

A REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M. DECEMBER 9, 2014 AT CITY HALL BY CHAIRPERSON BARNETT.

PRESENT: Martin Smith Mark Richardson Tim Murad
David Barnett Michele Buckler Ann Shadle
Eric Murrell Dottie Popp Joe Tangari (arr. 7:45)

ABSENT: None

ALSO PRESENT: Geoff Hutchinson, Kasco Construction
Amy Vansen, City Planner

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APPROVAL OF AGENDA

It was moved by Commissioner Murad to approve the agenda.
Supported by Commissioner Richardson.
AYES: Murrell, Richardson, Popp, Shadle, Buckler, Smith, Murad, Barnett
NAYS: None
ABSENT: Tangari
Motion Carried.

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COMMUNICATIONS

Ms. Vansen called attention to the Downtown Development Authority minutes.

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CITIZEN COMMENTS

None.

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1. **PUBLIC HEARING:** To receive public input regarding proposed changes to *Berkley City Code*, Article II *Definitions*, Section 138-32 *Definitions*: Building height.

Chairperson Barnett opened the public hearing at 7:32 PM. Hearing no comments, Chairperson Barnett closed the public hearing at 7:32 PM.

It was moved by Commissioner Smith to recommend the ordinance amendment to the City Council for adoption.
Supported by Commissioner Richardson.
AYES: Murrell, Richardson, Popp, Shadle, Buckler, Smith, Murad, Barnett
NAYS: None
ABSENT: Tangari
Motion Carried.

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2. **PUBLIC HEARING:** To receive public input regarding proposed changes to *Berkley City Code*, Chapter 138 *Zoning*, Article III *General Provisions*, Division 6 *Supplementary Regulations*, Sec. 138-192 *Projections into yards*.

Chairperson Barnett opened the public hearing at 7:35 PM. Hearing no comments, Chairperson Barnett closed the public hearing at 7:35 PM.

It was moved by Commissioner Murad to recommend the ordinance amendment to the City Council for adoption.

Supported by Commissioner Richardson.

AYES: Murrell, Richardson, Popp, Shadle, Buckler, Smith, Murad, Barnett

NAYS: None

ABSENT: Tangari

Motion Carried.

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3. **SITE PLAN REVIEW: SP-08-14** Geoff Hutchinson for Bapji, LLC, 3387-3391 Twelve Mile, southeast corner of Twelve Mile and Buckingham is requesting site plan approval for a façade change and site work.

Geoff Hutchinson was present. He stated that the owner plans to use the same building footprint and use the space for a combination of office and retail. The property does have municipal parking credit.

The Commission agreed that the project presented was a vast improvement to a site that had been vacant for many years.

The Commission raised concerns relative to the parking on the west portion being tight. Bumper blocks or curb would be needed to protect the wall. Other concerns included the dumpster location and size and the barrier free parking.

The number of windows on the rear façade was considered a possible problem relative to utility room and restroom locations. As the applicant had shown the rear doors as service entrances, the Commission questioned how the applicant saw the relation between the rear parking and the tenant spaces. The service door for Tenant A was considered particularly problematic.

Site lighting details would need to be provided. The screenwall and gate along Buckingham would need to be removed. There were some questions regarding the height of the rear screenwall and whether adding block (height) to the wall was desired.

It was pointed out that additional service walks at the front for each tenant space may be appropriate.

It was moved by Commissioner Smith to postpone SP-08-14 to the January meeting with the following issues addressed:

- **Rework the parking lot configuration**
- **Rework the dumpster location and include dumpster enclosure details**
- **Provide site and fixture photometrics**
- **Provide bicycle parking**
- **Address Public Works' comments**
- **Remove the screenwall and gate on Buckingham**
- **Possibly redesign facades to reflect interior layout**

Supported by Commissioner Murrell.

AYES: Murrell, Richardson, Popp, Shadle, Buckler, Smith, Murad, Tangari, Barnett

**NAYS: None
Motion Carried.**

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CITIZEN COMMENTS

None.

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LIAISON REPORTS

Commissioner Popp reported that the Downtown Development Authority meets tomorrow.
Commissioner Murad reported that the Chamber met on 12/8/14 and has new officers for 2015.
Commissioner Richardson reported that the Environmental Advisory Committee did not meet.
Chairperson Barnett reported that the City Council received a clean audit.

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STAFF/COMMISSIONER COMMENTS

Commissioner Richardson questioned the Coolidge project and the issue of the sidewalks not being able to be included in the project. He summarized MDOT's context sensitive design policy as well as the City's Complete Streets resolution. Ms. Vansen advised that staff did discuss how to address pedestrians and it is unfortunate that the cost of the sidewalk(s) was not budgeted originally and that an alternate bid cannot be included. Commissioner Richardson opined that MDOT's policy of not allowing the alternate bid was not serving the City very well. Ms. Vansen concurred and said she would bring it up to the DPW Director.

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There being no further business, Chairperson Barnett adjourned the meeting at 8:14 PM.