

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, MAY 28, 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
 Lisa Kempner Greg Patterson Matt Trotto
 Kristen Kapelanski Tim Murad Michele Buckler

ABSENT: NONE

ALSO PRESENT: Tim McLean, Community Development Director
 Ross Gavin, City Council Liaison
 Mark Kellenberger, Eig14t Development

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APPROVAL OF AGENDA

It was moved by Commissioner Murad to approve the Agenda supported by Commissioner Kempner.

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

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APPROVAL OF MINUTES

It was moved by Commissioner Patterson to approve minutes from April 23, 2019 and supported by Commissioner Kempner.

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

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COMMUNICATIONS

N/A

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CITIZEN COMMENTS

N/A

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1. ORDINANCE AMENDMENT: PROPOSED LANGUAGE FOR DAYCARE CENTERS AS A SPECIAL USE IN LOCAL BUSINESS DISTRICT AND OFFICE DISTRICT

Community Development Director McLean gave a summary of proposed language to allow daycare centers as a special use in the Local Business District and Office District.

Mr. Kellenberger stated that the process to be licensed by the State of Michigan for a daycare center often occurs when the site is being constructed.

Commissioner Richardson stated that State regulations appear confusing regarding fencing for outdoor play areas.

Commissioner Buckler stated that a daycare use can be challenging in downtown areas due to traffic and parking.

Chair Kapelanski suggested the language be revised to allow for licensing to be required during the application for a business licensing process rather than in site plan approval. Ms. Kapelanski also recommended parking and screening requirements near residential areas.

Commissioner Murad stated he would like to see screening requirements.

Vice Chair Smith stated that it can be difficult to have a daycare use in a building with multiple tenants.

Chair Kapelanski directed Mr. McLean to set a date for the public hearing for the June meeting of the Planning Commission.

2. PUBLIC HEARING: ORDINANCE REPEAL-SEC.138-132

Chair Kapelanski OPENED the Public Hearing at 7:53PM.

No comments were made

Chair Kapelanski CLOSED the Public Hearing at 7:54PM.

3. ORDINANCE REPEAL: RECOMMENDATION TO REPEAL SEC.138-132

Mr. McLean provided a summary regarding the request to repeal Sec.138-132. City staff and consultants from McKenna and HRC have developed new standards for residential grading and stormwater management. The intent is to move these standards out of the zoning ordinance and into regulatory ordinances. Part of that process is to repeal the existing standards for residential grading under Sec.138-132.

Commissioner Buckler discussed questions and concerns related to the new standards for new residential construction and stormwater management.

It was moved by Vice Chair Smith to recommend that City Council repeal Sec,138-132 of the Berkley City Code and supported by Commissioner Richardson.

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

NAYS: Buckler
ABSENT: None

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LIAISON REPORTS

Mr. Murad stated that Art Bash would be held in the second weekend of June.

Mr. Richardson stated that the bike corral would be held during Art Bash next to Berkley Commons. Mr. Richardson also stated that the Environmental Committee had approved a proposed energy efficiency plan.

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STAFF/COMMISSIONER COMMENTS

Mr. Patterson asked if the start time for Planning Commission meetings could be moved up to 7PM instead of 7:30PM.

Mr. McLean responded that he would check to see if the Planning Commission bylaws would need to be amended to allow for a time change.

Mr. Trotto stated that Berkley Days was fantastic this year. He also asked if there could be additional signage for the bike corral

With no further business, the meeting was adjourned at 8:14PM.