

A REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M. MAY 26, 2015 AT CITY HALL BY CHAIRPERSON BARNETT.

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

ABSENT: None

ALSO PRESENT: Tom Osberger, 3406 Twelve Mile
Linda Hartfield, 3490 Twelve Mile
Tara Hayes and Rob Robinette, 1021 Oxford
Amy Vansen, City Planner

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APPROVAL OF AGENDA

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

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APPROVAL OF MINUTES

It was moved by Commissioner Smith to approve the minutes of April 28, 2015.
Supported by Commissioner Popp.
AYES: Murrell, Richardson, Tangari, Buckler, Popp, Shadle, Smith, Murad, Barnett
NAYS: None
Motion Carried.

It was moved by Commissioner Murad to approve the minutes of May 12, 2015.
Supported by Commissioner Shadle.
AYES: Murrell, Richardson, Buckler, Popp, Shadle, Smith, Tangari, Murad, Barnett
NAYS: None
Motion Carried.

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COMMUNICATIONS

None.

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CITIZEN COMMENTS

None.

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1. **REZONING: RZ-01-15** Hartfield Realty, regarding #25-07-451-046, east side of Buckingham, between 12 Mile and Edwards, north 1/2 of Lot 148 of the Cottage Homes Subdivision is requesting a rezoning from Parking District (P-1) to Single Family Residential District (R-1D).

Linda Hartfield was present. She stated that Hartfield Lanes has a large parking lot immediately adjacent to the bowling alley. This parcel was purchased by her father-in-law and developed as a separate parking lot. It does not abut the main parcel but is across the street from the bowling alley. It has been chained off for 12 years and is not needed for parking. She believes that developing it as a single family home is better than an unused parking lot.

Chairperson Barnett opened the public hearing at 7:35 PM. Hearing no comments, the public hearing was closed at 7:36 PM.

The Planning Commission confirmed that a screenwall is required when a nonresidential parcel abuts a residential parcel. Ms. Vansen stated that the city ordinance does not dictate who is required to build the wall. Ms. Hartfield was aware that a screenwall would need to be constructed if the parcel was rezoned and redeveloped.

The Planning Commission agreed that a house was better than an unused parking lot. However, the Commission could see that a future business use within this block would want additional parking. Ms. Hartfield stated that she had spoken to all the abutting business owners as well as the City and the Downtown Development Authority. No one was interested in purchasing it. The parking lot has about a 10 car capacity.

**It was moved by Commissioner Murad to recommend that City Council approve RZ-01-15. Supported by Commissioner Tangari.
AYES: Murrell, Richardson, Tangari, Buckler, Popp, Shadle, Smith, Murad, Barnett
NAYS: None
Motion Carried.**

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2. **DISCUSSION:** Discussion regarding Woodward Complete Streets recommendations

Debbie Schutt, Executive Director WA3, was present along with Barb Arens and Daniel Beard from Parsons Brinckerhoff.

Ms. Schutt stated that the Woodward Complete Streets project assumes the Locally Preferred Alternative for the Bus Rapid Transit. She stated that Berkley was being asked to decide between a couple of different design alternatives for the service drive area.

There was discussion about the two alternatives. One has parallel parking directly on Woodward; the other would maintain the service drive. There was discussion on whether one would have more parking than the other. Ms. Schutt indicated that the WA3 was looking for additional planning money to help communities implement these changes so that business parking can be accommodated and not just eliminated. Chairperson Barnett reminded the WA3 that Berkley had just gone through a rezoning application that sought conversion of residential to parking. It was clear to him that if parking was lost on Woodward, the neighborhood would not be okay with houses being converted to parking lots.

However Commissioner Richardson did not believe that parking should be the driving factor on whether one design scheme or another was chosen.

There was discussion that the proposed changes would slow traffic down quite a bit. There was discussion on whether this was appropriate for Woodward Avenue.

Commissioner Tangari observed that some rights of way will need to be treated differently. For instance, the right of way abutting Roseland Park Cemetery could have room for a 2-way multi-use path.

The Commission expressed concern about endorsing a concept without a lot of the details such as, parking loss with either option (if any), crash data on bicyclists versus pedestrians, and the one way bike lanes.

Commissioner Murrell was very concerned about pedestrians being in jeopardy if the bike lane is simply a striped section of the sidewalk. He observed that bicyclists often do whatever they want; only obeying traffic laws when their own lives are in danger.

Commissioner Richardson was in favor of the Eleven Mile to Fourteen Mile option with parallel parking directly on Woodward as it will provide for more traffic calming, better maintenance and retain the Complete Streets obligation of elevating pedestrians and bicyclists to equal status with motorists.

It was moved by Commissioner Smith to recommend the following Complete Streets Woodward Avenue cross-section for City Council’s consideration and endorsement:

The Fourteen Mile to Quarton Option with the following changes:

- **The bike lane be moved so it is between the parked cars and the sidewalk. This would provide protection to bicyclists.**
- **A door zone (like that shown on the Eleven Mile to Fourteen Mile Option) be included.**
- **The bike lane and the door zone be raised so they are at sidewalk level. The lane and door zone being at sidewalk grade will provide additional utility to pedestrians and ease maintenance.**

Supported by Commissioner Tangari.

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

NAYS: Murrell, Richardson

Motion Carried.

3. **DISCUSSION:** Discussion regarding proposed Master Plan amendment to the single family residential districts.

The Planning Commission was in favor of the proposed amendment; however, the Commission asked for a greater explanation of street classifications (local, collector and major thoroughfare).

It was moved by Commissioner Tangari to recommend the proposed master plan amendment with the addition of street classifications to the City Council for distribution.

Supported by Commissioner Murrell.

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

NAYS: None

Motion Carried.

CITIZEN COMMENTS

None.

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LIAISON REPORTS

Commissioner Popp reported that the Downtown Development Authority heard a presentation on a new app called Carrot which rewards steps by sending users coupons from participating merchants.

Commissioner Murad reported that the Chamber now has 150 members, new bylaws, and is busy working on Art Bash.

Commissioner Richardson reported that the Environmental Advisory Committee will be hosting its bike corral at the Art Bash.

Chairperson Barnett reported that the City Council approved a contract with a company to develop a new City seal and motto. The budget and the Capital Improvements Plan were adopted as well.

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STAFF/COMMISSIONER COMMENTS

Commissioners Richardson and Tangari stated that the recent rain had caused streets to flood. This latest event along with the August 11th rain event showed that communities like Berkley will need to think creatively about stormwater management. Residents will need to think about and perhaps reconsider how they want to handle stormwater.

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There being no further business, Chairperson Barnett adjourned the meeting at 9:13 PM.