

A REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M. OCTOBER 27, 2015 AT CITY HALL BY CHAIRPERSON BARNETT.

PRESENT: Martin Smith
David Barnett
Tim Murad
Mark Richardson
Ann Shadle
Joe Tangari
Dottie Popp
Eric Murrell (arr. 7:43)
Michele Buckler

ABSENT: None

ALSO PRESENT: Brad Klintworth, 2160 Coolidge
Mark Adler, 2659 Harvard
Dan Tosch, 2659 Harvard
Tina Edgar, Council Liaison
Amy Vansen, City Planner

* * * * *

APPROVAL OF AGENDA

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

* * * * *

APPROVAL OF MINUTES

It was moved by Commissioner Popp to approve the minutes of September 22, 2015.
Supported by Commissioner Richardson.
AYES: Richardson, Popp, Tangari, Shadle, Buckler, Smith, Murad, Barnett
NAYS: None
ABSENT: Murrell
Motion Carried.

* * * * *

COMMUNICATIONS

Ms. Vansen called attention the Master Plan Amendment, her report from the Michigan Association of Planning Conference, and the latest on the Woodward Avenue Complete Streets.

There was discussion regarding MDOT's letter stating that it is not responsible for maintenance of the service drives. Ms. Vansen advised that she had set up a meeting with the City Attorney and Public Works Director to discuss strategies and present those options to City Council.

* * * * *

CITIZEN COMMENTS

None.

* * * * *

1. **SITE PLAN REVIEW: SP-04-15** DA-Contracting, regarding 2160 Coolidge, northeast corner of Coolidge and Harvard, is seeking site plan approval for the construction of a vestibule.

Brad Klinworth of DA-Contracting was present. He provided a new set of plans per Administration's comments. He stated that the intended use was a physical therapy clinic which is currently at Beaumont Hospital but is being relocated. The hospital is moving many outpatient facilities off campus so surrounding cities such as Southfield, Berkley and Royal Oak will be seeing an increase in such facilities.

The physical therapy clinic has about 6 employees. Appointment times range from 30 to 60 minutes. The hours of operation will generally be open from 8 AM to 6 PM. Two nights a week, it will be opened until 7 PM.

The vestibule addition will be 7 feet by 12 feet.

The Commission discussed site lighting, the driveway approaches on Coolidge and Harvard, bicycle parking, parking blocks.

Mr. Klinworth stated that the existing building has openings for decorative wall sconces along Coolidge. His client does not intend to add lighting along Coolidge; the boxes will be infilled with masonry.

It was moved by Commissioner Murad to approve SP-04-15 with the following conditions:

1. **Parking blocks should be installed on north side of parking lot where the parking abuts the building.**
2. **The curb cut on Coolidge be reduced to 25 feet wide in accordance with Berkley City Code.**
3. **Provide catalog cut sheets of proposed exterior light fixtures**
4. **An inverted U-shaped bicycle rack be installed somewhere on site. In lieu of installing the bike rack on private property, a fee will be charged at the time of permit application and the City will install a bike rack on the right of way abutting the property.**
5. **A right turn only signed be installed on the Harvard driveway.**
6. **A 30 inch tall decorative fence be installed on the lots lines along Harvard and Coolidge.**
7. **All DPW comments be addressed.**

Supported by Commissioner Tangari.

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

2. **DISCUSSION:** Mark Adler, regarding 2659 Harvard, south side of Harvard, between Coolidge and Kipling, is seeking input and consideration of a townhouse development.

Mark Adler and his architect, Dan Tosch, were present. Mr. Adler reviewed the site plan and renderings. There was discussion regarding snow removal, fire lanes, trash receptacles, and stormwater.

Mr. Adler confirmed that the height of the buildings is 36 feet. The Commission asked that the elevations facing the surrounding properties be dressed up. Commissioner Murad suggested changing the garage door style rather than making them all uniform.

It was moved by Commissioner Murrell to approve the pre-application with the finding that a recognizable benefit exists: High quality architectural design, beyond the site plan requirements of this title; provision of open space or public plazas; efficient consolidation of poorly dimensioned parcels; and a complementary mix of uses or a variety of housing types.

Supported by Commissioner Murad.

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

3. **DISCUSSION:** Discussion regarding proposed residential form based code.

The Commission discussed adoption strategy. The Commission discussed the open house it would like to have and targeted sometime during January or February 2016. The library was considered the best venue.

The Commission discussed the rezoning of additional land to permit multiple family housing.

There was discussion on Ms. Vansen's request to define a stoop and a porch. Mr. Tangari offered that a stoop is no wider than 150% of the door width. The Commission was more in favor of porches rather than stoops.

There was discussion on how much of an addition (if any) should trigger the new form based code standards. There was discussion on the amount of construction, if the addition is visible from the street. The Commission was divided as to whether or not additions should be regulated by this ordinance at all.

CITIZEN COMMENTS

None.

* * * * *

LIAISON REPORTS

Commissioner Popp reported that the Downtown Development Authority welcomed a new member, the holiday lights were discussed.

Commissioner Murad reported that the Chamber held the state of city luncheon. The golf outing was successful. The holiday part will be on December 9th at Patrick J's.

Commissioner Richardson did not have an update from the Environmental Advisory Committee.

Chairperson Barnett reported that the City Council meeting approved the illuminated sign ordinance.

* * * * *

STAFF/COMMISSIONER COMMENTS

The Commission urged residents to vote this coming Election Day.

* * * * *

There being no further business, Chairperson Barnett adjourned the meeting at 9:18 PM.