

A REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M. JULY 28, 2015 AT CITY HALL BY CHAIRPERSON BARNETT.

PRESENT: Martin Smith Mark Richardson Dottie Popp
David Barnett Ann Shadle Eric Murrell
Joe Tangari Tim Murad Michele Buckler

ABSENT: None.

ALSO PRESENT: Tara Hayes, 1021 Oxford
Mike Devine, 921 Winey, Plymouth
Jonce Ilievski, 2033 Coolidge
Tina Edgar, Council Liaison
Amy Vansen, City Planner

* * * * *

APPROVAL OF AGENDA

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

* * * * *

APPROVAL OF MINUTES

It was moved by Commissioner Tangari to approve the minutes of June 23, 2015.
Supported by Commissioner Richardson.
AYES: Murrell, Richardson, Popp, Tangari, Shadle, Smith, Buckler, Murad, Barnett
NAYS: None
Motion Carried.

* * * * *

COMMUNICATIONS

Ms. Vansen advised that she provided the Planning Commission with a copy of its annual report to City Council. The Downtown Development Authority agenda was also in the packet.

* * * * *

CITIZEN COMMENTS

None.

* * * * *

1. **ELECTIONS:** Matter of electing a chairperson, vice chairperson, and secretary of the Planning Commission.

It was established that officers, Barnett, Smith, and Richardson were interested in serving again.

It was established that there were no other nominees.

It was moved by Commissioner Murrell to elect David Barnett as Chairperson, Martin Smith as Vice-Chairperson, and Mark Richardson as Secretary.

Supported by Commissioner Buckler.

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

NAYS: None

Motion Carried.

2. **APPOINTMENTS:** Matter of appointing Planning Commission liaisons to the Downtown Development Authority (meets the second Wednesday of every month at 7:30 AM), the City Council (meets the first and third Monday of every month at 7:00 PM), and the Chamber of Commerce (meets the second Wednesday of every month at 5:15 PM).

Commissioner Popp will serve as Downtown Development Authority liaison.

Commissioner Murad will serve as the Chamber liaison.

Commissioner Richardson will serve as the Environmental Committee liaison.

Chairperson Barnett will serve as the primary City Council liaison.

3. **DISCUSSION:** Discussion regarding a proposed addition to Ellie's Grill, 2033 Coolidge, west side of Coolidge, between Harvard and Columbia.

Mike Divine, architect, and Jonce Ilievski, property owner, were present. An interior renovation is planned. The hope was to relocate the vestibule from the interior and add on a vestibule to the existing building. The elevation of the site dictated the proposed vestibule location.

The narrow site and the 14.5 foot wide driveway present additional design challenges.

The property owner advised that he uses the neighbor's driveway (to the south) for deliveries.

There was concern regarding the accessibility of the proposed vestibule. Alternatives were discussed.

4. **PUBLIC HEARING:** To receive public input regarding proposed changes to *Berkley City Code*, Chapter 94 *Signs*, Section 94-11 *General Requirements*, Illuminated Signs and Section 94-13 *Permit Procedure*.

Ms. Vansen reviewed the City Attorney's comments. She suggested striking Section 94-11(B)(1) from the code. The Commission agreed replacing "qualified engineer" with "an engineer licensed in the State of Michigan".

Chairperson Barnett opened the public hearing at 7:59 PM. Hearing no comments, he closed the public hearing at 7:59 PM.

It was moved by Commissioner Murrell to recommend approval of the ordinance with the changes stipulated to the City Council.

Supported by Commissioner Murad.

AYES: Popp, Tangari, Buckler, Shadle, Murad, Richardson, Murrell, Smith, Barnett
NAYS: None
Motion Carried.

5. **DISCUSSION:** Discussion regarding status of Residential Form Based Code.

The Commission discussed the proposed changes that would permit townhouses along some streets and apartments in other areas of the City. There was much discussion over the amount of land that would permit these uses. Ms. Vansen advised that she had discussed the proposed changes with the City Attorney and that certain changes could be done as a text amendment and that others would require a map amendment.

There was discussion about the proper balance between allowing maximum flexibility for new development, ensuring that such development was contextual, as well as not causing undue anxiety with property owners.

Ms. Vansen would take the concerns back to the consultant.

* * * * *

CITIZEN COMMENTS

None.

* * * * *

LIAISON REPORTS

Commissioner Popp reported that the Downtown Development Authority is beginning work on the Hometown Holidays as well as the website. The Carrot Pass recently approved by City Council will hopefully get more people walking.

Commissioner Murad reported that the Chamber is working on Dream Cruise and its golf outing.

Commissioner Richardson did not have any updates regarding the Environmental Advisory Committee.

Chairperson Barnett reported that the City Council recognized the retirements of Nancy Line and Bob North.

* * * * *

STAFF/COMMISSIONER COMMENTS

Commissioner Richardson reported on the bike lane on Livernois in Ferndale and expressed concern and dismay that similar improvements have not been completed on Coolidge in Berkley. Commissioner Popp agreed.

Ms. Vansen thanked the commissioners for changing the August meeting and reminded them that the August meeting was on the 18th.

* * * * *

There being no further business, Chairperson Barnett adjourned the meeting at 8:44 PM.