A REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:31 P.M. OCTOBER 25, 2016 AT CITY HALL BY CHAIRPERSON BARNETT.

The minutes from this meeting are in summary form capturing the actions taken on each agenda item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city's government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen, on-demand, on the city's YouTube channel: <u>https://www.youtube.com/user/cityofberkley</u>.

PRESENT:	Martin Smith
	David Barnett
	Joe Tangari

Mark Richardson Ann Shadle Tim Murad Dottie Popp Dean Smith Michele Buckler

ABSENT: None

ALSO PRESENT:

Elizabeth Petry, 3446 Thomas Lori Robertson, 1964 Dorothea Lewis Bishop, 1404 Eaton Scott and Tricia Losey, 3083 Thomas Robert Brus, 2135 Dorothea Marianne, 2060 Kipling Gene Dixon, Bloomfield Hills Patty Curtis, 2847 Kenmore Lori Dodson, 2700 Cummings Kurt Hite, 3525 Robina Lisa Kempner, 2660 Columbia Rachel Piacentini, 1726 Oxford Kaylyn Milan, 2359 Bacon Joshua Hunter, 2240 Thomas Barbara Morris, 1714 Wiltshire John Coulson, 4013 Ellwood Kristen Kapelanski, 2724 Tyler Kathleen Russell, 4116 Royal Wendi Zabramski, 3340 Gardner Stephanie Height, 1370 Princeton Colleen Graveline, Council Liaison Amy Vansen, City Planner

* * * * * * * * *

APPROVAL OF AGENDA

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

* * * * * * * * * *

APPROVAL OF MINUTES

It was moved by Commissioner Murad to postpone approval of the minutes of September 27, 2016. Supported by Commissioner Martin Smith. AYES: Richardson, Popp, Murad, Dean Smith, Buckler, Martin Smith, Barnett NAYS: Shadle, Tangari Motion Carried. 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. **<u>DISCUSSION</u>**: 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.

<u>Current zoning</u> regulations in the remaining single and permit construction of new multiple family housing <u>dwellings</u> 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. <u>APPOINTMENT:</u> 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. **<u>DISCUSSION</u>**: 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 28th.

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.