



The following people spoke during the public comment portion of this item:

Patty Curtis, 2847 Kenmore  
Lisa Kempner, 2660 Columbia  
Wendi Zabramski, 3340 Gardner

\* \* \* \* \*

**COMMUNICATIONS**

Ms. Vansen advised that the Downtown Development Authority minutes were included in the packet.

\* \* \* \* \*

**CITIZEN COMMENTS**

The following people spoke during Citizen Comments:

Kurt Hite, 3525 Robina  
Lisa Kempner, 2660 Columbia  
Gene Dixon, Bloomfield Hills  
Barbara Morris, 1714 Wiltshire  
Don McLain, Royal

\* \* \* \* \*

1. **DISCUSSION:** Discussion on a master plan amendment related to future residential land use to include:
  - a. Report from Planning Commissioners on meetings with senior citizens and high school students
  - b. Consideration: Consider forwarding the draft recommendation for master plan amendment to the City Council for Review and Comment.

The Commissioners described their respective meetings with residents at the Community Center, Oxford Park Towers, and students at Berkley High School, and their impressions after attending the Huntington Woods Aging in Place workshop.

Chairperson Barnett advised that a comprehensive plan amendment is proving to be a lengthy process.

Commissioner Dean Smith passed out revised language from the 2015 Plan Amendment's Recommendation section.

There was discussion regarding the proposed language particularly pertaining to transit oriented development.

It was moved by Commissioner Dean Smith to recommend the proposed verbiage changes to the 2015 Residential Future Land Use Plan Amendment to the City Council for distribution.  
**Supported by Commissioner Murad.**

***Page 6 2015 Residential Future Land Use Plan Amendment***  
**RECOMMENDATIONS**

~~Many~~ Residents have asked how they would be able to continue living in the City if/when they are no longer able to negotiate stairs or care for a single family home. At the present moment, the only option is to move into an older apartment.

The Planning Commission wants to accommodate this population cohort and to ensure that such housing types are of equally high quality to the single family houses currently being constructed.

There is no desire to change the prohibition of parking on the street between the hours of 2 AM and 6 AM. Any new housing developments would need to accommodate sufficient parking on the site.

~~Housing styles in the Stephenson Barber's Oakland Manor Subdivision and the St. John Woods Subdivision are unique in character and should be preserved as single family detached residential districts.~~

Current zoning regulations in the remaining single and permit construction of new multiple family housing dwellings districts in the City should be changed to allow two-family to four-family housing and townhouses provided certain conditions are met such as proximity to collector streets or business districts, primarily in the Greenfield District and Twelve Mile District. At this time, there is no desire to expand multi-family zoning to other areas of the City of Berkley.

~~In accordance with the Transit Oriented Development (TOD) Study that was adopted as part of the Master Plan by the Planning Commission in 2012, apartments should be permitted in single family residential areas that are within a quarter mile of transit stops along Woodward Avenue.~~

Any code changes should require that new buildings are of an appropriate scale and style so that they fit into the neighborhood. Appropriate outdoor space and parking should also be required.

**It was moved by Commissioner Dean Smith to recommend the proposed verbiage changes to the 2015 Residential Future Land Use Plan Amendment relative to Transit Oriented Development to be changed from the following:  
**Supported by Commissioner Murad.****

~~In accordance with the Transit Oriented Development (TOD) Study that was adopted as part of the Master Plan by the Planning Commission in 2012, apartments should be permitted in single family residential areas that are within a quarter mile of transit stops along Woodward Avenue.~~

**To:**

In accordance with the Transit Oriented Development (TOD) Study that was adopted as part of the Master Plan by the Planning Commission in 2012, apartments ~~should be permitted~~ and other multi-family could be considered in single family residential areas that are within a quarter mile of adjacent to any newly constructed bus rapid transit stops along Woodward Avenue.

**AYES: Richardson, Popp, Murad, Dean Smith, Buckler, Martin Smith, Barnett**  
**NAYS: Shadle, Tangari**  
**Motion Carried.**

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

The following people spoke during the public comment portion of this item:

Kaylyn Milan, 2359 Bacon  
Joshua Hunter, 2240 Thomas  
Stephanie Height, 1370 Princeton  
Lewis Bishop, 1404 Eaton

Lisa Kempner, 2660 Columbia  
Barbara Morris, 1714 Wiltshire  
Lori Robertson, 1964 Dorothea

\* \* \* \* \*

2. **APPOINTMENT:** Matter of appointing a Planning Commission liaison to the Parks and Recreation Advisory Board (meets the second Thursday at 7 PM).

Commissioner Buckler volunteered to be the liaison to the Parks and Recreation Advisory Board.

\* \* \* \* \*

3. **DISCUSSION:** Discussion regarding By-Laws and Rules of Procedure

The Commission reviewed the changes.

Commissioner Dean Smith had additional suggestions.

The Commission asked Ms. Vansen to make the changes and bring them back to the Commission for consideration.

\* \* \* \* \*

### **LIAISON REPORTS**

Commissioner Popp referenced the minutes from the Downtown Development Authority.

Commissioner Murad reported that the Chamber's State of the City will be held October 28<sup>th</sup>.

Commissioner Richardson did not have a report from the Environmental Advisory Committee.

Chairperson Barnett reported that the City Council denied the Vinsetta Garage rezoning.

Commissioner Dean Smith stated that at the last ZBA meeting the Board reviewed two applications. A nonconforming house damaged by fire was allowed to be rebuilt. An infill lot was denied a variance to build a 24.9 foot wide house.

\* \* \* \* \*

**STAFF/COMMISSIONER COMMENTS**

The Commission urged attendees and viewers to vote on November 8, 2016.

\* \* \* \* \*

There being no further business, Chairperson Barnett adjourned the meeting at 10:30 PM.