

A REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M. SEPTEMBER 22, 2015 AT CITY HALL BY CHAIRPERSON BARNETT.

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

ABSENT: Michele Buckler

ALSO PRESENT: Amy Vansen, City Planner

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APPROVAL OF AGENDA

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

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APPROVAL OF MINUTES

It was moved by Commissioner Popp to approve the minutes of August 18, 2015.
Supported by Commissioner Shadle.
AYES: Murrell, Richardson, Popp, Tangari, Shadle, Smith, Murad, Barnett
NAYS: None
ABSENT: Buckler
Motion Carried.

It was moved by Commissioner Murad to approve the minutes of September 8, 2015.
Supported by Commissioner Murrell.
AYES: Murrell, Richardson, Popp, Tangari, Shadle, Smith, Murad, Barnett
NAYS: None
ABSENT: Buckler
Motion Carried.

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COMMUNICATIONS

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

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CITIZEN COMMENTS

None.

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- 1. **DISCUSSION:** Discussion regarding Woodward Complete Streets plan.

Ms. Vansen reviewed her report and the changes that had been made since the Commission last saw the plan during the summer.

It was moved by Commissioner Smith to recommend the Woodward Complete Streets plan to City Council. The Commission endorsed the concept of Woodward Avenue being a complete street and specifically recommended endorsement of the 11 Mile to 14 Mile Cross Section, but deferred recommendation of the other individual cross-sections to those abutting municipalities. Supported by Commissioner Tangari.

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

NAYS: None

ABSENT: Buckler

Motion Carried.

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- 2. **DISCUSSION:** Discussion regarding proposed residential form based code.

The Commission discussed the proposed language relative to single family and duplex/triplex buildings.

Single Family:

Front Setback: 25 feet minimum or equal to abutting whichever is less

Minimum Window Area: 13% Primary Elevation. The two side elevations must total at least 15%

Roof: Gables facing the street must have at least a 6:12 pitch. Less than that must be turned 90 degrees.

Stoops are okay.

If someone builds a porch, it must have a roof, and be at least 6 feet deep, but no more than 8 feet deep.

Primary Building Material: No T111

Duplex/Triplex:

Front Setback: 25 feet minimum or equal to abutting whichever is less

Minimum Window Area: 13% Primary Elevation. The two side elevations must total at least 15%

Window Articulation: Heads and sills must be articulated. First story windows must be taller than upper story windows.

Roof: Gables facing the street must have at least a 6:12 pitch. Less than that must be turned 90 degrees. Flat roofs go to Planning Commission.

Stoops are okay.

If someone builds a porch, it must have a roof, and be at least 6 feet deep, but no more than 8 feet deep.

Primary Building Material: No T111

The Commission asked Ms. Vansen to discuss the proposed 10 foot total side yard setback with the Building Official and Fire Inspector. Ms. Vansen advised that she would communicate the changes to LSL Planning. AT the next meeting, the Commission will discuss townhouses and flats (apartments).

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CITIZEN COMMENTS

None.

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LIAISON REPORTS

Commissioner Popp referred to the Downtown Development Authority minutes.

Commissioner Murad reported that the Chamber met on September 9th. The Pub Crawl hosted 130 people. The State of the City is scheduled for October 16th.

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

Chairperson Barnett reported that the City Council appointed Dean Smith to the Zoning Board of Appeals. The Robina traffic study is also moving forward.

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STAFF/COMMISSIONER COMMENTS

Commissioner Richardson thanked the City Manager for her years of service and helpfulness and wished her well. He also remarked that Mayor O'Dwyer had been inducted into the Michigan Irish American Hall of Fame.

Commissioner Smith repeated his concern about the condition of Coolidge. He stated that it was a year ago when he mentioned that the on street parking striping needed to be completed. A full year has gone by and the striping has yet to be completed. He added that the City should not just settle for four lanes, but should advocate for a three lane road.

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