

# City of Berkley

3338 Coolidge Hwy, Berkley, MI 48072



Office of the City Manager  
Matthew Baumgarten,  
City Manager

June 7, 2017

Re: Proposed Planned Unit Development at Our Lady of La Salette School  
**Public Hearing on June 27, 2017 at 7:30 PM**

To the Residents of Berkley,

The proposed PUD plans for a residential complex on the former La Salette School property have been submitted and incorporates changes based upon resident and Planning Commission feedback. The next step in the process is to hold a public hearing on the revised plans and that is why **WE WANT YOU** to attend the next Planning Commission's Public Hearing on June 27, 2017 at 7:30 PM. You will have a chance to hear about the changes made to the original plans in response to residents' concerns have been on the changes and how he plans to address resident concerns, see the plans for yourself and, most importantly, have the opportunity to let the Planning Commission know your thoughts.

## Why a Public Hearing and not another Work Session?

City ordinances define the process used to consider if projects are right for Berkley. An applicant chooses for themselves how fast or slow they want to proceed with that process. In this case, the applicant chose to present the plans to the public and received comments. The developer could have requested a second work session. However, in either scenario, the plans would be presented for public comment. The Planning Commission will also discuss any additional alterations to the plan that may be required under both scenarios.

## What happens after the Public Hearing?

After the applicant has presented their information and the Public Hearing has concluded, the Planning Commission will need to consider whether it has enough information to:

- a) recommend approval,
- b) postpone the case and recommend additional plan changes or
- c) recommend denial with specific reasons.

While the decision is made "at the conclusion of the Public Hearing," there is no prescribed timeline for this action to be completed. The Commission's charge in this process is to conduct fact finding and perform all necessary due diligence so they can presents the most complete information for the City Council to consider and make an informed decision. The Planning Commission's job is to be thorough in this process.

## What changes have been made to the plan since the April meeting?

There have been several changes to these plans specifically related to the building height and proximity to the neighborhoods. These alterations are geared toward lowering the impact on the neighborhood but there is plenty more to discuss which is why the June 27 Public Hearing is important. If you are not able to attend, please view the revised plans and submit your thoughts in writing. [Click here to see an electronic version of the plans online](#). You can also view a hard copy at City Hall.

**THE CITY OF BERKLEY  
Building Department  
3338 Coolidge, Berkley, Michigan 48072  
(248) 658-3320**

### **NOTICE OF PUBLIC HEARING BERKLEY CITY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN, that in accordance with the City of Berkley Code of Ordinances, Chapter 138 Zoning, Article VI *Administration and Enforcement, Amendments*, a Public Hearing will be held by the Berkley City Planning Commission on Tuesday, June 27, 2017 or as near thereto as the matter may be reached at the City Hall Council Chambers, 3338 Coolidge, Berkley, Michigan to determine the necessity for and effect of rezoning property as follows.

#### **Application Number 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 Denier Acres Subdivision is requesting Planned Unit Development approval for a mixed residential development.

At the conclusion of the Public Hearing, the City Planning Commission will make recommendation to the City Council regarding the development. The City Council will hear the Planned Unit Development request and make the final determination on the proposal.

Plans of the proposed development are available from 8:30 AM to 5 PM, Monday through Friday in the Building Department at City Hall.

Comments regarding the proposed development may be made in person on the night of the Public Hearing or may be made in writing. All written comments must be in the hands of the Building Department before 7:30 p.m. on the date of the Public Hearing.

**AMY VANSEN  
CITY PLANNER**

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