opposed to development but would like to see responsible development.

Patti Curtis, Kenmore: Voiced support for the comments made by Mr. Hite. She commented that the proposed development should not be a PUD and could be achieved through conventional zoning. She believes the proposed development is too large for the property. She stated that she favors the PUD being denied.

Jim Cox, Oxford: Stated his belief that this project is too large for the size of the property. He commented that he believes this will lead to traffic issues. He stated that he does not support this project and that it is not in the best interests of the community.

Kevin Gee, Huntington Woods: Stated he is a parishioner at LaSalette Church. He voiced support for the PUD. He stated that the school building is deteriorating and that a solution needs to be found for this property.

Jim Felts, Berkley: Stated that parking demands are changing in cities. He referenced a reduction in the number of parking spaces at Atlanta International Airport. He stated that he believes over time, less people will own cars, and that parking requirements need to adapt.

Carol Barton, Sunnyknoll: Expressed disappointment with the length of time this project has been discussed and debated. She stated that there are no rental housing options for senior citizens in Berkley.

Kevin McDade, Oak Park: Stated that his parents settled in Berkley many years ago and that he is a parishioner at LaSalette Church. He voiced support for the community and seeing this project get developed.

Mark Burke, Berkley: Referenced city infrastructure and that delays in deciding on this project can lead to blight. He thanked the City for continuing to stick with this project. He stated that currently this property is generating no tax revenue for the City.

Fred McDonald, Berkley: Urged the Planning Commission to support this project. He stated he believes the project will be good for the City. He believes there is a disproportionate tax burden

for residents in single family homes and that this type of housing option will help with revenue. He stated a belief that this project will be for the common good of the City.

Mark Meek, Harvard: Stated he is a parishioner at LaSalette Church and has spent 54 years in the area. He voiced concerns about stagnation. He commented that he wants to see development in the city and that a decision should be reached tonight.

Wendi Zabramski, Gardner: Stated that she would like to see a smaller development on this site. She stated that she doesn't believe the project as it is proposed is responsible development. She stated that tax revenue should not factor into the decisions of the Planning Commission.

Joshua Hunter, Thomas: Stated that he is in favor of seeing a housing development on Coolidge but that the size and scale as it is proposed is too large. He stated that the proposed PUD deviates substantially from city codes. He also referenced Master Plan documents regarding the size and scale of new buildings.

Andy McAvoy, Berkley: Stated he is upset with the length of the application process with this PUD. He voiced concerns about finances and the Church.

Analise Pietras, Franklin: Stated that she works in architecture and has lived in many apartments over the years. She commented that she would like to see a better development than what is being proposed. She stated she does not believe the PUD requirements have been met and that there are major details missing from the site plan. She referenced issues with the proposed floor plans. She expressed concern that if developed, this project would have negative effects on the Coolidge District. She referenced the need for middle housing types in the Master Plan. She stated that the school could be redeveloped. She referenced a former municipal building in Dearborn as a successful example of adaptive re-use.

Nancy Stimac, Princeton: Believes the property can be developed with a better plan. She voiced concern about the size of new houses being constructed in Berkley. She also voiced concerns about the City Building Department regarding new residential construction.

Becky Burek, Berkley: Stated she is a parishioner at the LaSalette Church. She expressed confusion as to why the school property has been vacant for so long. She stated she wants to see development and not an abandoned building.

Brandon Alger, Berkley: Stated he wants to offer a balanced perspective. He referenced redevelopment projects happening in Ferndale and Royal Oak. He stated he wants to see redevelopment in Berkley, but that the project as it is proposed is not true redevelopment. He referenced the timeline of this project and that the applicant is seeking too much relaxation of City codes for this project.

John Cooper, Berkley: Voiced support for approval of the PUD. He referenced timelines for redevelopment. He believes the City should strive for viable development and not hold out for a perfect project.

Patty Wilson, Berkley: Stated she is a new resident in Berkley and that while she had concerns about the length of time to decide on this project, she is supportive of approval.

Linda Gable-Smith, Berkley: Stated she is a parishioner at LaSalette Church. She stated that commentary at meetings is often not fact-based. She stated that if this project is approved, it isn't a case of the City bailing out the Church. She stated that there is a demand for larger houses in Berkley, based on sales of new homes being constructed. She referenced vacant property on 11 Mile Rd. She stated that the city needs more rental housing options.

Public Hearing closed at 8:42PM.

4. Planned Unit Development: PUD-01-17, Berkley-Coolidge, LLC.

W. Keith Owen, architect for the applicant gave a presentation of the revised site plan and played a short video of what the development would look like.

The Planning Commission had an extensive discussion on the following topics:

- Proposed greenspace on the site plan.
- HRC's Engineering Report and whether the site plan could be approved with the condition that engineering requirements are met.
- The height of the building and the tops of the fifth floor lofts project up to the proposed penthouse mechanical room.
- The proposed floorplan for the various apartment types.
- The interpretation of whether or not this is a six story building and the building codes relative to a building that size.
- Shared parking.
- The number of onsite parking spaces and how the Berkley multiple-family residential requirement compares to other communities.
- Trash removal.
- Lighting plan.
- Height and mass of the proposed building.

It was moved by Commissioner Smith to recommend approval of PUD-01-17 to City Council and supported by Commissioner Shadle with the following conditions:

- Compliance with engineering requirements
- Reduce the size of the 6th floor loft units by one-third
- Provide an exterior light fixture sheet
- Provide a detailed plan for the south masonry wall.
- Provide plan for the re-use of Parducci architectural features of existing building
- Provide plans for proposed signs
- Correct apartment analysis sheet
- Replace low masonry wall on the north with landscaping
- Provide a parking agreement that complies with parking requirements

AYES: Kapelanski

NAYS: Richardson, Shadle, Smith, Tangari, Kempner, Murad, Barnett

ABSENT: Buckler

Motion Failed.

It was moved by Commissioner Richardson to recommend denial of PUD-01-17 to City Council on the grounds that the proposed development fails to fulfill the requirements of Sec.138-537—Standards for Approval, sub-sections (2) and (7) and supported by Commissioner Kempner.

AYES: Shadle, Smith, Tangari, Kempner, Richardson, Barnett

NAYS: Kapelanski, Murad

ABSENT: Buckler

Motion Carried.

LIAISON REPORTS

Commissioners Richardson discussed the bike corral at Art Bash. Poor weather conditions led to a low bike turnout for Art Bash. Despite the low turnout, the committee had the opportunity to discuss city environmental issues with residents and sustainable development.

Commissioner Smith had nothing to report on Parks & Rec but briefly discussed the City Council meeting on June 18. He discussed the millage proposals and mentioned that City Hall renovations have been removed from millage proposal discussions at this time.

Commissioner Murad mentioned that he was a volunteer for Art Bash. He also discussed Street Art on July 14.

Commissioner Tangari discussed the Berkley DDA design guidelines.

STAFF/COMMISSIONER COMMENTS

Commissioner Tangari discussed the overall process for the PUD discussion. He indicated that it was hard to vote against this project because he feels that some type of multiple-family development is a good use of that land. He also stated that this would be his last meeting as his term is expiring. Due to work commitments, he is unable to continue serving the Planning Commission. He also indicated that someday he would like to be part of the Planning Commission again.

Commissioner Shadle stated that she will miss having Commissioner Tangari's expertise on the Planning Commission. She also discussed the length of time to render a decision on the PUD application.

Commissioner Murad stated he had a difficult time making a decision on the PUD application. He expressed support for a multiple-family residential development for the property. He also stated he will miss working with Commissioner Tangari on the Planning Commission.

Commissioner Kapelanski stated she understood the reasoning for the recommendation to deny the PUD application. She stated that the process took too long and there was much to learn from this. She stated she would miss working with Commissioner Tangari.

Commissioner Richardson thanked Commissioner Tangari for his service on the Planning Commission and stated he will miss his expertise. He stated he really wanted to support the PUD application. He feels some type of multiple-family residential development is necessary for the property. He discussed the long time line to render a decision and stated that the responsibility for the long timeline falls on both the Planning Commission and the applicant.

Commissioner Smith stated that the City needs new apartment development. He believes the property for the proposed PUD would be ideal for that type of development, but that in this case, the size and mass of the building was too much to overcome.

Vice Chair Barnett agreed that the PUD decision was very difficult. He felt that the proposed building was too large for the property site. He also stated that this would be his last meeting on the Planning Commission. His term is expiring and he will be stepping down after 24 years. He stated he is grateful to previous Mayors for support. He also thanked the first City Planner he worked with for the City (get name). He expressed thanks to his mentor Charles (get last name), former Planner in Detroit. He also thanked the Michigan Association of Planning for his recent award.

Community Development Director McLean thanked Commissioner Tangari for his service to the Planning Commission. He also thanked Vice Chair Barnett for his many years of service and stated that the 24 years of institutional knowledge that Mr. Barnett brought to the Planning Commission could not be replaced.

With no further business, the meeting was adjourned at 10:52PM.

6/28/2018

City of Berkeley Mail - Traffic Study



Timothy McLean <bmclean@berkleymich.net>

Traffic Study

Kurt H [REDACTED]

Sat, Jun 23, 2018 at 12:29 AM

To: council@berkleymich.net, Timothy <bmclean@berkleymich.net>, Matthew Baumgarten <mbaumgarten@berkleymich.net>

One of the issues with the proposed PUD for La Salette was the impact on traffic in the area. A study was done last August that made the determination that there would be very minimal impact. It can be read here <https://berkeleycitizensunited.org/wp-content/uploads/2017/08/LaSaletteSchoolPUD.TrafficStudy.8.22.17.pdf> The count was done prior to the start of the school year but despite complaints from residents that it did not convey the heavy traffic that was experienced in that area in the peak AM hours 2 PC members considered its message valid enough to sway their vote to a yes. I like many assumed it was accurate but it was not till December that I decided to take a closer look at it. Right away I noticed that their focus was more on if Coolidge could handle the increased traffic, But I also noticed they were using traffic patterns from over a mile north to determine any increases in traffic flow during the school year.

I knew this was a faulty study so I was determined to count traffic at Harvard and Coolidge on my own. My report can be found here <https://goo.gl/ywi9Cp> traffic count chart on page 5

My total count. It was 67 EB and 149 going WB. 67 EB cars is 23 cars or 52% higher than the number of EB cars they said the area would not see until 2019

149 WB traffic was 102 cars or 217% higher than the 47 WB cars they predicted we would not see till 2019

So you see that the traffic situation was far different than what was counted /predicted by Gifels Webster.

But I did run into some people that felt that my count was off because it had been so cold that week. They felt that more people were driven. Others questioned the accuracy of an unscientific study.

Well I have some great news. In January there was another traffic study done for a different purpose. But it just so happened that they counted cars at the same intersection / same time slots. <https://goo.gl/pEUpJF> startong on PG 21

Now when I first saw this report I was pretty happy to see that the numbers looked very similar to the study I had done. Upon arriving at home I opened up the new document and my original report. I was very happy to see that not only were they close... they were in fact exactly the same it seems that between 7am and 8am They counted exactly the same number of cars travelling east and west on Harvard at Coolidge.

I do wish this info had been forwarded to the planning commission. I also wish this information would have been used to verify my original report and take down the faulty study that is still to this day hosted on the City's Website. for the TLDR Crowd

I am including a photo that directly compares their counts to mine. If you have any questions please feel free to ask.

I ask that the city really consider having the August traffic study removed from the website. It is a faulty study. It is misleading at it's but really seems to be a tool for justification of the horrible proposal.



FB_IMG_1529727841700.jpg
66K

6/26/2018

City of Berkeley Mail - Items I would like included as input for public hearing on La Salette PUD



Timothy McLean <tmclean@berkleymich.net>

Items I would like included as input for public hearing on La Salette PUD

Kurt H <[REDACTED]>
To: Timothy <tmclean@berkleymich.net>

Tue, Jun 26, 2018 at 9:53 AM

Tim can you please include these 2 documents as part of the communications for the PUD Public hearing? I would also like for the Planning Commissioners to receive a copy of each. Thanks :)

2 attachments

 PUDBasedonDDAguidelines.pdf
3463K

 parkingdeficits.pdf
1315K

Table 10. Levels of Service at Harvard and Coolidge

Accession	Movement	AM Peak Hour		LOS	Volume	PM Peak Hour		LOS
		Volume	Delay (sec)			Volume	Delay (sec)	
Original count done in August by Gerald Yocum for intersection								
Current Traffic								
Future Background Traffic								
Future Peak Background + Peak Traffic								
Actual count on School day								

Transportation Improvement Association

100 E. Big Beaver Rd
Troy, MI 48067
/Drive, Michigan

Default Comments
Change These In The Preferences Window
Select File/Preference in the Main Screen
Then Click the Comments Tab

File Name : Coolidge Hwy- Harvard Rd 7-9 AM Contra
Site Code : 00000000
Start Date : 1/25/2016
Page No : 1

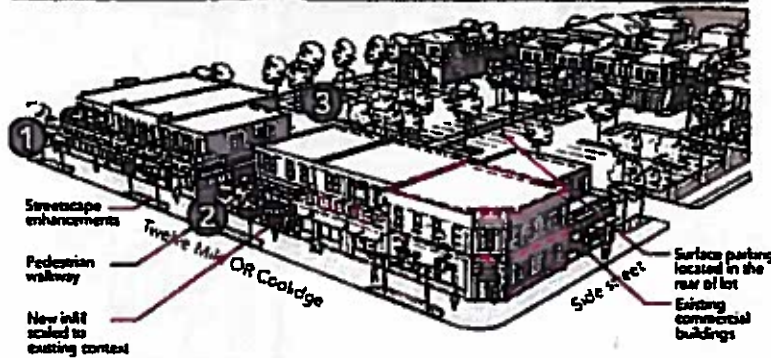
Level	COOLIDGE HWY			HARVARD RD			COOLIDGE HWY			HARVARD RD		
	Vol	Del	LOS	Vol	Del	LOS	Vol	Del	LOS	Vol	Del	LOS
07:00 AM	118	1	B	170	3	B	11	0	A	131	2	B
07:15 AM	247	1	B	351	3	B	7	27	B	368	3	C
07:30 AM	207	1	B	313	3	B	5	34	B	318	3	B
07:45 AM	137	1	B	207	2	B	5	27	B	212	2	B
TOTAL	709	1	B	1063	10	B	28	98	10	829	10	B
08:00 AM	1248	4	C	254	11	B	24	206	2	210	0	A
08:15 AM	0	0	A	3	4	A	12	172	2	175	2	B
08:30 AM	5	13	C	181	3	B	4	166	3	171	0	B
08:45 AM	7	13	C	148	0	A	0	0	0	0	0	A
TOTAL	1373	10	C	566	18	B	40	548	5	563	2	B
Grand Total	20110	17	C	1446	35	B	129	1627	18	1410	13	B
Approach	14	0	A	154	22	B	7	17	0	18	0	A
Left	5	0	A	118	11	B	0	0	0	0	0	A
Through	70	0	A	1174	35	B	175	16	270	18	B	B
Right	102	0	A	1533	192	C	100	372	15	1618	28	C
Queue	0	0	A	0	0	A	0	0	0	0	0	A
Queue	0	0	A	0	0	A	0	0	0	0	0	A
by Hour	0	0	A	0	0	A	0	0	0	0	0	A

Proposed Apartment vs a Concept in the DDA Guidelines. Which shows true mixed use and development that is scaled to fit Berkley



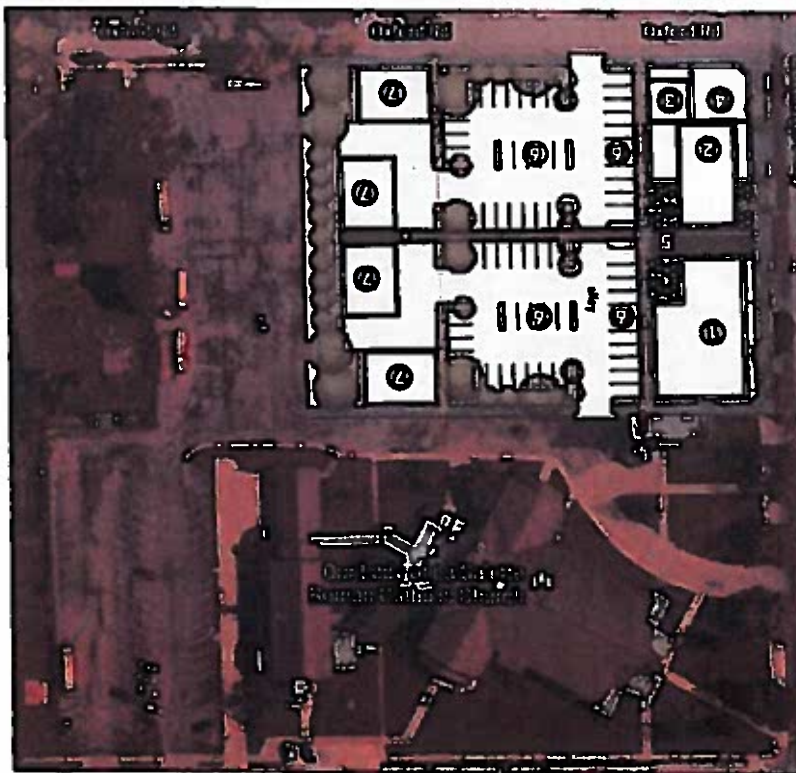
This is one apartment building and should not qualify as a PUD. No TRUE mixed use. This offers zero benefits that could not be gained through conventional rezoning

- Deficient Parking – less than 1.5 spaces per unit!
- Decreased Greenspace
- Footprint larger than Oxford Towers
- No Mixed Use
- Increases Traffic into the Neighborhoods
- Scale and Size exceeds City Code or does not meet the Master Plan Vision to Protect the Neighborhood and Home Values



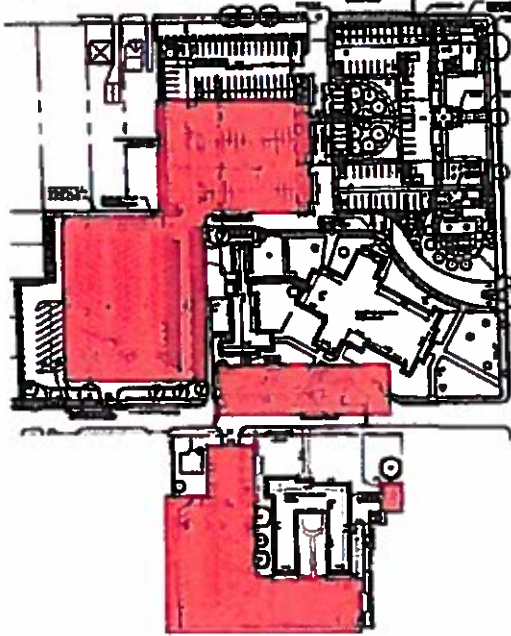
True PUD potential thanks to the Berkley DDA Guidelines

Opportunity Site #3 (OS-3) is a hypothetical site based on common block widths and site depths found along Berkley's commercial corridors. For OS-3, an average block width of 230 feet is used and an overall site depth of 300 feet is used (with a 22 foot wide alley placed at 100 feet from the street edge of development). This design provides a series of phased mixed-use alternatives. Phase one establishes an active street edge. An existing two-story building remains, a single-story building is adaptively reused to support additional floors of development and a new three-story, multi-use infill building is built. Parking is provided in the interior of the site expanding incrementally, as development occurs. Phase two includes multi-family row-houses at the rear of the site. These provide a new housing option and a transition to the adjacent single-family neighborhood.

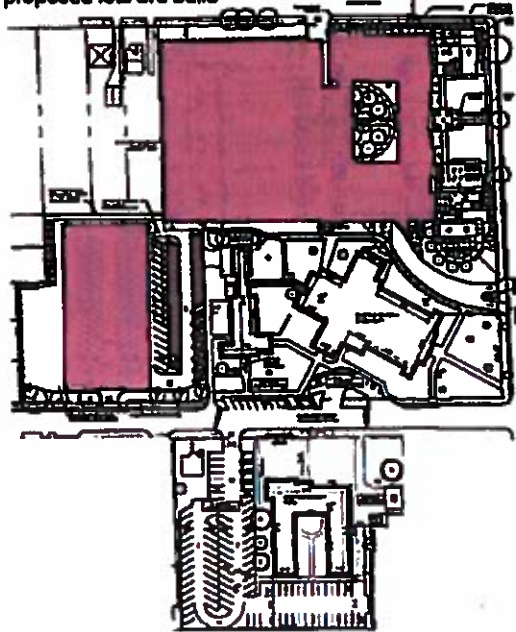


Based on parking required by city code

To meet requirements of city ordinances The Church needs 320+ parking spots. This is what it looks like if all proposed lots are built.



The LaSalette PUD with 129 units is required to have 258 spots. This is how much parking they would need need if this PUD is approved & all proposed lots are build



Based on the currently proposed parking plan & the amount of parking required by city code
To meet requirements of city ordinances The Church needs 320+ parking spots. The LaSalette PUD with 129 units is required to have parking 258 spots. This image below shows the overlap & how both properties are deficient which will force vehicles to park on to residential streets



8/26/2018

City of Berkeley Mail - LaSalette PUD Hearing - June 26th 2018



Timothy McLean <tmclean@berkleymich.net>

LaSalette PUD Hearing - June 26th 2018

Joshua Hunter [REDACTED]
To: tmclean@berkleymich.net

Thu, Jun 21, 2018 at 10:21 AM

Good Morning Tim,

Please forward the attached letter to the Planning Commission in anticipation of the PUD Hearing next week. My primary concerns are the reliance on an incompatible shared parking agreement and the ingress and egress on Oxford and Harvard. I also think it's critical for the applicant to first provide comparable properties in order to justify the PUD deviations.

Commissioner Kempner during the April 24th meeting discussed how the church parking cannot be shared as the church does not have any excess parking to jointly share with a 24/7 use, such as an apartment complex. I did not see the applicant discuss this issue at all in their narrative report.

As I mention in my letter to the Planning Commission, I think it's important to ensure all apartment traffic would be directed onto Coolidge now that the townhouses have been removed.

I have also been asking to see comparable properties for several months to see a similar development would function in other nearby communities, but I have not seen any presented.

Thank you,

Joshua Hunter

2240 Thomas Ave.

 [BerkeleyPlanningCommissionMemo06212018.pdf](#)
8K

TO: BERKLEY PLANNING COMMISSION
CC: TIM MCLEAN-COMMUNITY DEVELOPMENT DIRECTOR
FROM: JOSHUA HUNTER - 2240 THOMAS AVE.
SUBJECT: LASALLETTIE PUD PUBLIC HEARING - JUNE 26TH 2018
DATE: JUNE 21, 2018

Dear Chairman Buckler and Planning Commissioners:

I have several comments in regards to the PUD application in anticipation of the Public Hearing next week.

Incompatible Shared Parking Use

The applicant states in their narrative report that they exceed the MSHDA recommendations for parking, but the site relies heavily on a shared parking agreement with the church. There are two major problems:

1) The church lot is an institutional use and zoned in the single-family district. The applicant is seeking to utilize single-family lots for apartment tenant parking. This seems inappropriate at best and completely inconsistent with its zoned use.

2) According to the shared parking ordinance, Sec. 138-218, the church does not have any excess parking to share, and it cannot jointly share the existing parking as an apartment is a 24/7 use. Commissioner Kempner addressed this point in one of the previous discussions in April, but it was not mentioned at all by the applicant in the narrative report.

Because the church is deficient and has no excess parking to share according to code, the merits of the PUD must be evaluated on the site itself and the onsite parking only. Even if the church says it will expand parking elsewhere or reduce pews, this is a completely separate issue from the PUD application. If the PUD applicant would like to use the church parking spaces, they should acquire the lots and include them in the PUD site plan.

Closing Side Street Access

I am glad to see the townhouses were removed from the site plan. However, there is no longer any public benefit to allow apartment traffic to flow onto Oxford or across the church parking lot on Harvard. The large apartment complexes I have seen in other nearby cities do not have direct access to the adjacent single-family neighborhoods. All ingress and egress for a site this size belongs on Coolidge only.

No Comparable Properties Presented

While I think the applicant is best suited to determine how many parking spaces it needs to attract tenants, Berkley should not be the expedient since there will be substantial deviations to proven standard code. I do not see any comparable properties discussed in the applicant's market

analysis from the narrative report. The applicant should be asked to provide local comparable properties to prove the number of parking spots and scale of the apartment can be successful and not impact the surrounding neighborhood.

Overall, I think a site smaller in scale (1 floor removed) would be better for a suburban multiple-residential building. But the site should be at least completely contained with access to Coolidge only. I think a structure smaller in scale and self-contained will be much more harmonious with the neighborhood and the community. But the applicant must provide comparable properties and the project's financials to prove the need for the PUD deviations and that the market concept will work in Berkeley.

Thank you,

Joshua Hunter

2240 Thomas Ave.

6/26/2018

City of Berkeley Mail - La Salette PUD Application



Timothy McLean <tmclean@berkleymich.net>

La Salette PUD Application

Eric Wheeler
To: "tmclean@berkleymich.net" <tmclean@berkleymich.net>

Tue, Jun 26, 2018 at 4:45 PM

Dear Mr. McLean,

I ask that my comments in this message regarding the La Salette P.U.D. application be made part of the public record, and attached to the packet presented to the Planning Committee and City Council of Berkeley.

Numerous residents have raised a variety of issues concerning this plan, those regarding the poor fit of a development of the proposed size in the neighborhood, the lack of adequate parking (by code), what we see as an inevitable increase in traffic that will affect the streets west of Coolidge, and make access to Coolidge more difficult for current residents (in vehicles and as pedestrians), then an inadequate plan for snow removal, which will compound the problem in winter months. I view all these concerns as valid ones that have not received a satisfactory response. As the various changes to the design have left the scale of the project essentially the same, my opposition to the development remains.

Additionally, I find it troubling that Planning Committee members would make suggestions to the developer regarding what types of changes could be introduced to make the project fit the definition of a P.U.D. ("luxury penthouse units," I believe was one suggestion). Perhaps I'm mistaken but that seems an inappropriate incident of coaching. The developer should submit the plan, the committee determines the merits of the plan and, weighing public input, votes on it. No coaching should be allowed.

Sincerely,
Eric Wheeler
2679 Oxford Road
Berkeley, MI 48072

5/26/2018

City of Berkley Mail - LaSalette PUD proposal



Timothy McLean <tmclean@berkleymich.net>

LaSalette PUD proposal

Molly Schneider
To: tmclean@berkleymich.net

Tue, Jun 26, 2018 at 8:16 PM

Dear Berkley City Council, Planning Commission, et al,

Please add this email to the official minutes of the planning commission meeting. I am unable to attend in person because I am a volunteer coach with the Berkley Moms Club softball club and my daughter has a game.

I am writing to express my concern about the proposed PUD on the current LaSalette property. Berkley does need apartment style housing to meet the changing demographics of our community, and the LaSalette location seems fitting for this use.

As presented, I am against the multi-family housing project, as it is too large in scale, has inadequate parking, and does not appear to meet the criteria for PUD approval. There is no true mixed-use with this development. On paper, looking at what is being offered to future residents, it is really a residential property much like the Oxford Towers apartments.

My father lives in the Oxford Towers and we know firsthand how nice it is to have a residential space that is affordable and meets the needs of the senior community.

A high-rise is defined according to the City as "3 stories or more, maximum height of 10 stories" and the front setback must be placed 50 feet from the main road. The PUD is going to be at least four stories- 62 feet tall, yet it will sit 12.8 feet from Coolidge. Also, if it is compared to the multi-family ordinance, it is 32 feet taller than what is allowed.

Additionally, the parking requirement does not appear to be satisfied with the plan. (pg 10 of PC packet).

The location of the LaSalette property is great and apartments could work there- just on a much more reasonable scale. The planning commission has a duty to look at the facts of the request which I believe do not support approval.

I ask that the city deny this request and advocate for a build that will truly be an improvement for our community.

Regards,

Molly Schneider
3003 Kipling Ave
Berkley, MI 48072

6/25/2018

City of Berkeley Mail - LaSalette PUD



Timothy McLean <tmclean@berkleymich.net>

LaSalette PUD

Theresa Macdonald
To: tmclean@berkleymich.net

Tue, Jun 26, 2018 at 12:39 PM

Mr McLean, Below please find the email I sent to Matt as a concerned citizen of Berkeley (where I have resided since 1986). My concerns on the LaSalette PUD have not changed. I hope you will understand why I, as a long time resident of this city, do NOT believe the current proposal (changed slightly from when I sent this original email) is acceptable. I truly feel we have codes in this city that exist with the best interests of our citizens and I do not think this proposal will be good for the city. I believe the school property could be developed following code and it would then enhance our community. Thank you for your consideration and I am hoping you understand our concerns.

Theresa Macdonald
2011 Kipling

My original email (referenced above):

Mr Baumgarten,

After attending some of the Planning Commission meetings on the topic, I feel it is best to comment in writing regarding the proposed construction on the LaSalette site. I live on Kipling between Harvard and Columbia and will definitely be impacted by any construction on this locallon. I am not against developing the site, but do believe that any structure put there needs to guarantee the residents nearby will not be negatively impacted.

In my opinion, the current proposal is based on greed. There is no need for a 4 or 5 story structure that will impact the current infrastructure. We have problems with sewer back up in this area already and any "monstrous" new build will add to the problem we have. The residents would have more impact on our infrastructure than what the school ever had.

The traffic that this site will create will increase the danger we already experience from heavy thru traffic from Oak Park and from the north. At peak times, it is very difficult to access the street from our driveways and walking, running, etc is often very dangerous. The speed of traffic is also a problem (especially between Catalpa and Robina on Harvard).

The roads are crumbling and I believe a big reason for this is the construction traffic that uses our street. We have put up with 4 new builds in 2 blocks as well as the Harvard townhouses.

Although we have voiced our concerns in the past, based on the obvious disregard of our concerns by the Planning Commission (their looks of disdain, obvious murmuring among themselves when a citizen is speaking and overall attitude regarding anything that is in opposition to their opinions), I have no faith that the decision will not be for the best of the citizens and city. Remember, it is people who make a city great, not buildings!

Thank you for reading this note and I do hope my opinion and that of those impacted is taken into consideration!

6/28/2018

City of Berkeley Mail - PUDzilla



Timothy McLean <tmclean@berkleymich.net>

PUDzilla

Paul Jordan <[REDACTED]> Tue, Jun 26, 2018 at 12:15 PM
To: Timothy McLean <tmclean@berkleymich.net>, "mbaumgarten@berkleymich.net" <mbaumgarten@berkleymich.net>, "dhennen@berkleymich.net" <dhennen@berkleymich.net>, "dterbrack@berkleymich.net" <dterbrack@berkleymich.net>, "jblanchard@berkleymich.net" <jblanchard@berkleymich.net>, "esteadman@berkleymich.net" <esteadman@berkleymich.net>, "swbaker@berkleymich.net" <swbaker@berkleymich.net>, "rgavin@berkleymich.net" <rgavin@berkleymich.net>, "bdean@berkleymich.net" <bdean@berkleymich.net>

All:

I will be unable to attend the meeting tonight regarding the proposed La Salette Development. (AKA "PUDzilla.") I do however wish to have my feedback included in the minutes for tonight's meeting.

I am not going to spend a lot of time rehashing why this project should be voted down. There are others who will be able to speak much more eloquently than I can and they will be there tonight. Suffice it to say that I oppose this project because:

- It no longer meets the requirements for a PUD. Redeveloping the school is no longer part of the plan, so it no longer saves historic architecture. It does not provide for a variety of housing within the project. There is no proposed Multi-Use ie Retail, etc. In short, it provides no community benefit. (NOTE: Community means the surrounding area. Putting in a Gym and a few meeting rooms for the use of apartment renters does NOT qualify as a community benefit.)
- This development WILL negatively affect the neighborhood. It will tower over the surrounding houses without adequate separation being provided.
- The ability for large Public Safety Apparatus to access all areas of the property is still questionable. Fire Trucks have to have room to maneuver, not just "Drive in."
- Neighborhood traffic will be affected. The study that the city has posted to its website is flawed. I've attached a file from The Traffic Improvement Association which I feel is a more accurate representation. If the project is approved, I ask that the access to Oxford be eliminated and that Harvard be closed at the west property line for the church, or as near to as practical.
- Parking: I don't even know where to begin. This will be the Vinsetta Garage situation on steroids. Berkeley-Coolidge LLC ARE SEPARATE entities and MUST be treated as such. A shared parking arrangement between the two which counts on FUTURE approvals being granted for additional parking for the church is not a viable option. A reduction in required spaces based on the severely flawed assumption that people who rent lofts will be single or only have one car is ridiculous. The thought that people will be using LYFT, UBER and/or Public Transportation is something I would love to see more of, but that's in the future. We live in the here and now.
- In a past meeting, one of the Planning Commission (I believe it was Mr. Smith) mused about whether or not the people who approved the construction of La Salette School knew that they approved something that was going to dominate the architectural development of that end of Coolidge. That's a really good question. If this project is ultimately approved in its current form, it will be the dominate feature of that end of Coolidge for years. Is this type of design really what we want- a "Cookie-cutter" apartment building that could be located in Anywhere, Michigan?

In closing, let me say that I see a great potential for this parcel if it's developed correctly. If the developer were to come back with something smaller and less intrusive I think that it would be a better fit. This plan just doesn't work.

Thank you. I will be watching from home.

Paul Jordan

When one door closes another door opens; but we so often look so long and so regretfully upon the closed door, that we do not see the ones which open for us: Alexander Graham Bell

Traffic Counts Coolidge & 11 Mile.pdf
469K

6/28/2018

City of Berkeley Mail - No Large Scale Developments



Timothy McLean <tmclean@berkleymich.net>

No Large Scale Developments

Nick Stavropoulos <[REDACTED]>
To: "tmclean@berkleymich.net" <tmclean@berkleymich.net>
Cc: "council@berkleymich.net" <council@berkleymich.net>

Tue, Jun 26, 2018 at 3:07 PM

We do not want large scale developments in Berkeley, nor does our town ever. People move here to not have parking like Royal Oak. We can no reasonable accomodate the new proposed developments.

Thanks,

Nick

Nick Stavropoulos – Customer Relations Director

Mobile

Office

Email

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6/28/2018

City of Berkeley Mail - LaSalette PUD



Timothy McLean <tmclean@berkleymich.net>

LaSalette PUD

Jill Doemer <[REDACTED]>
To: tmclean@berkleymich.net

Fri, Jun 22, 2018 at 6:40 PM

I really believe that development of the site would be a great benefit to the city. However, it needs to be within scale to the property and the neighborhood. The developer and what they are attempting to sell the City of Berkeley is not even laughable. I am getting really fearful of what bill of goods will be bought by our Planning Commission.

- Jill Doemer

Sent from my iPad



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Deb Fisher, RN
Mary Malone, RN, JD
Nancy Suder, RN

June 25, 2018

City of Berkley Planning Commission
Berkley City Hall
3338 Coolidge Highway
Berkley, MI 48072

Re: Redevelopment of La Salette School Site

Honorable Berkley Planning Commission:

I write to you as a business owner and the owner of several properties in the City in full support of the proposed redevelopment of the La Salette School site on Coolidge which is just north of where my law firm is located at 2684 West Eleven Mile Road. The project overall would be outstanding for our community.

The number of individuals who want to live in the Berkley/Royal Oak/Huntington Woods area would find the building extremely desirable. It is exactly what young people and others looking to downsize are looking for in terms of housing.

The project would be an economic boon to the businesses in Berkley which would acquire a "built-in" clientele who would like nothing more than being able to walk to restaurants or other businesses nearby. The economic benefit of this type of project for the City of Berkley should be obvious.

There is a huge demand for apartments exactly along the lines of what is being proposed. If you doubt that, go to Chicago.

I realize there will be people who will express concerns about increased traffic. This is a "problem" that most cities would love to have.

I fully support the development of The Berkley as has been proposed. The project is backed by a highly reputable developer and architect who would prove to be a great partner with the City in moving this project forward.

Lapeer County Office • 250 N. Court, Suite 209 • Lapeer, Michigan 48846 • Phone: 810-667-9500
Battle Creek Office • 130 East Columbia • Battle Creek, Michigan 49015 • Phone: 269-953-0375

City of Berkeley Planning Commission
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June 25, 2018

I strongly support this proposed development and hope that the Planning Commission approves it promptly so that the benefits to the City of Berkeley can begin.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jules E. Olsman', with a long horizontal flourish extending to the left.

Jules E. Olsman

JBO:bb

cc: Mayor Dan Terbrack (via email)
Timothy McLean, Community Development Director (via email)

**Oxford Park Towers
of Berkley, LLC**

4180 Telegraph Road
Suite 3100
Bloomfield Hills, MI 48302
248/847-7604 • 248/847-9422 Fax

June 21, 2018

City Clerk's Office
Berkley City Hall
3338 Coolidge Hwy.
Berkley, MI 48072

Dear Mayor Terbrack, Members of City Council, Planning Commission Chairman Buckler and Members of the Planning Commission:

This letter is to inform you that as a nearly 20-year business and property owner in the City our company supports the Planned Unit Development "PUD" application by Berkley-Coolidge, LLC. This application is currently before the City of Berkley Planning Commission to develop a new multifamily housing project on the former Our Lady of La Salette School property into a 129 unit apartment project to be called "The Berkley".

We believe this is an excellent location for this scale and density, and that it complements our senior community, Oxford Park Towers, and concentrates multifamily housing in a strategic area off Coolidge.

We ask that the City Planning Commission and Council approve this application, because it adds a new and needed mix of housing, creates taxable value from a currently exempt property which can pay for much needed city services and will establish a residential anchor to the City that will encourage future growth, redevelopment and increased property values. We believe this project will help all businesses in Berkley, and will create the type of newer multifamily housing that will continue to attract a younger demographic to the City.

We approve this letter being read into the record at the Planning Commission meeting in which the application for the PUD is to be considered and at the appropriate City Council meeting.

Sincerely,



Stephen R. Swartz, Member