

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, FEBRUARY 27, 2018 AT CITY HALL BY CHAIRPERSON BUCKLER.

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/cityofberkley>.

PRESENT: Mark Richardson Lisa Kempner Tim Murad
 Michele Buckler Ann Shadle Kristen Kapelanski
 David Barnett Joe Tangari

ABSENT: Martin Smith

ALSO PRESENT: Ross Gavin, City Council Liaison
 Tim McLean, Community Development Director
 Several members of the public

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APPROVAL OF AGENDA

It was moved by Commissioner Murad to approve the agenda and supported by Commissioner Barnett.

AYES: Richardson, Murad, Kempner, Shadle, Kapelanski, Kempner, Tangari, and Buckler
NAYS: None

Motion Carried.

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APPROVAL OF MINUTES

It was moved by Commissioner Barnett to approve minutes from January 23, 2018 and supported by Commissioner Kapelanski.

AYES: Richardson, Murad, Kempner, Shadle, Kapelanski, Kempner, Tangari, and Buckler
NAYS: None

Motion Carried.

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COMMUNICATIONS

N/A

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CITIZEN COMMENTS

Kurt Hite, Robina: Referenced a news article documenting the sale of Pinnacle Homes in reference to the proposed LaSalette development.

Dale Carlson, Catalpa: Discussed interest in preserving some of the historical architecture at Our Lady of LaSalette School done by renowned architect Corrado Parducci. Mr. Carlson encouraged the Planning Commission to set guidelines for historical preservation. He also encouraged apartment development in downtown Berkley.

Vivian Carmody, DDA Director: Announced a second input session for the draft DDA Design Guidelines will take place March 7 from 6:30PM-8:30PM at the Berkley High School Collaborative Center.

Analise Pietras, Franklin: Recommended that the Planning Commission engage in team building with the community during the Master Plan process. Ms. Pietras also recommended making the Planned Unit Development (PUD) application longer and making a civil engineering requirement as well. Ms. Pietras also stated it was worth considering raising fees for planning services.

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1. DISCUSSION: Automobile showrooms in Woodward and Eleven Mile Districts

Chairperson Buckler began the discussion about current requirements for showrooms in the Woodward and Eleven Mile Districts.

Commissioner Barnett was able to provide some historical context for the requirements in both districts.

Each Commissioner had the opportunity to weigh in on both districts. The consensus of the Planning Commission was a continuation of the status quo regarding automobile showrooms in the Woodward District. The Planning Commission is receptive to some changes regarding outdoor displays and sales in the Eleven Mile District. The consensus was to have the Community Development Director to draft an amendment to permit outdoor displays and sales as a Special Land Use.

2. DISCUSSION: Public Participation Plan

Chairperson Buckler began the discussion stating that of the five examples of public participation plans (East Lansing, Escanaba, Ferndale, Manistee, Muskegon), Berkley was most similar to the City of Ferndale. She stated that she felt the plans were ambitious and potentially unable to be fully implemented.

Commissioner Kapelanski stated that some of the plans discussed determining high and low controversy site plans. She felt it was impossible to determine which site plans are high controversy and which are low. She recommended that requiring a developer to place signs on a property that a public hearing is scheduled, along with date, time, and location was a good way to keep the neighbors in the community apprised about opportunities for engagement.

Commissioner Tangari suggested “daylighting” the development process and opportunities for community engagement. He felt it was impossible to determine controversy level on site plans. He also recommended that once a public participation plan is in place, that it be reviewed every three years.

Chairperson Buckler suggested that a subcommittee be formed to draft a public participation plan.

Commissioner Kempner stated that education needs to be a huge part of a public participation plan.

Commissioner Murad recommended that two members from the former Citizen Advisory Committee be brought in to assist the subcommittee with its work.

Commissioner Tangari suggested developing a very short survey to identify what the goals of a public participation plan should be.

Chairperson Buckler suggested that the subcommittee draft a framework and goals for public input.

Commissioner Richardson advised using a variety of communication tools. He feels the plan needs to be aspirational and have clearly defined goals. Communicating to the community needs improvement. He also stated that the Planning Commission should be more responsive to community input.

Chairperson Buckler stated her opinion that the Planning Commission adequately considers public input.

Commissioner Shadle stated her opinion that community involvement needs to take place from the beginning of developing the public participation plan.

Commissioner Barnett voiced support for the subcommittee idea.

Resident Patty Curtis thanked members of the Planning Commission for taking public participation seriously. Ms. Curtis doesn't feel a public participation plan can happen without public input. She indicated she would like to be involved in the development.

Resident Kurt Hite advised using similar guidelines from the Citizen Action Committee. He used the example of the DDA work session.

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LIAISON REPORTS

Commissioners were unable to attend sessions, and thus no liaison reports were given.

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STAFF/COMMISSIONER COMMENTS

Commissioner Tangari informed the Planning Commission that he will be absent in April.

Commissioner Barnett spoke on attending the RRC Best Practices 1-3 training and that he looks forward to attending Best Practices 4-6.

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With no further business, the meeting was adjourned at 9:32PM.