

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, FEBRUARY 26, 2019 AT CITY HALL BY CHAIR KAPELANSKI.

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 Martin Smith Ann Shadle
 Michele Buckler Greg Patterson Matt Trotto
 Kristen Kapelanski Tim Murad

ABSENT: Lisa Kempner

ALSO PRESENT: Tim McLean, Community Development Director
 Ross Gavin, City Council Liaison
 Vivian Carmody, DDA Director

APPROVAL OF AGENDA

It was moved by Commissioner Richardson to approve the Agenda and supported by Commissioner Buckler.

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

APPROVAL OF MINUTES

It was moved by Commissioner Buckler to approve minutes from January 22, 2019 and supported by Commissioner Patterson.

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

COMMUNICATIONS

N/A

CITIZEN COMMENTS

N/A

1. SITE PLAN REVIEW: SP-01-19—FSZ HOLDINGS, LLC, 2838/2850 COOLIDGE HWY.

Community Development Director McLean provided a summary of the request for site plan review. The applicant had previously received site plan approval for a façade change in August

2018. The applicant was proposing a number of changes to the façade that warranted review by the Planning Commission.

Ari Zartarian (Applicant) stated that due to budgetary reasons, they had to revise the scope of work for the building façade.

Commissioner Richardson asked why cedar was chosen to cover an existing opening to the building.

Mr. Zartarian responded that the cedar will provide a nice accent to the proposed façade.

Commissioner Shadle asked if there would be any signage on the proposed awning.

Mr. Zartarian responded that there will be no signage on the awning.

Chair Kapelanski asked about the darker tint on the existing window, noting that the tint was not indicated on the site plan.

Mr. Zartarian responded that in the future the tint may be removed.

Commissioner Trotto asked about proposed wall pack lighting and photometrics.

Mr. Zartarian responded that per the conditions of the August 2018 site plan, all exterior lighting would be shielded, directing light downward.

It was moved by Vice Chair Smith to approve SP-01-19 with the condition that exterior lighting be shielded, directing light downward and supported by Commissioner Murad

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

NAYS: None

ABSENT: Kempner

MOTION CARRIED

2. SITE PLAN REVIEW: SP-02-19—STUMAR, LLC, 3171 TWELVE MILE RD.

Community Development Director McLean provided a summary of the request for site plan review. The applicant is seeking site plan approval for a façade change. One item to note was that the size of the windows on the front façade would be considerably increased, but falls short of the minimum standard for the Downtown District.

Andrew Bader (Architect for the applicant) stated that there would be structural issues that would be difficult to overcome to have 40% windows on the front façade.

Chair Kapelanski asked what the percentage of windows would be on the proposed site plan.

Mr. McLean responded that there would be 32% windows with the proposed plan.

Vice Chair Smith asked if the façade was full brick on block.

Mr. Bader responded that this was the case.

Vice Chair Smith stated that it would be very expensive to expand the windows with an existing steel lintel. Mr. Smith stated he was glad to see proposed improvements to the façade.

Commissioner Richardson asked what the existing window coverage was for the front façade.

Mr. Bader responded that it was around 15%.

Commissioner Shadle asked if any signage was being proposed.

Mr. Bader responded that as there is not currently a tenant that no signage was being proposed.

Commissioner Shadle asked if the applicant was aware of the Design Guidelines and if they had been utilized.

Eric Feldman (Applicant) responded that he is aware of the Design Guidelines and had engaged in some discussion with DDA Director Carmody.

It was moved by Commissioner Patterson to approve SP-02-19 as written and supported by Commissioner Trotto

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

NAYS: None

ABSENT: Kempner

MOTION CARRIED

3. MASTER PLAN SCOPE OF WORK: DISCUSSION

Vice Chair Smith stated that the intent of this discussion is to come up with ideas for the future. Mr. Smith stated that the Robina Plaza project from the previous Master Plan should be included.

Commissioner Trotto stated that the city does not currently have pathways for bikes. Mr. Trotto suggested that a trail starting at Woodward would be a good idea and possibly tie in any trail with existing parks.

Chair Kapelanski stated she would like to see bike paths. Ms. Kapelanski suggested that a regional connection with Royal Oak could be part of the next Master Plan.

Commissioner Shadle stated she would like to see multimodal transportation explored in greater detail in the next Master Plan. She also stated that the corner of Twelve Mile Rd. and Coolidge could be an opportunity site for redevelopment.

Commissioner Patterson stated that he would like to see some suggestions for redevelopment along the Eleven Mile Rd corridor. Additionally, he would like to see high levels of community engagement for the Master Plan.

Commissioner Richardson suggested that the possibility of relocating the Department of Public Works facility should be explored. He believes this would be a strong location to be redeveloped. He also stated that any redevelopment around Twelve Mile Rd and Coolidge should preserve the historic Fire Hall Building.

Commissioner Buckler stated she would like to see suggestions to improve the multiple family residential housing stock. Additionally, the mixture of different housing types could be improved.

Chair Kapelanski agreed with Ms. Buckler's ideas and stated that opportunities for duplexes and townhouses could be explored.

Commissioner Murad stated that he would like to see a downtown plaza in the Robina area. Additionally he would like to see improved multiple family residential housing.

Mr. Smith stated he hadn't considered Mr. Richardson's idea about the DPW building, but he agrees that this would be a good redevelopment site; particularly for multiple family residential housing.

Ms. Shadle stated that live-work redevelopment could be explored for Eleven Mile Rd.

Mr. Richardson stated there should be a deeper dive into housing options in the next Master Plan. He added that energy efficiency could be explored in the Master Plan.

Mr. Trotto also stated that energy efficiency should be explored.

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LIAISON REPORTS

Director Carmody stated that there would be an open house session for the Downtown Master Plan on Thursday, February 28 from 6:30PM-8:30PM

Mr. Trotto stated that the DDA approved two MOGO bike stations.

Mr. Murad stated that the Chamber was hosting a hometown art event on March 14. Also, the Chamber would be releasing a City Guide in the Fall of 2019.

Mr. Richardson stated that the Environmental Committee would be meeting to discuss a draft energy efficiency plan.

Ms. Kapelanski stated that the Design Overlay District was presented to and discussed with City Council.

Mr. Smith stated that he attended the open house on recreational marijuana uses. He stated that there were a number of grey areas with any uses.

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STAFF/COMMISSIONER COMMENTS

Mr. McLean reminded the Commission of the training session scheduled for March 7 with Carlisle-Wortman Associates.

With no further business, the meeting was adjourned at 8:51 PM.