

1. **SITE PLAN REVIEW: SP-12-17** Klajdi Ibi, 3170 Eleven Mile Road, North side of Eleven Mile Road, between Gardner and Griffith Avenues, Tax ID# 25-18-453-014 is requesting site plan approval for a building expansion.

The applicant, Klajdi Ibi, gave an overview of the project. He will expand the former Nip 'N' Tuck restaurant and rename it Golden Grille. Mr. Ibi's architect was present to answer questions from the Planning Commission.

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

- The location of deliveries relative to available parking.
- The size of the barrier-free parking space.
- The grease enclosure.
- The location of nearest residence to the proposed dumpster.

It was moved by Commissioner Smith and seconded by Commissioner Barnett to approve SP-12-17 with the following conditions:

- **The applicant must double-check the size of the barrier-free parking space.**
- **Enlarging the size of the dumpster enclosure**

AYES: Richardson, Murad, Kempner, Smith, Shadle, Kapelanski, Barnett, and Buckler

NAYS: None

Motion Carried.

2. **DISCUSSION: 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.

Prior to opening the Public Hearing, Chairperson Buckler stated that public comments would be limited to four minutes per speaker and that time limits would be strictly enforced.

Commissioner Smith addressed citizen comments from the December meeting calling the proposed development a "six-story building/high-rise." Commissioner Smith also referenced a flyer posted on social media indicating the proposed development as such. A brief discussion with resident Kurt Hite (author of the flyer) and Commissioner Smith ensued regarding the definition of a "high-rise" building. Commissioner Smith asked that the flyer be removed from social media.

Chairperson Buckler opened the Public Hearing at 8:04PM.

- Kurt Hite, Robina, referenced the size of the Harvard Commons development and contrasted the size with the size of the proposed LaSalette project. Mr. Hite also referenced the traffic study that was done in July 2017. The validity of the study was questioned as school was not in session at the time and the traffic from school could not be measured.
- Barb Morris, Wiltshire, stated she was upset about the process. Ms. Morris communicated her belief that the developer has not submitted required information. Ms. Morris referenced

- the traffic study and expressed concern that no data concerning school traffic was gathered.
- Shirley Hanson thanked the Planning Commission for their service throughout this process. Ms. Hanson implored residents to consider the future. Ms. Hanson stated her desire to see the church continue to stay open. She also expressed her belief that there are not sufficient rental properties available in Berkley.
 - James Cox, Oxford, questioned community support for the proposed project. Mr. Cox believes the building should be classified as a “high-rise.” Mr. Cox feels there has been intimidation from the church and questioned the need for the penthouse.
 - Rob Robinette compared Berkley to changes in Garden City. Resident believes development is a good idea.
 - Eric Wheeler, Oxford, referenced the traffic study. Mr. Wheeler expressed his belief that school traffic is underestimated. Mr. Wheeler stated his hope that citizen comments matter to the Planning Commission.
 - Charles Tyrell, stated that the electronic version of the site plans does not show architect seals. Mr. Tyrell stated his belief that the developer should carry some personal liability and not be allowed to simply be an LLC. Mr. Tyrell expressed concerns about wastewater generated from the proposed development. He also referred to the PUD Criteria.
 - Patty Curtis referenced intimidation and ethics violations from Planning Commissioners. Ms. Curtis voiced her opposition to the development and stated she was “ashamed” of the parish. Ms. Curtis stated her belief that the site plans are “sloppy” and questioned whether or not the Planning Commission was in a position to take action on the proposed PUD. She also referenced the amount of City staff time being spent on review.
 - Paul Jordan welcomed new Commissioner Kempner. Mr. Jordan indicated he would like to see retail space on the first floor of the proposed development as well as more greenspace. Mr. Jordan expressed concerns about storm water.
 - Joshua Hunter referenced a letter he submitted to the Planning Commission. Mr. Hunter questioned the argument of viability regarding the size of the proposed development. Mr. Hunter questioned whether the standards for approval could be met. The absence of data on school traffic from the traffic study was referenced. Mr. Hunter stated his belief that the site plan lacks sufficient data for approval.
 - Chris Riley voiced concerns about parking, traffic, and noise. Mr. Riley stated that he believes the PUD requirements have not been met.
 - Wayne Wudyka voiced approval for the proposed development. Mr. Wudyka stated that he owns several properties in Berkley. Mr. Wudyka stated that he believes this type of proposed development is the future of the city. He also referenced benefits to the city relative to tax revenue.
 - Linda Gable-Smith, Elwood, indicated that she is very supportive of the proposed development. She expressed opposition to retail development being placed in the property. Ms. Gable-Smith voiced concern about the lack of rental property in Berkley and its effects on residents.
 - David King expressed his belief that Coolidge and Harvard are “congested.”
 - Analise Pietras, Franklin, shared concerns about the traffic study and the lack of loading space. Ms. Pietras expressed belief that the pedestrian path is incomplete. She also voiced concerns about affordability of the rental units.

Chairperson Buckler closed the Public Hearing at 8:58PM.

* * * * *

3. 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.

Following the Public Hearing the Planning Commissioners discussed the Planned Unit Development proposal.

- Chairperson Buckler stated that the site plan is incomplete. Ms. Buckler stated that there was not adequate time for the Planning Commission to review changes to the site plan. Due to technical elements being missing, Ms. Buckler stated her opinion that the only options available to the Planning Commission this evening are to either postpone action until outstanding items are submitted and reviewed, or to recommend denial of the PUD application to City Council.
- Commissioner Richardson clarified the required PUD standards of approval.
- Commissioner Barnett stated that there was not adequate time to review site plan changes and recommended postponement until outstanding items are submitted.
- Commissioner Richardson suggested that an administrative checklist be generated and submitted to the developer.
- Developer Bennett Terebello and Architect Joe Novitsky gave a brief presentation of the site plans as well as revisions.
- Commissioner Kapelanski asked to see specs for the proposed fire apparatus to compare how it would fit into the proposed development.
- City Manager Baumgarten stated that the Department of Public Safety has narrowed it down to three possible models and would have specs available to the Planning Commission.
- Commissioner Smith stated he would like to see dimensions over the entire site plan.
- Chairperson Buckler asked the developer to submit the narrative required under Section 138-535(b) of the Zoning Ordinance.
- Commissioner Barnett voiced dislike for EIFS on the building façade. Mr. Barnett indicated a preference for various shades of brick. Concerns about the demolition of the school building and benefits to the community were also raised. A description of the interior of the building was also asked for.
- Commissioner Richardson indicated that elevations of the building were hard to read on 11x17 site plans. The total height of the building was asked for.
- Commissioner Shadle stated that electronic plans were easier for her to read. Commissioner Shadle also questioned windows being removed from the townhouse site plans.
- Architect Novitsky responded to questions about the townhouse windows.
- Chairperson Buckler recommended that the developer bring in someone to do quality control on the site plan.
- Commissioner Kempner questioned the square footage of the apartments. Commissioner Kempner also advised the developer to proofread site plans before submittal.
- Commissioner Murad referenced the long “expanse” of the townhouses.
- Developer Terebello posed questions to the Planning Commission about increasing the vertical floorspace of the townhouses.
- Commissioner Murad suggested reducing the number of townhouses from eight to seven.

- Commissioner Smith posed the question of rooftop or individual HVAC units.
- Developer Terebelo stated that a decision on this was coming soon.
- Commissioner Smith mentioned the schedule of floor plans for each unit differed from the table analysis and that a floorplan for the penthouse was needed.
- Commissioner Murad referenced the size of the penthouse in Oxford Towers.
- Commissioner Kapelanski asked about an impact development strategy in the form of a rain garden for the property.
- Commissioner Richardson discussed the impact of the development on the surrounding neighborhood as well as the dimensions of the public plaza. Commissioner Richardson indicated a preference that the developer removes the proposed fourth floor of the building.
- Commissioner Kempner discussed the contextual relationship of the development to surrounding buildings. Commissioner Kempner questioned the balance of this development relative to density.
- Commissioner Barnett asked about elevator shafts and firewalls.
- Commissioner Shadle asked about the intent for loading/unloading on the property.
- Chairperson Buckler stated that the developer must meet ordinance Sec.138-680 **Required Information** to be included on a site plan. Chairperson Buckler also referenced simple elevations and a flow map.

It was moved by Commissioner Murad and seconded by Commissioner Barnett to postpone action on PUD-01-17.

AYES: Richardson, Murad, Kempner, Smith, Shadle, Kapelanski, Barnett, and Buckler

NAYS: None

LIAISON REPORTS

No Reports to discuss. The Chamber of Commerce meets on January 10, 2018.

* * * * *

STAFF/COMMISSIONER COMMENTS

Commissioner Smith commented on definition of high-rise building and indicated his willingness to discuss.

Commissioner Kapelanski asked that information on the High-rise district be included in the table of Deviations.

Commissioner Murad welcomed new Commissioner Kempner and Community Development Director McLean. He also asked about availability of funds in the budget for MSU Citizen Planner Courses.

Commissioner Shadle also welcomed new Commissioner Kempner and Community Development Director McLean. She also had positive comments for the DPW on repairing a broken water main.

Commissioner Kempner stated she was excited to be part of the Planning Commission and thanked the public for their comments.

* * * * *

With no further business, the meeting adjourned at 10:32 PM.

