

**THE SPECIAL MASTER PLAN KICKOFF JOINT MEETING OF THE THIRTY-EIGHT COUNCIL OF THE CITY OF BERKLEY, MICHIGAN AND THE PLANNING COMMISSION WAS CALLED TO ORDER AT 5:07 P.M. ON MONDAY, DECEMBER 16, 2019 BY MAYOR PRO TEM DEAN**

**PRESENT:** Steven W. Baker, Councilmember  
Jack Blanchard, Councilmember  
Ross Gavin, Councilmember  
Dennis S. Hennen, Councilmember  
Natalie Price, Councilmember  
Bridget Dean, Mayor Pro Tem  
Michele Buckler, Planning Commissioner  
Lisa Kempner, Planning Commissioner  
Gregory Patterson, Planning Commissioner  
Mark Richardson, Planning Commissioner  
Martin Smith, Planning Commissioner  
Matthew Trotto, Planning Commissioner  
Kristen Kapelanski, Planning Chair

Community Development Director Erin Schlutow introduced the kickoff for the City of Berkley Plan to Plan Master Plan Kickoff meeting.

Ms. Schlutow introduced Carlisle Wortman & Associates, the planning firm moderating the meeting.

Ben Carlisle, Carlisle Wortman principal, discussed his background with Berkley and the great opportunity. He introduced his team present to help facilitate the workshop.

Mr. Carlisle explained developing a master plan is a process. He stated it is an opportunity to bring the community together. He stated community input is key for buy-in to the plan.

Mr. Carlisle said he doesn't want anything in the plan that can't be achieved, that didn't come from the community, nor that he couldn't explain to the community.

Mr. Carlisle explained the three phases of the master plan process:

1. What is vision
2. Site Plan and Drafting
3. Final Plan and Adoption

Mr. Carlisle stated there are stopping points along the way of each phase. He stated this is a 12-14 month process and tonight is the first step.

Mr. Carlisle went through the background of the Berkley community. He discussed population trends throughout the decades. He discussed age cohorts. He discussed projections from 2020 through 2045.

Mr. Carlisle went over groups of people in the community. "No place like home" is the largest group. He stated the largest group coming in is "Status Seeking Singles" second cohort is "Fast Track Couples."

Mr. Carlisle introduced a rough draft of existing land use plan. He stated 90 percent is single-family residential. He stated where we will focus on is the edges and how do we develop commercial areas without disrupting residents.

Mr. Carlisle stated the goal at the end of this meeting is to define the "Whats." He discussed the three-what method. He said what is important to your community is first what.

Ms. Megan Masson-Minock, Carlisle Wortman planner, reviewed the next portion of the presentation.

Ms. Masson-Minock stated they looked at previous City of Berkeley planning initiatives throughout the past.

Ms. Masson-Minock recapped statements that came out of these findings and went over each statement asking if these statements still stand today. This was an all-inclusive process including members of the audience that included members of the Planning Commission, Master Plan Steering Committee, City officials and residents.

Ms. Masson-Minock next reviewed the Parks & Recreation Plan from 2016. She went over statements that came out of that plan. She asked what needs to be in the plan for the completed 2021 master plan update. She received input from City Council and attendees. Input included a future community center, study of what the Parks & Recreation has and what gaps exists, a possible dog park, etc. Storm water management was also discussed.

Ms. Masson-Minock then looked at the Transportation Plan from 2012. She stated it was a very wide-sweeping plan. She stated what came through to them is that multimodal is already built in. She asked if this should this be a primary part of the master plan, i.e. bikes, buses, roads, etc. She asked if this a core value of the masterplan.

Members of the Planning Commission and City Council provided input on public transportation and being a part of the Woodward Avenue Corridor.

Ms. Masson-Minock went over the Residential Plan from 2017. She stated information regarding this topic came from different plans. She stated multifamily and different types of housing are like a third rail. She asked how in-depth should housing opportunities be discussed.

Discussion on this matter continued. Topics of conversation included aging in place, affordable housing options, senior housing, maintaining the feel of the City, etc.

Mr. Carlisle said housing is the most difficult aspect to plan for. He said he has run into every single issue in differing communities. He said this is something they are prepared to discuss.

The issue of people buying existing homes, tearing them down and rebuilding larger homes, was also discussed along with the future of the Our Lady of La Salette property.

The issue of affordability and what that means was discussed.

Ms. Masson-Minock said the key is to define what affordability is here and what that means. She thinks the key is that in the plan and process, it is important to discuss what policies should be put in place and consequences.

Mr. Carlisle said the master plan is hard. He said this is a hard one because you are talking about affordable, housing options, etc. He said this may be the one issue that may cause some friction. He said ultimately it will be the community's decision.

Ms. Masson-Minock said they looked at the 2007 Master Plan and it was very different. She said it didn't have goals and objectives. She said eventually they will want to know the stories behind the proposed catalytic projects – the projects that were listed out. She said the real question is what do people like and dislike about the current master plan.

The discussion on this aspect of the process continued.

Ms. Masson-Minock showed the master plan right now. She said they will want to know what has changed. She said for one thing, the economy is drastically different now, desires change too. She recapped some of the things that she has heard. She discussed the Woodward Avenue corridor. She

discussed taking all of these previous planning efforts and combining them into an easily combinable manner.

Ms. Masson-Minock then initiated a “Brainwriting” exercise where she asked everyone from City Council and Planning Commission to brainstorm one important idea impacting the City. She stated she wants to know what the “Whats” are and said it could be anything.

Mr. Carlisle summarized the ideas that were presented. Topics included:

1. Housing – 11 votes
2. Parking – 13 votes
3. Energy Plan – 8 votes
4. Zoning & Development – 9 votes
5. Roads & Infrastructure & Multi-modal –10 votes
6. Trees and Vegetation – Greening of Streets – 8 votes
7. Mixed Use – corridors, mixed use, development – 10 votes
8. Parks and recreation space – community center and pocket parks and downtown community area – 12 votes
9. Maintaining Community Character – 11 votes
10. Community Center – 11 votes
11. One offs: Recycling Center, Clear actionable implementation style, offer childcare for town hall sessions, etc.

Ms. Masson-Minock asked members of public if there was anything else that needs to be in the plan. Ideas included parking overflow from businesses into residential streets and creating downtown plazas to encourage downtown visitors to linger rather than shop and leave.

Ms. Masson-Minock asked participants to continue communicating with Ms. Schlutow regarding a survey of scope of work. She discussed online surveys for the interested public. She said to think about if you want that to be statistically valid or online. Mr. Carlisle said they would work with the Steering Committee regarding the survey. The discussion on surveys continued.

Ms. Masson-Minock concluded the meeting by asking all attendees to share one takeaway from their time together. She reiterated that Ms. Schlutow would be the point of contact moving forward. She stated she looks forward to working with the Master Plan Steering Committee.

Mr. Carlisle thanked everyone for coming and said this is one of the most positive groups he has worked with. He said most communities focus on the negatives during this stage, but this group pointed out the positives in the community.

The meeting concluded at 6:30 p.m.