

A WORK SESSION OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M. SEPTEMBER 8, 2015 AT CITY HALL BY CHAIRPERSON BARNETT.

PRESENT: Martin Smith Michele Buckler Eric Murrell
David Barnett Ann Shadle Mark Richardson
Tim Murad Dottie Popp Joe Tangari (arr. 7:32 PM)

ABSENT: None

ALSO PRESENT: Kathleen Duffy, LSL Planning
Amy Vansen, City Planner

* * * * *

APPROVAL OF AGENDA

It was moved by Commissioner Murrell to approve the agenda.

Supported by Commissioner Murad.

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

NAYS: None

ABSENT: Tangari

Motion Carried.

* * * * *

CITIZEN COMMENTS

None.

* * * * *

1. **DISCUSSION:** Discussion with LSL Planning regarding proposed residential form based code.

Kathleen Duffy of LSL Planning was present. Ms. Duffy asked the commissioners what the objectives were for adopting this code. The Commissioners replies included: allow different types of housing; respond to changing demographics; the city is uniform, to be contemporary the city must allow more alternatives; the code needs to be nimble in order to respond to a changing market, yet keep the character and have development be contextual; provide a life cycle of housing so that a person could live in Berkley every state of his/her life.

The Commission then discussed the four different types of housing including flats, townhouses, duplex/triplex, and single family detached houses and what types of architectural features should be required and which ones should not be regulated.

Many of the commissioners did not want to limit materials because the design and proportion mattered much more than the materials.

The Commission agreed that townhouses and flats should be reviewed by the Planning Commission. Duplex/Triplex and Single family homes would be reviewed by Administration.

The Commission agreed that porches or stoops should be required.

Commissioner Tangari indicated that an asymmetrical design for duplexes would be more contextual. To that end, the entries to the units could be on different sides of the building.

Ms. Vansen stated that duplex/triplex should be the most conservative given the administrative review and the amount of land that could be developed as such.

Commissioner Tangari stated that horizontal articulation should be required.

Ms. Duffy asked the Commission to think about the map before the next meeting.

* * * * *

CITIZEN COMMENTS

None.

* * * * *

STAFF/COMMISSIONER COMMENTS

None.

* * * * *

There being no further business, Chairperson Barnett adjourned the meeting at 9:06 PM.