

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, AUGUST 28, 2018 AT CITY HALL BY CHAIR 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 Kristen Kapelanski Martin Smith (arrived 7:43PM)
Ann Shadle Michele Buckler Greg Patterson
Tim Murad Matt Trotto Lisa Kempner (arrived 7:31PM)

ABSENT: Ross Gavin, City Council Liaison

ALSO PRESENT: Tim McLean, Community Development Director
Ari Zartarian, FSZ Holdings
Daniel Stakhiv, FSZ Holdings
Grant Jeffries, Five Eighths Architecture
Some members of the public

* * * * *

APPROVAL OF AGENDA

It was moved by Commissioner Murad to approve the agenda as written and supported by Commissioner Buckler.

AYES: Murad, Patterson, Richardson, Shadle, Trotto, Buckler, Kapelanski

NAYS: None

Motion Carried.

* * * * *

APPROVAL OF MINUTES

It was moved by Commissioner Richardson to approve minutes from July 24, 2018 and supported by Commissioner Buckler.

AYES: Murad, Patterson, Richardson, Shadle, Trotto, Kempner, Buckler, Kapelanski

NAYS: None

Motion Carried.

* * * * *

COMMUNICATIONS

None

* * * * *

CITIZEN COMMENTS

None

* * * * *

1. SITE PLAN REVIEW: PSP-01-18 2838/2850 Coolidge—Façade Change

Community Development Director McLean introduced this item. Applicant is seeking a façade change for the front and rear façade of the buildings located at 2838/2850 Coolidge.

Commissioner Murad asked if wall pack lighting will be shielded.

Mr. Jeffries responded that shielding could be added.

Commissioners Murad and Shadle had questions and expressed concern about the proposed vertical section of awning on the front façade.

Commissioner Richardson asked if the vertical sheeting noted on the site plan is located where the existing door should be.

Mr. Jeffries responded that the store front door will be moved and that the vertical sheeting on the plan would go where the existing door is located.

Chair Kapelanski asked if the majority of the building façade will be the material sample shown to the Planning Commission.

Mr. Jeffries responded that would be the case, with some steel added.

Chair Kapelanski asked about window transparency.

Mr. Jeffries stated that the majority of the windows are intended to be transparent with the possibility of a frosted window for the meeting space for added privacy.

Chair Kapelanski suggested that the applicant utilize window tinting as opposed to a frosted window.

Commissioner Trotto questioned the brightness of the proposed wall packs in the alley. Mr. Trotto stated that he felt the lights may not be bright enough for patrons parked behind the building.

Mr. Jeffries stated that the applicant is comfortable with the lighting as proposed but that the lights could be brighter.

Commissioner Trotto suggested that emergency lighting have a battery backup. Mr. Trotto also asked if the proposed cedar siding would be affected by salt applied to the sidewalk in the winter,

Commissioner Buckler stated that the cedar deck at her residence has not been negatively impacted by regular application of salt in the winter months.

Commissioner Shadle asked about the purpose for the proposed fence enclosure.

Mr. Jeffries responded that the enclosure would be utilized as an outdoor patio for the building tenants.

It was moved by Commissioner Murad to approve PSP-01-18 with the following conditions: Wall pack lighting must be shielded towards the ground, vertical section of awning removed from the final plan, and supported by Commissioner Buckler.

AYES: Patterson, Richardson, Shadle, Smith, Trotto, Buckler, Kempner, Murad, Kapelanski
NAYS: None

Motion Carried.

2. ORDINANCE AMENDMENT: CH.138-ARTICLE III, DIVISION 1—ACCESSORY BUILDINGS & STRUCTURES

Community Development Director McLean briefly reviewed revisions that were made, based upon feedback from the previous meeting.

Commissioner Kempner expressed concern for the proposed decibel level standards. Ms. Kempner also suggested that a setback of five feet instead of three feet in cases of exterior appliances placed in a side yard.

Commissioner Buckler stated that the side yard setback for exterior appliances should be the same for all districts. Ms. Buckler stated that she believes a decibel standard is necessary but this is an item that can be revisited as needed.

Commissioner Richardson questioned the necessity for a different decibel standard for exterior appliances in a side yard vs a rear yard.

Commissioner Kempner suggested that a side yard setback of six feet could help alleviate noise concerns.

Commissioner Murad expressed support for a side yard setback of six feet.

Commissioner Smith stated that he believes an ordinance that defines exterior appliances separately from accessory structures is necessary but he is not in favor of permitting exterior appliances in side yards by right.

Commissioner Trotto stated that it would be very difficult for generators to meet the decibel standard in the proposed ordinance. Mr. Trotto stated the standard would be easier to meet for air conditioning units. Mr. Trotto also clarified that most generators come with a noise reducing enclosure.

Commissioner Shadle expressed support for a standard of 65 decibels at 23 feet.

Commissioner Buckler pointed out that when used, generators run constantly, whereas air conditioning units cycle.

Commissioner Kempner asked if the proposed decibel standard is unenforceable.

Commissioner Trotto stated that generators don't usually get quieter than 60 decibels.

Commissioner Patterson stated that he prefers exterior appliances in a side yard as opposed to a rear yard.

Commissioner Buckler asked about the time duration for weekly generator tests.

Community Development Director McLean responded that the tests are usually around 10 minutes and that the generators do not run at full power.

Chair Kapelanski stated that she was fine with placing exterior appliances in a side yard. She asked for more information on decibel levels at 15 feet. Ms. Kapelanski also voiced support for an increased side yard setback of at least 5 feet.

Commissioner Richardson asked for more information on size and materials for generator enclosures.

3. DISCUSSION: PUBLIC PARTICIPATION PLAN

Community Development Director McLean gave a summary of the first draft of the plan. The proposed plan borrows language from plans in other communities. The plan is also intended to meet best practices of the MEDC's Redevelopment Ready Communities program.

Commissioner Buckler stated that she liked the first draft but felt it got too specific in some areas. Ms. Buckler suggested that language is added to differentiate between the levels of engagement for specific types of development.

Commissioner Richardson asked for language specifically identifying timelines for engagement in a PUD process.

Commissioner Shadle asked that the language regarding the communicating results of public engagement include more transparency. Ms. Shadle also pointed out a few typos in the draft.

Commissioner Trotto asked that language for participation between Boards and Commissions be included. Mr. Trotto used the example of DDA interaction with the Planning Commission.

Commissioner Kempner asked that the draft plan be shared with the City Engagement Advisory Board.

Chair Kapelanski asked that the Zoning Enabling Act be added to the list of statutory requirements. Ms. Kapelanski also asked that there be clarification in the plan regarding types of development and appropriate levels of engagement.

Commissioner Buckler suggested that flowcharts for types of development and levels of engagement be included in the plan. Ms. Buckler pointed out that all development won't have the same level of engagement.

* * * * *

LIAISON REPORTS

Commissioners Richardson discussed the recent meeting of the Environmental Committee. He stated that the committee would have speakers for the next two meetings. DDA Director Carmody and DPW Director Schueller would address the committee over the next two meetings. The topics of discussion will cover stormwater management and Complete Streets.

Commissioner Trotto reported that he was unable to attend the DDA meeting but that he met with Director Carmody to discuss what is happening.

Commissioner Murad discussed Chamber participation in Cruise Fest and the recent pub crawl.

Commissioner Patterson stated that the Parks & Rec Committee will have an upcoming "Touch a Truck" event and a mystery trip.

Chair Kapelanski gave a summary of events at recent City Council meetings. Ms. Kapelanski touched on ordinance changes to the Eleven Mile District, Chickens, and Administrative Approval for Accessory Structures.

Community Development Director McLean stated that the Zoning Board of Appeals did not meet in August but will be meeting in September to discuss revisions to the Rules of Procedure.

STAFF/COMMISSIONER COMMENTS

Commissioner Kempner stated things are very busy with school starting back up and summer coming to a close.

Commissioner Buckler wished everyone a safe and happy Labor Day holiday.

Commissioner Richardson congratulated Chair Kapelanski on her recent appointment as the new Chair of the Planning Commission.

Commissioner Smith congratulated Chair Kapelanski on her recent appointment as the new Chair of the Planning Commission and thanked Commissioner Buckler for her time served as the previous Chair.

With no further business, the meeting was adjourned at 8:44PM.