CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF AGENDA
APPROVAL OF MINUTES -- Meeting of September 22, 2020
COMMUNICATIONS
CITIZEN COMMENTS
ORDER OF BUSINESS

1. **SP-04-20; 3180 Coolidge Hwy – Façade Change:** Sadier Abro, owner, is proposing a height addition and a façade change to the existing building at 3180 Coolidge Hwy.

2. **PUBLIC HEARING:** Public Hearing for proposed ordinance text amendments to allow permeable pavement materials in parking areas.

3. **DISCUSSION:** Discussion of exterior appliance ordinance in relation to air conditioning units and generators.

4. **DISCUSSION:** Discussion of projections into side yard setbacks.

5. **MASTER PLAN UPDATE:** Update on progress of Master Plan with discussion on Future Land Use Map, corridor walking tours, Missing Middle Housing, and Scavenger Hunt.

LIAISON REPORTS
COMMISSIONER/STAFF COMMENTS
ADJOURN

Notice: Official Minutes of the City Planning Commission are stored and available for review at the office of the City Clerk.

If you would like to attend the electronic Planning Commission meeting, follow the below link or call the telephone number.
Join Zoom Meeting: [https://berkleymich.zoom.us/j/93323204434](https://berkleymich.zoom.us/j/93323204434)

Dial by Phone: 1-312-626-6799

Meeting ID: 933 2320 4434
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: https://www.youtube.com/user/cityofberkley.

PRESENT:
Joe Bartus  
Lisa Kempner  
Matt Trotto  
Julie Stearn  
Kristen Kapelanski  
Lisa Kempner  
Mark Richardson  
Matt Trotto  
Jeffrey Campbell  
Mark Richardson (joined at 7:03pm)  
Mark Richardson (joined at 7:02pm)

ABSENT:
None

ALSO PRESENT:
Erin Schlutow, Community Development Director  
Ross Gavin, City Council Liaison  
Torri Mathes, Community Engagement Officer  
Dan Hill, Public Policy Assistant  
Keith Logsdon  
Tim Kenrick

* * * * * * * *

APPROVAL OF AGENDA
It was moved by Commissioner Campbell to approve the Agenda supported by Commissioner Patterson.

AYES: Campbell, Kempner, Patterson, Stearn, Trotto, Bartus, Kapelanski  
NAYS: None  
ABSENT: Richardson, Smith

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APPROVAL OF MINUTES
It was moved by Commissioner Kempner to approve the minutes from August 25, 2020 and supported by Commissioner Patterson.

AYES: Kempner, Patterson, Richardson, Smith, Stearn, Trotto, Bartus, Campbell, Kapelanski  
NAYS: None  
ABSENT: None

* * * * * * * *

COMMUNICATIONS
Michigan Association of Planning sent a flyer for the upcoming 2020 conference. It will be held virtually and all sessions are to be recorded.

Chair Kapelanski welcomed the new commissioners, Joe Bartus and Julie Stearn.

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CITIZEN COMMENTS
Chair Kapelanski read instructions for public to submit comments during the virtual meeting.
1. **ELECTIONS:** Matter of electing a chair person, vice chair person and secretary of the Planning Commission.

Commissioner Kapelanski nominated Commissioner Smith to Vice Chair. Commissioner Smith nominated Commissioner Kapelanski to Chair and Commissioner Richardson to Secretary.

Commissioner Kempner motioned to elect Chair Kapelanski to continue as Chair, Vice Chair Smith to continue as Vice Chair, and Secretary Richardson to continue as Secretary. Motion supported by Commissioner Campbell.

AYES: Patterson, Richardson, Smith, Stearn, Trotto, Bartus, Campbell, Kempner, Kapelanski
NAYS: None
ABSENT: None

2. **APPOINTMENTS:** Matter of appointing Planning Commission liaisons to the following Boards and Commissions:

   a. City Council – Chair Kapelanski volunteered to continue as the liaison
   b. Downtown Development Authority – Commissioner Trotto volunteered to continue as liaison
   c. Chamber of Commerce – Commissioner Stearn volunteered to serve as the liaison
   d. Environmental Advisory Committee – Commissioner Richardson volunteered to continue as liaison

3. **SP-03-20; 3241 & 3249 W. Twelve Mile Rd – Amici’s Façade Change:** Keith Logsdon, on behalf of Amici’s Kitchen and Living Room, is proposing a façade change to the existing structure.

   Director Schlutow summarized the September 13, 2020 review letter and the proposed façade changes at Amici’s Kitchen and Living Room.

   Chair Kapelanski inquired about the DDA review letter that noted compliance with the Design Guidelines and the proposed mural.

   Owner Tim Kenrick addressed the condition to install a mural over the doorway and noted his support and intent to comply with that design.

   Architect Keith Logsdon thanked staff through the process.

   Commissioner Trotto inquired about the wall sconces on the front façade of the building.

   Commissioner Smith inquired about the detailing on the base near the sidewalk to ensure that the materials do not warp with weather and the location of the proposed mural.

   Chair Kapelanski noted it was a nice change.

   Commissioner Smith motioned to approve SP-03-20, as presented. Motion supported by Commissioner Patterson.

   Commissioners discussed adding the mural as a condition of approval.

   AYES: Richardson, Smith, Stearn, Trotto, Bartus, Campbell, Kempner, Patterson, Kapelanski
4. **PUBLIC HEARING:** Review and discussion for proposed text amendments for modifying parking requirements during site plan review.

  Director Schlutow summarized the proposed text amendment and background information provided to the Commission, which included ordinance language comparison with several Michigan communities, as well as potential parking reductions for the most recent site plans that were approved by the Planning Commission.

  Chair Kapelanski opened the Public Hearing at 7:27pm.

  No public comment.

  Chair Kapelanski closed the Public Hearing at 7:28pm.

  Commissioner Patterson noted he liked the 10% cap on the numerical modification.

  Commissioner Richardson noted it was a thorough discussion and well vetted and should move forward.

  Commissioner Smith stated that the Planning Commission has granted these types of modifications in the past and glad that it is official.

  Chair Kapelanski agreed with how it is written with the 10% cap.

  Commissioner Smith noted that he does not want this to be the new standard.

  Commissioner Smith motioned to recommend approval to City Council of text ordinance amendment for modification of parking requirements during site plan review, Section 138-226. Motion supported by Commissioner Kempner.

  **AYES:** Smith, Stearn, Trotto, Bartus, Campbell, Kempner, Patterson, Richardson, Kapelanski
  **NAYS:** None
  **ABSENT:** None

5. **PUBLIC HEARING:** Review and discussion for proposed ordinance text amendments for site plan projects and allowing extensions for site plan approvals.

  Director Schlutow summarized the proposed text amendment and updates that would clarify standards for development and provide some flexibility to residents and developers.

  Chair Kapelanski opened the Public Hearing at 7:37pm.

  No public comment.

  Chair Kapelanski closed the Public Hearing at 7:37pm.

  Commissioner Patterson motioned to recommend approval to City Council of text ordinance amendments to site plan review, as presented in the staff report. Motion supported by Commissioner Richardson.

  **AYES:** Stearn, Trotto, Bartus, Campbell, Kempner, Patterson, Richardson, Smith, Kapelanski
6. **DISCUSSION:** Discussion of accessory structure ordinances in relation to air conditioning units and generators.

Director Schlutow summarized the September 13, 2020 review letter and provided background and history of discussions by the Planning Commission and Zoning Board of Appeals.

Chair Kapelanski asked the following question of the PC in order to direct discussion as a whole: Should a/c units be regulated differently than generators and other external mechanical appliances?

Commissioner Kempner noted that they should not be separated, but the ordinance should specify standards for each.

Commissioner Trotto noted that they should be lumped together under “mechanical equipment” to capture both a/c, generators, and any other type of external mechanical equipment.

Commissioner Patterson stated it would be better to keep regulations for a/c units and generators separate, as there are more a/c units installed in the City. It could cause an undue burden to homeowner to move the units, if they wanted to move them.

Commissioner Campbell noted it would increase the number of nonconformities in the City. It’s not good ordinance policy. There are times when units will be replaced, which would incur additional code enforcement.

Commissioner Bartus stated that a/c units and generators should not be considered accessory structures.

Commissioner Stearn stated that generators and a/c units should not be considered accessory structures.

Commissioner Richardson noted that there are two issues: noise levels and aesthetic. The aesthetic issue is related to generators are larger and landscaping for screening would be ok. The original discussion around noise level was never complete and would like to base decision on average decibel level. The future decision should be based on facts and aesthetics are more subjective.

Commissioner Smith noted that these are considered to be exterior appliances. He noted that the existing unit can be replaced in the same place, even in side yard. For new construction, the policy is to receive a letter of approval from adjacent neighbor, and that’s a fine policy. Generators are larger and louder. It would be preferred to regulate generators to the rear yard.

Commissioner Smith stated that new equipment should be in the backyard, especially 40-50 ft. width lots. Suggested the ordinance to state rear yard, unless receive a signed letter from adjacent neighbor or replacing an existing unit. Sound levels are difficult to figure out.

Chair Kapelanski agreed that it would be unreasonable to make a homeowner relocate unit to rear yard. She stated that she doesn’t have a problem with the a/c units in the side yard. If generators are going to be regulated to the rear yard, the a/c units should be looked at separately to be allowed in side yard. Also interested in learning about noise level, especially generators.

Chair Kapelanski asked the Commission if exterior appliances should be allowed in the side yard? And, if so, what would be the setback requirement?
Commissioner Smith noted that for 40 – 50 ft. lots, it would be difficult or impossible to require a setback distance for exterior appliances in the side yard.

Commissioner Trotto noted that he has looked at the sound output for generators, and they can range from 55 dBA – 69 dBA. Air conditioning units can be 58 dBA – 70dBA, depending on manufacturer. Generators are not being installed as frequently as a/c units. He noted to be in favor of allowing units in the side yard.

Commissioner Kempner noted to be not in favor of the letter from neighbor.

Commissioner Smith agreed but the neighbor has the right to enjoy their property. He noted the time of usage for generators rather than a/c units. He modified his opinion that if the neighbor letter is to be removed from consideration, then the units should be regulated to the rear yard only.

Commissioner Kempner agreed that the standards should be specific that existing units can continue to remain in side yard and can be maintained or replaced as needed and do not need to be moved or relocated to rear yard.

Commissioner Bartus asked about circumstances where the rear yard may be noisier for neighbors than the side yard. The homeowner may want the flexibility to work with the neighbor.

Commissioner Richardson noted he doesn’t want to make more stringent regulation. Agrees with Commissioner Kempner that the letter waiver is not efficient and becomes obsolete with time. Regulations should be spelled out in the ordinance. Leans toward regulating the units to the rear yard.

Commissioner Stearn stated that exterior appliances can be made to work in the side yard. Agreed with previous comments about the letter. She noted that proper screening and landscaping can be installed to muffle noise levels. That can be made a requirement. Generators run a weekly test run for about 10 minutes and times can be set any time any day of the week. The cost to install generators can be significantly increased if forced to install in the rear yard, if the electrical panel is on the side of the house. Installed units are quieter than the portable generators that are used when the power goes out.

Chair Kapelanski agreed not to have an issue with units in the side yard. Portable generators are much louder. Agreed with Commissioner Smith that the setbacks don’t make a lot of sense given distancing requirement to install and the small required setback for principal structure.

7. **DISCUSSION:** Discussion of projections into side yard setbacks.

Director Schlutow provided a summary of the Zoning Ordinance language that permits projections into side yard and rear yard setbacks, history of regulation for chimneys and ordinance language from neighboring communities.

Commissioner Smith provided some history on the ordinance and it was drafted for chimney boxes, similar to bay windows, on the side yard of homes. It was written as a response to the chimney boxes extending into the side yard. Noted that it does need some work or clarification.

Commissioner Smith discussed the intent of drafting the existing ordinance, as written. It was noted that the commission did not want projections to extend too far into the 5 ft. setback. A dimensional projection was given, but also a formula to extend the surface of the side wall. Suggested to include chimneys, bay windows, overhangs, etc. not to extend “X” inches into side yard and total surface area shall not exceed “X” amount or percentage of that wall area.

Chair Kapelanski agreed, but felt chimneys should be treated differently, as they are not liveable space.
Commissioner Smith stated it should be a standard projection because chimneys are no different than a bay window. It should be regulated by maximum depth and maximum area of the adjoining wall.

Chair Kapelanski asked about the depth of a traditional bay window.

Commissioner Smith noted that they can be as big or small as wanted.

Commissioner Kempner noted concern for allowing too many projections into the side yard setback.

Commissioner Trotto inquired about egress window locations.

8. **DISCUSSION:** Discussion of allowing pervious pavements as acceptable paving materials in residential and commercial developments.

   Director Schlutow provided a summary of the review letter that would allow the Planning Commission to allow developments to use a permeable pavement material on the lots.

   Commissioner Smith stated that he could understand residential properties wanting to use permeable pavement materials, but didn’t think it would be as popular with commercial properties.

   Commissioner Richardson asked if municipal lots would be impacted and if the stormwater calculations could be supported.

   Commissioner Smith noted his support for the proposed change.

   The Planning Commission directed staff to set the public hearing for the October meeting.

   * * * * * * * * * *

**LIAISON REPORTS**

Director Schlutow updated the Commission that two ordinances were adopted by the City Council, the development standards for the Local Business District and the removal of BOCA from the Zoning Ordinance.

Commissioner Trotto noted the DDA has approved the new signage plan.

Commissioner Richardson noted that the Environmental Advisory Board met and decided to move forward with a community garden. They are discussing location, size, management and will engage the public in the discussions in the future.

Commissioner Trotto noted that he knew of someone who may be interested in assisting with the community garden.

Commissioner Kempner gave an update on the Master Plan Steering Committee and the corridor walks that took place on Eleven Mile, Greenfield, Twelve Mile and Woodward.

Commissioner Smith noted he was not able to attend the walks and asked about if they notes would be available to review.

   * * * * * * * * * *
Director Schlutow thanked those who attended the corridor walks with Megan Masson-Minock and Kristoffer Canty from Carlisle Wortman. The City Council extended the deadline until March 31, 2020 for outdoor dining, sales, etc. and also allowed for temporary outdoor structures to be used by local businesses, as the weather begins to change. The City Council began a discussion on regulating public art and murals in the City.

Commissioner Smith welcomed new commissioners.

Commissioner Smith asked about incorporating outdoor areas into the Master Plan and future ordinance discussions.

Commissioner Kempner motioned to adjourn. Motion supported by Commissioner Richardson.

AYES: Trotto, Bartus, Campbell, Kempner, Patterson, Richardson, Smith, Stearn, Kapelanski
NAYS: None
ABSENT: None

With no further business, the meeting was adjourned at 9:00pm.
APPLICATION FOR SITE PLAN REVIEW

A complete application, a check payable to the 'City of Berkley', and 18 copies of a complete set of signed, sealed and folded plans must be submitted to the City of Berkley one month prior to the date of the Planning Commission meeting. If engineering review is required, an additional fee must be submitted. Should the review fees be greater than the required minimum, sufficient additional charges will be imposed to satisfy the additional review fees. All fee obligations must be satisfied prior to permit approval.

The Planning Commission meets the fourth Tuesday of every month. The meetings are held at 7:30 p.m. in the Council Chambers at the City Hall, 3338 Coolidge

Applicant:
Name: Sadier Abro Phone: 248-880-9827
Complete Address: 3807 Beechcrest, Rochester Hills, MI 48309

Property Owner (if different than above):
Name: __________________________________ Phone: __________________________
Complete Address: _______________________________________________________

Representative:
Name: Sadier Abro Title: Owner

Description of Property for Review:
Lot Number 44 Subdivision_______________________________________________
Street Address: 3180 Coolidge Hwy

Reason for Review by Planning Commission: We would like to change the facade of the building

I understand that Planning Commissioners may need to access my property to better understand my case.

Signature of Applicant Date

Fees: Site Plan Review: $350.00 Façade Change: $200.00 Revision: $100.00
Engineering (Multiple Family): $1,100 Engineering (Non Residential): $800

If an application is withdrawn more than 2 weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than 2 weeks prior to the meeting, no refund will be given. Engineering review fees are not refundable.

Office use only Account Number: 1019

Received 9-16-20 Receipt # _________ Hearing Date _________ Case # P5P-04-20

City Planning Commission Disposition: __________________________________________

SCOPE OF WORK:
- NO PROPOSED WORK ON SITE
- NO PROPOSED WORK ON THE INTERIOR
- INTERIOR WORK WILL BE SUBJECT TO LEASING
- WORK INVOLVES FACE LIFT OF THE FRONT AND FRONT OF TWO SIDES ELEVATIONS
- INCREASE WALL HEIGHT IN THE FRONT
- INSTALL SMOOTH CULTURED STONE AT THE CORNERS
- INSTALL METAL SIDING
- REPLACE WINDOWS AND DOORS
- INSTALL ALUMINUM CANOPY
- REFER TO SHEETS A-4 AND A-5 FOR DETAILS

NOTE: SHEET TITLE UNDER MY DIRECT SUPERVISION AND THAT I AM A DUELY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MICHIGAN.

NOTE:

SHEET TITLE

GHASSAN KHALAF
COPYRIGHT MARK
DATE
DESCRIPTION
CONSULTANT
e-mail: gkci@outlook.com
ADDRESS: 1636 N. GULLEY
DEARBORN, MICHIGAN
TEL: 313-377-9449

___________________________________
GHASSAN KHALAF
LICENSE EXP. DATE: OCTOBER 2022

3180 COOLIDGE
BERKLEY, MI

A-2

EXISTING FLOOR AND ROOF PLANS

NOTED

AREA OF PROPOSED WORK

- FOR NEW BEAMS LOCATIONS
  CHECK PROPOSED ELEVATIONS PLAN
- CONSULT WITH DESIGN ENGINEER AS NEEDED FOR ANY ISSUE ARISE IN CONSTRUCTION
- PROVIDE TEMPORARY SUPPORT UNTIL PERMANENT SET IN ITS PLACE

- FOR NEW BEAMS LOCATIONS
  CHECK PROPOSED ELEVATIONS PLAN
- CONSULT WITH DESIGN ENGINEER AS NEEDED FOR ANY ISSUE ARISE IN CONSTRUCTION
- PROVIDE TEMPORARY SUPPORT UNTIL PERMANENT SET IN ITS PLACE

- FOR NEW BEAMS LOCATIONS
  CHECK PROPOSED ELEVATIONS PLAN
- CONSULT WITH DESIGN ENGINEER AS NEEDED FOR ANY ISSUE ARISE IN CONSTRUCTION
- PROVIDE TEMPORARY SUPPORT UNTIL PERMANENT SET IN ITS PLACE
NO CHANGES JUST PAINT EXISTING BLOCK TO MATCH THE NEW SIDING


NOTE:

I hereby certify that this plan and specification was prepared by me or supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

GHASSAN KHALAF
LICENSE EXP. DATE: OCTOBER 2022

COPYRIGHT MARK

e-mail: gkci@outlook.com
ADDRESS: 1636 N. GULLEY
DEARBORN, MICHIGAN
TEL: 313-377-9449

PROPOSED NORTH ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

NOTED

A-5

X

3180 COOLIDGE
BERKLEY, MI

NOTE:

COPIES OF THE DRAWINGS ARE THE SOLELY RESPONSIBILITY OF THE COMPANY PRODUCING THE DRAWINGS. THIS DRAWING IS NOT TO BE COPIED OR DUPLICATED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.
MEMORANDUM

To: Berkley Planning Commission

From: Erin Schlutow, Community Development Director

Subject: SP-04-20; 3180 Coolidge Hwy – Site Plan Review for Increase in Height & Façade Change

Date: October 21, 2020

Dear Planning Commissioners:

Sadier Abro, the owner of 3180 Coolidge Hwy is proposing to increase the height and a façade change of the vacant building facing Coolidge Hwy.

The existing structure is 14 ft. 8 inches in height and is comprised of painted white brick, concrete block, and wood siding. The exterior also has faded red horizontal stripe encircling the building on the north, west, and south sides.

The applicant is proposing to increase the height to 21 ft. and incorporate a change in façade materials facing Coolidge Hwy. The new owner is proposing a façade change of the vacant building in order to occupy the space with a future tenant. The west façade facing Coolidge will include cultured stone, horizontal metal siding, metal canopies and shall include an increase in windows.

No other site improvements or changes are proposed as the existing structure takes up the entirety of the parcel. Please note, municipal parking is available within 500 ft. of the subject property, which means that any future tenant is not required to provide off-street parking to support a new use.

ZONING / LAND USE

The surrounding properties include residential, commercial, and office.

<table>
<thead>
<tr>
<th>Property</th>
<th>Occupant</th>
<th>Land Use</th>
<th>Zoning District</th>
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<tbody>
<tr>
<td>Subject site</td>
<td>Vacant</td>
<td>Vacant</td>
<td>Coolidge District</td>
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<tr>
<td>North</td>
<td>Office</td>
<td>Office</td>
<td>Office District</td>
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STANDARD FOR REVIEW

The proposed addition and façade change at 3180 Coolidge Hwy requires review and approval of the site plan by the Planning Commission.

The six (6) standards for granting site plan approval are set forth in Section 138-679 of the Zoning Ordinance. We have reviewed the proposal for the façade change with respect to these standards and offer the following findings:

1. **The site meets the requirements of this Code.**

   **Window Coverage**

   Section 138-447(a) requires that a building that fronts a street shall be composed of a minimum of 40 percent and a maximum of 80 percent windows. Based on the total façade area, 777 sq. ft., the required window coverage must be 310 sq. ft. – 621 sq. ft. The applicant is proposing a total window coverage of 255 sq. ft., including the two glass frame double doors. The proposed windows cover 32.8% of the Coolidge Hwy façade.

   For comparison purposes, the existing Coolidge Hwy façade area is 534 sq. ft., and the required window coverage would be 217 sq. ft. – 434 sq. ft. The existing façade has 143 sq. ft. window coverage, which is 26.7% of the façade.

   The proposed façade change is closer to the minimum requirement than what is currently on site. Per Section 138-447(d), the Planning Commission may modify the building design requirements, if it is determined that all other standards have been met. The Planning Commission should discuss and determine if the proposed window coverage meets the intent of the Ordinance.

   It is important to note, the north side of the building has existing windows that shall be enlarged by eight (8) sq. ft. and the south side of the building, which currently does not have any windows, shall include 96 additional sq. ft. of window coverage.

   **Height**

   The applicant is proposing to increase the height of the existing structure. The building is currently 14 ft. 8 in. from grade. The applicant is proposing to increase the height to 21 ft, measured from grade. The maximum height allowed in the Coolidge District is 40 ft.

   While the neighboring buildings are in line with the 14 ft. height, an increase to 21 ft. will not be out of character or scale for the neighborhood.
2. **The proposed development does not create adverse effects on public utilities, roads, or sidewalks.**

   The proposed increase in height and façade change will not have an impact on public utilities, roads or sidewalks.

3. **Pedestrian and vehicular areas are designed for safety, convenience, and compliment adjacent site design.**

   The subject property does not contain vehicular parking or travel areas to be impacted by the proposed development.

4. **Site design, architecture, signs, orientation, and materials are consistent with the city’s master plan objectives and the design of the neighboring sites and buildings.**

   The proposed façade change includes alterations of architecture and façade materials. The submitted plans do not call out the existing chimney that is located near the rear of the building. The applicant should address if the chimney is to remain or shall be removed.

   The applicant should provide a sample of materials for Planning Commission consideration.

   The DDA Design Committee has reviewed the site plan for the proposed façade change. The DDA Executive Director has provided a separate letter reporting the Committee’s findings. It is attached for your consideration.

   **Prior to occupancy, potential tenants should contact the Community Development Department to ensure that any proposed use is permitted in the district.**

   **Upon approval for occupancy, a separate sign permit must be submitted to the Building Department and approved prior to installation.**

5. **Landscaping, lighting, dumpster enclosures, and other site amenities are provided where appropriate and in a complementary fashion.**

   No changes in landscaping or site design are proposed with this application. Any changes in lighting should be discussed with the Community Development Department prior to installation to ensure that any site lighting complies with the Zoning Ordinance.

6. **Site engineering has been provided to ensure that existing utilities will not be adversely affected.**

   DPW has submitted a review letter under separate cover. It is attached for your reference. Any outstanding issues as noted by DPW shall be addressed prior to building permits being issued.

   Full engineering review is not required for this project.
SUMMARY

We are excited for the addition and façade change at 3180 Coolidge Hwy. The building has been vacant for many years and the investment in the appearance has potential to attract new and exciting businesses.

Based on the submitted plans, we recommend approval of the site plan with the following conditions:

1. The Planning Commission shall determine if the reduced window coverage of the Coolidge Hwy façade meets the intent of the Ordinance.
2. Clarification of the intent of the existing chimney.
3. The Planning Commission shall determine if the proposed materials and colors fit with the characteristics of the neighborhood, as well as the incorporation of the metal siding.
4. The proposed canopies on the north, south and west facades must meet the projection standards in the Zoning Ordinance and shall be reviewed for compliance during construction plan review.
5. Final site plan approval from DPW, Fire Marshal, and Community Development Departments.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Erin Schlutow
Community Development Director

cc: Matthew Baumgarten, City Manager
    Victoria Mitchell, City Clerk
    John Staran, City Attorney
    Derrick Schueller, DPW Director
    Jennifer Finney, DDA Executive Director
    Matt Koehn, DPS Director
    Pete Kelly, Fire Marshal
    David Reily, Building Official
    Kim Anderson, Building Clerk
    Abro Management, management@abroproperty.com
    Ghassan Khalaf, gkci@outlook.com
MEMORANDUM

To: Planning Commission, City of Berkley  
From: Jennifer Finney, Executive Director  
Subject: 3180 Coolidge Hwy Facade Change  
Date: October 14, 2020

On behalf of the DDA Board, the DDA Design Committee reviewed the facade change for the building located at 3180 Coolidge Hwy.

While they aren't seeking any DDA funds for their proposed updated facade, the DDA Design Committee did review the proposed change since this building is located within the DDA district.

Upon review, the DDA Design Committee did not find any issue or violation with it in relation to the Design Guidelines, a written document the DDA Design Committee and DDA Board use when reviewing/approving facade changes in the DDA district.

They are happy to see the investment taking place as they feel this facade will greatly enhance the building and that strip in the DDA district.

Please feel free to call or email me with any questions.
Memo

To: Erin Schlutow, Community Development Director (via email)
Cc: Kim Anderson, Community Development (via email)
     Shawn Young, DPW Foreman (via email)

From: Demick Schueller, DPW Director
Date: October 7, 2020
Subject: Leased Unit
         Façade Change
         3180 Coolidge

We have reviewed the drawings provided by the Community Development Department and prepared by Ghassan Khalaf dated August 31, 2020. Please find below our general comments:

1. There appears to be a discrepancy with the property lines indicated on the drawing and those in the Oakland County Property Gateway. Oakland County records have the property lines following the building structure footprint. Please clarify.

2. It is not clear how parking will be provided for the new leased unit. The existing parking lot associated with this parcel is in poor condition with striping not visible. The applicant shall clarify if the lot will be resurfaced and restriped. We defer to Community Development on number of spaces required, sizing, handicap considerations and general site circulation.

3. A restricted catch basin cover shall be added to the existing basin to moderate flows into the combined sewer system (see attached samples).

4. Existing downspouts shall be maintained to splash on-grade.

5. It is not clear how trash will be handled or stored on-site.

6. At this time, there are no changes to the site that would cause a change in the Storm Water (ERU) Fee calculations assigned to this parcel.

Feel free to call with any questions or concerns. Thank you.

Attachments
DLS
J:\Site Plan Reviews\2020\3180 Coolidge Facade Change\Review Letters\Facade Change 3180 Coolidge Review #1 10-7-20.doc
MEMORANDUM

To: Berkley Planning Commission
From: Erin Schlutow, Community Development Director
Subject: Public Hearing to Permit Pervious Paving Materials in Parking Areas
Date: October 21, 2020

In order to be proactive in mitigating stormwater runoff for future developments, it would be beneficial to discuss allowing pervious paving materials in parking areas in the City of Berkley. Currently, the Zoning Ordinance specifies asphalt or cement are appropriate and approved paving materials.

Section 138-222. Parking lot location, design, construction.

(d) Construction. All parking areas and drives shall be provided with paving having an asphaltic or Portland cement binder at least 4 inches in depth so as to provide a permanent, durable, and dustless surface. Single family residential driveways may be constructed of masonry pavers. All parking areas shall be graded and drained so as to dispose of all surface water accumulated within the area according to Oakland County requirements prior to the issuance of an occupancy permit. Approaches shall be provided with paving having a Portland cement binder at least 6 inches in depth. Approaches shall have a 2 foot flare on each side of the driveway.

It is recommended to include pervious paving materials, so as to allow developers the opportunity to explore alternative paving materials. Such pervious paving materials would be subject to review by the city engineer.

Comparable Communities

For your reference, I have researched nearby communities to determine how they approve or regulate alternative paving materials. Many do not reference opportunities to allow paving materials other than asphalt or concrete.

City of Ferndale

Section 24-224 Parking Design.
(3)(a) All parking lots and vehicle equipment storage areas shall be paved with an asphalt or concrete binder. Alternative paving materials, such as permeable/grass pavers, may be approved based upon the review and recommendation of the city engineer. For storage areas, the city engineer may approve a substitute for hard surfaced pavement upon a determination that there are no adverse effects.

Next Steps

We ask that the Planning Commission hold a public hearing on the proposed ordinance amendment and make a recommendation to City Council.

If you have any questions about this item, please feel free to contact me.

Erin Schlutow
Community Development Director
Section 138-222. – Parking lot location, design, and construction.

(d) Construction. All parking areas and drives shall be provided with paving having an asphaltic or portland cement binder at least 4 inches in depth so as to provide a permanent, durable, and dustless surface. Single family residential driveways may be constructed of masonry pavers. All parking areas shall be graded and drained so as to dispose of all surface water accumulated within the area according to Oakland County requirements prior to the issuance of an occupancy permit. Approaches shall be provided with paving having a portland cement binder at least 6 inches in depth. Approaches shall have a 2 foot flare on each side of the driveway.

Permeable pavement materials may be permitted, upon the review and recommendation by city engineer. The Planning Commission shall have the authority to approve alternative paving materials in non-residential districts, based on the recommendation of the city engineer.

A zoning certificate shall be required for all driveway replacement and construction.
AN ORDINANCE
Of the Council of the City of Berkley, Michigan
Amending Section 138-222 of Division 1 of Article IV of Chapter 138, Zoning.
Of the City of Berkley Code of Ordinance to Permit Permeable Pavement for Parking Areas.

THE CITY OF BERKLEY ORDAINS:

SECTION 1: Section 138-222 of Division 1 of Article IV of Chapter 138 of the Berkley Code of Ordinance shall be amended, as follows:

DIVISION 1. – OFF-STREET PARKING REQUIREMENTS

Sec. 138-222. - Parking lot location, design, and construction.

(a) Single- and two-family residential uses.

(1) Location. The off-street parking facilities required for single- and two-family dwellings shall be located on the same lot or plot of ground as the buildings they are intended to serve.

(2) Commercial vehicles.
   a. A commercial vehicle is defined as a truck, pick up truck, sedan or panel van, including tractors, trailers, semi-trailers, and step vans used for the transportation or delivery of goods or merchandise or used in the business occupation of the current resident. No commercial vehicle shall have a height greater than ten feet and a length greater than 24 feet.
   b. Parking of the following vehicles for more than 48 hours shall be prohibited in any residential district:
      • Semi-tractor;
      • Tow truck;
      • Cement truck;
      • Flat-bed truck whose bed exceeds 10 feet;
      • Tank body truck;
      • Cherry pickers;
      • Dump truck;
      • Stake truck whose bed exceeds ten feet; or
      • Any type of construction or industrial equipment but not limited to bull dozers and hi-lo's, or vehicles equipped with open racks for transporting glass, lumber or any type of extended materials.
   c. All permitted commercial vehicles shall be currently licensed and operative. Vehicles shall be limited to those used by current residents.

(3) Residential drive ways.
   a. Number of driveways.
1. *For parcels less than 100 feet wide.* No more than one driveway and approach per dwelling unit shall be permitted.

2. *For parcels 100 feet or more in width.* A circular driveway with two approaches on the same street is permitted. Circular driveways shall not exceed 10 feet in width and shall not be less than 5 feet from the front building line. The driveway shall not be less than 5 feet from the side lot line as measured along the front lot line. Total pavement within the front yard shall not exceed 35% of the front yard.

3. *For parcels 100 feet or more in width and a corner lot.* In addition to the circular driveway described above, a separate driveway and approach from the side street is permitted if garage access is required.
b. *Parking in the side and rear yards.* No parking shall be permitted on any residential lot or combination of residential lots, in the side or rear yards except upon a hard surface material.

c. *Recreation vehicles.* Recreation vehicles, as defined in chapter 70, mobile homes, trailers, and recreational vehicles of the City Code, shall be stored in a garage or in the rear yard. See section 70-3, Parking outside of licensed park, for further requirements.

d. *Parking in the front yard.* No parking shall be permitted on any residential lot or combination of residential lots, in any portion of the area extending between the residential structure and the public street, except upon a driveway area, parking strip or garage existing to the side of the residential structure.
e. **Interior lots.** The width of the driveway area or parking strip shall not exceed 16 feet between the front building line and the front lot line.

f. **Interior lots with attached garages.** The width of a driveway area or parking strip shall not exceed the width of the garage and shall taper uniformly to a width of 16 feet at the front lot line.

g. **Corner lots.** Garages on corner lots shall be rotated so the driveway accesses the side street. See section 33-115, accessory buildings and structures, for setback requirements. The width of a driveway area or parking strip shall not exceed 20 feet or the width of the garage, whichever is greater. The width of the driveway may be maintained to the side lot line.
h. *Lots fronting on Greenfield.* Those residential lots fronting on Greenfield Road between 12 Mile Road and Catalpa shall be permitted a driveway approach not exceeding 20 feet in width in the area between the lot line and the street curb wherein parking in an east-west direction shall be permitted, subject to all other parking regulations.

i. *Lots backing to Coolidge.* Those residential lots backing to Coolidge between Twelve Mile Road and Webster that have a driveway and approach onto Coolidge as of June 19, 2008 shall be allowed to maintain and replace said driveway and approach. No additional driveways or approaches onto this portion of Coolidge shall be permitted.
(b) Multiple-family uses.

(1) Location. The off-street parking facilities required for single- and two-family dwellings shall be located on the same lot or plot of ground as the buildings they are intended to serve.

(2) Commercial vehicles.

a. A commercial vehicle is defined as a truck, pick up truck, sedan or panel van, including tractors, trailers, semi-trailers, and step vans used for the transportation or delivery of goods or merchandise or used in the business occupation of the current resident. No commercial vehicle shall have a height greater than ten feet and a length greater than 24 feet.

b. Parking of the following vehicles for more than 48 hours shall be prohibited in any residential district:
   • Semi-tractor;
   • Tow truck;
   • Cement truck;
   • Flat-bed truck whose bed exceeds ten feet;
   • Tank body truck;
   • Cherry pickers;
   • Dump truck;
   • Stake truck whose bed exceeds ten feet; or
   • Any type of construction or industrial equipment but not limited to bull dozers and hi-lo’s, or vehicles equipped with open racks for transporting glass, lumber or any type of extended materials.

c. All permitted commercial vehicles shall be currently licensed and operative. Vehicles shall be limited to those used by current residents.

(3) Design.

a. Parking lot ingress and egress. Adequate ingress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.

b. Backing onto public right-of-way. Backing a vehicle onto or from public rights-of-way (public alley excepted) is prohibited in all areas except residential areas. Parking spaces shall be designed and arranged so that it is more convenient for the parking space user to accomplish the necessary backing movements on the private property than it is to work onto or from the public rights-of-way.

c. Screenwalls. Where parking and/or off-street loading areas for business, office or industry are abutting a residential district, a six-foot obscuring masonry wall shall be constructed on the property line of such abutting districts. See article III “General Provisions,” division 2 “Fences,” for further screenwall requirements. Ownership shall be shown of all lots or parcels intended for use as parking by an applicant when an application for a building permit or certificate of occupancy is filed.

d. Attendant shelters. Not more than one building for shelter of attendants shall be erected upon any given parking area and each such building shall not be more than 50 square feet in area nor more than ten feet in height.
e. *Aisle widths.* Aisle widths shall be required as follows to maintain vehicular and pedestrian safety. The planning commission may alter or revise the aisle width requirements if the commission finds that strict application of said requirements would endanger pedestrians or vehicular traffic.

**PARKING LAYOUTS**
(c) Non-residential uses.

(1) Location.

a. Required off-street for non-residential uses shall be on the same lot or within 500 feet of the building or use it is intended to serve, measured without crossing Twelve Mile Road, Coolidge Highway, Greenfield Road, Woodward Avenue, or Catalpa Drive from the nearest point of the required off-street parking facility.

b. If a non-residential use is within 500 feet of a municipal parking lot, without crossing a major thoroughfare, no on-premise parking shall be required.

c. No parking lots shall be permitted as a principal use in a zoning district other than the parking district (P-1).

(2) Design.

a. Parking lot ingress and egress. Adequate ingress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.

b. Backing onto public right-of-way. Backing a vehicle onto or from public rights-of-way (public alley excepted) is prohibited in all areas except residential areas. Parking spaces shall be designed and arranged so that it is more convenient for the parking space user to accomplish the necessary backing movements on the private property than it is to work onto or from the public rights-of-way.

c. Screenwalls. Where parking and/or off-street loading areas for business, office or industry are abutting a residential district, a six-foot obscuring masonry wall shall be constructed on the property line of such abutting districts. See article III “General Provisions,” division 2 “Fences,” for further screenwall requirements. Ownership shall be shown of all lots or parcels intended for use as parking by an applicant when an application for a building permit or certificate of occupancy is filed.

d. Attendant shelters. Not more than one building for shelter of attendants shall be erected upon any given parking area and each such building shall not be more than 50 square feet in area nor more than ten feet in height.

e. Aisle widths. Aisle widths shall be required as follows to maintain vehicular and pedestrian safety. The planning commission may alter or revise the aisle width requirements if the commission finds that strict application of said requirements would endanger pedestrians or vehicular traffic.

(d) Construction. All parking areas and drives shall be provided with paving having an asphaltic or portland cement binder at least 4 inches in depth so as to provide a permanent, durable, and dustless surface. Single family residential driveways may be constructed of masonry pavers. All parking areas shall be graded and drained so as to dispose of all surface water accumulated within the area according to Oakland County requirements prior to the issuance of an occupancy permit. Approaches shall be provided with paving having a portland cement binder at least 6 inches in depth. Approaches shall have a 2 foot flare on each side of the driveway.

Permeable pavement materials may be permitted, upon the review and recommendation by the city engineer. The Planning Commission shall have the authority to approve alternative paving materials in non-residential districts, based on the recommendation of the city engineer.

A zoning certificate shall be required for all driveway replacement and construction.
SECTION 2: Severability Clause

Should any word, phrase, sentence, paragraph, or section of this Ordinance be held invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 3: Effective Date

This Ordinance shall become effective 30 days following the date of adoption.

SECTION 4: Publication

The City Council directs the City Clerk to publish a summary of this ordinance in compliance with Public Act 182 of 1991, as amended, and Section 6.5 of the Berkley City Charter.

______________________________________________________
Dan Terbrack
Mayor

______________________________________________________
Victoria Mitchell
City Clerk
MEMORANDUM

To: Berkley Planning Commission
From: Erin Schlutow, Community Development Director
Subject: Discussion of Exterior Mechanical Equipment on Residential and Commercial Properties #2
Date: October 19, 2020

Over the past several years, the Berkley Planning Commission and Zoning Board of Appeals have discussed the standards and appropriate locations for exterior mechanical equipment on residential properties in the community; specifically, generators and air conditioning units.

The Planning Commission discussed the exterior a/c units and generators at the September 22, 2020 meeting. While the discussion was helpful, the commissioners did not come to a consensus on how to regulate the units. Some commissioners were in favor of allowing units to be installed in the side yard, while others felt they should remain only in the rear yard.

Exterior Appliances v Accessory Structures

At the September 22, 2020 meeting, it was agreed that exterior mechanical appliances should not be regulated the same as accessory structures, but that specified regulations should be called out in the Zoning Ordinance. Since the last meeting, a draft exterior appliances ordinance was found, dated 3.20.19. The draft ordinance is included for your reference, though there are some changes that need to be incorporated.

Decibel Levels of Generators, A/C Units

At the September 22, 2020 meeting, there were inquiries related to the decibel levels of generators and a/c units. Commissioner Trotto provided the two attached specification sheets for exterior generators that include decibel levels.

As a/c units are more likely to be installed in the side yard of residential properties, I have provided my findings and research on decibel and BTU levels.

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In order to determine the appropriate BTU level for a residential household, I consulted with various websites.

Example: For a 2,000 sq. ft. four-person household with 9 ft. ceilings with average insulation, average sun exposure and climate, 46,200 BTU would be recommended. This figure was based on website calculations and is not meant as fact without consulting a heating and cooling specialist.

**Screening and Landscaping**

The current policy to allow exterior mechanical equipment to be located in the side yard of residential property requires the signature and approval of the adjacent neighbor. This was also discussed at the September 22, 2020 meeting and was decided to be an ineffective policy.

Screening and/or landscaping surrounding the mechanical equipment can be installed to muffle the noises from adjacent properties. Such screening on at least three sides of the unit(s) would provide a buffer from the neighbor, but would allow access for maintenance, repairs.

The Planning Commission should discuss and determine if screening/landscaping surrounding the mechanical equipment would be appropriate in lieu of neighbor approval.

**Commercial Properties**

The majority of our conversations have focused on residential properties, but it would be beneficial to review the standards for commercial properties, as well.

Rooftop mechanical equipment is often installed on commercial properties in order to utilize as much of the property as possible. In such cases, it is common to require mechanical equipment screening from streetview.

In other such cases, it would be beneficial to discuss if there are additional standards, setbacks, distance from principal building that should be included in the draft ordinance. While residential generators and a/c units may not cause audible disruptions, a commercial unit that for a much larger facility may need different considerations.

**Next Steps**

The Planning Commission discussed and determined that generators and a/c units are not to be classified as accessory structures, but that standards and regulations should be specified in the Zoning Ordinance for each type of unit.

For the October 27, 2020 meeting, the Planning Commission should discuss and review the existing ordinance language provided and determine if generators and a/c units can be installed in the side yard without setback regulations with adequate screening or landscaping on at least three sides of the unit.
It is important to note – while city staff does not receive as many requests for generators to be located in the side yard, air conditioning units are installed frequently throughout the year. The size of the residential lots and the wish of homeowners to enjoy their rear yard have made side yard air conditioning units a desired choice.

If air conditioning units are to be prohibited from being installed in the side yard, this will create a mass of non-conformities within the community. Non-conforming uses and structures are permitted to be maintained with incidental repairs, but a removal and replacement of a unit would require the non-conformity to cease. This will be costly and burdensome for property owners who may have purchased the home long after the unit was installed and would not be aware of the non-conformity.

Additionally, there is the probability and likelihood of many variance requests to install air conditioning units in a side yard to be sent to the Zoning Board of Appeals. Typically, when multiple cases for similar requests are heard by the ZBA, I make a point of bringing that item to the PC to review that section of the Ordinance to determine if the standard or requirements are too strict and need to be tweaked or modified.

We request the Planning Commission to discuss the above item so we can provide clarity to homeowners, contractors and developers and to uphold the intent of the Ordinance.

If you have any questions about this item, please feel free to contact me.

Erin Schlutow
Community Development Director
AN ORDINANCE

of the Council of the City of Berkley, Michigan
amending, Chapter 138 Zoning, Article III General Provisions,
Division 1.5 Exterior Appliances
of the Berkley City Code

THE CITY OF BERKLEY ORDAINS:

SECTION 1: That Chapter 138 Zoning, Article III General Provisions, Division 1.5 Exterior Appliances of the Berkley City Code be and hereby are amended as follows:

DIVISION 1.5 – EXTERIOR APPLIANCES

Sec. 138-__ - Definitions.

Central Air Conditioning Condenser Unit: That portion of the central air conditioning system located on the exterior of the building including a compressor, a fan, condenser coil, evaporator coil and a refrigerant.

Emergency Power Generator: A stationary internal combustion device, such as a reciprocating internal combustion engine or turbine that serves solely as a secondary source of mechanical or electrical power whenever the primary energy supply is disrupted or discontinued during power outages or natural disasters that are beyond the control of the owner or operator of a facility. An emergency generator operates only during emergency situations and for regularly scheduled testing to verify readiness.

Exterior Appliance: A central air conditioning condenser unit, heat pump, emergency power generator, and any noise producing mechanical system components which are typically required to be located at the exterior of a building.

Sec. 138-____- Yard location

No exterior appliance shall be located in any front or side yard.

Sec. 138-_____- Setback

Exterior appliances must be placed a minimum of five feet from any side property line. Unless a greater distance is required by mechanical code, exterior appliances shall be located a
maximum of three feet from a building on the subject property. In no instance shall any exterior appliance be located within a dedicated easement or right of way.

Commentary: This code is similar to other municipalities’. It ensures that the appliance is located near a building on the subject party and not sitting out in the middle of the back yard.

Sec. 138- _____ – Restrictions

Emergency power generator testing shall be permitted during daytime hours between 9 AM and 6 PM.

No emergency power generators shall be located within 6 feet of a window or door. If manufacturer specifications require a distance greater than 6 feet, manufacturer specifications shall be the required distance.

General decibel level of any exterior appliance shall register not more than 60 db at a location 15 feet from the source when measured at a height of 5 to 7 feet above ground. Additional sound abatement measures may be reached with the installation of landscaping, landscape treatment or fencing (See fence ordinance).

If manufacturer’s specifications are more stringent, those specifications shall take precedence over this ordinance.

Sec. 138- _____ - Non-Conforming Exterior Appliances.

Non-conforming exterior appliances include appliances that were lawfully installed but are no longer in compliance with the provisions of this chapter.

Sec. 138- _____ - Non-Conforming Exterior Appliances in Side Yards.

Exterior appliances rendered non-conforming due to placement in a side yard may be continued and maintained provided there is no increase or enlargement of the area occupied by or devoted to such use. A non-conforming exterior appliance may be maintained. Maintenance shall include necessary repairs and incidental alterations. Alterations shall not aggravate the non-conforming characteristic.

If a non-conforming exterior appliance in a side yard is damaged or partially destroyed by less than 50 percent of its market valuation, then the exterior appliance may be restored and its previous use continued. If a non-conforming exterior appliance in a side yard is damaged
or partially destroyed by 50 percent or more than 50 percent of its market valuation then any restoration or new construction must comply with all current building and zoning codes.

Sec. 138- ____ - Permits required.

Installation of exterior appliances requires two permits: mechanical and electrical. Information required for emergency power generator permit review includes: manufacturer specifications, specifications for transfer switch, one line diagram for wiring installation with conduit size, load calculations, a plot plan showing the location of the generator with dimensions, size, type and distance of gas line.

Following installation of emergency power generator, no operation shall be permitted until a noise test is administered by the City, at the permit holder’s expense.

SECTION 2: That the City Council directs the City Clerk to publish a summary of this ordinance in compliance with Public Act 182 of 1991 and Section 6.5 of the Berkley City Charter.

Introduced on the First Reading at the Regular City Council Meeting on Monday, ________________.

___________________ on the Second Reading at the Regular City Council Meeting on Monday, _____________________.

_______________________________________________________________
Daniel J. Terbrack
Mayor

Attest:

_______________________________________________________________
Phommady A. Boucher
City Clerk
Models: 20RESC(L)
Multi-Fuel
LPG/Natural Gas

Standard Features

- **RDC2 Controller**
  - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT).
  - Designed for today's most sophisticated electronics.
  - Electronic speed control responds quickly to varying demand.
  - Digital voltage regulation protects your sensitive electronics from harmonic distortion and unstable power quality.
  - OnCue® Plus Generator Management System for remote monitoring is included with the generator.

- **Kohler Command PRO Engine Features**
  - Kohler Command PRO® OHV engine with hydraulic valve lifters for reliable performance without routine valve adjustment or lengthy break-in requirements.
  - Powerful, reliable air-cooled performance.
  - Simple field conversion between natural gas and LPG fuels while maintaining emission certification.

- **Designed for Easy Installation**
  - Polymer base eliminates the need for a concrete mounting pad, reducing installation time and cost.
  - Fuel and electrical connections through the enclosure wall eliminate the need for stub-ups through the bottom.
  - Load connection terminal block allows easy field wiring.
  - Designed for outdoor installation only.

- **Certifications**
  - Meets emission regulations for U.S. Environmental Protection Agency (EPA) with both natural gas and LPG.
    - Note: CARB does not regulate emergency standby generators with outputs less than 50 HP.
  - UL 2200/cUL listed (60 Hz model).
  - CSA certification available (60 Hz model).
  - GOST certified (Russia).
  - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters

- **Approved for stationary standby applications in locations served by a reliable utility source.**

- **20RESCL models packaged with a Model RXT automatic transfer switch are available.** See page 6 and the Model RXT ATS specification sheet.

- **Warranty**
  - Standard 5-year/2000-hour limited warranty for on-grid (standby) applications in locations served by a reliable utility source.

---

The Kohler® Advantage

- **High Quality Power**
  Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.

- **Extraordinary Reliability**
  Kohler is known for extraordinary reliability and performance and backs that up with a 5-year or 2000-hour limited warranty.

- **Powerful Performance**
  Exclusive Powerboost™ technology provides excellent starting power.

- **Corrosion-Proof Enclosure**
  The bold new Kohler design is completely corrosion proof, even in harsh seaside environments, and is impact-resistant even at -34°F (-30°C).

- **Fast Response**
  Kohler generators restore power to your home quickly and reliably.
## Generator Ratings

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* UL listed.

† 50 Hz single-phase models are factory-connected as 230 volts. Field-adjustable to 220 or 240 volts by an authorized service technician.

‡ 50 Hz 3-phase models are factory-connected as 230/400 volts. Field-adjustable to 220/380 or 240/416 volts by an authorized service technician.

**Note:** The line circuit breaker is automatically selected based on the generator set model and voltage configuration.
Alternator Specifications

<table>
<thead>
<tr>
<th>Specifications</th>
<th>Alternator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturer</td>
<td>Kohler</td>
</tr>
<tr>
<td>Type</td>
<td>2-Pole, Rotating Field</td>
</tr>
<tr>
<td>Leads, quantity</td>
<td></td>
</tr>
<tr>
<td>2F7</td>
<td>4</td>
</tr>
<tr>
<td>2G7</td>
<td>12</td>
</tr>
<tr>
<td>Voltage regulator</td>
<td>Digital</td>
</tr>
<tr>
<td>Insulation:</td>
<td>NEMA MG1-1.66</td>
</tr>
<tr>
<td>Material</td>
<td>Class H</td>
</tr>
<tr>
<td>Temperature rise (60 Hz)</td>
<td>130°C Standby</td>
</tr>
<tr>
<td>Temperature rise (50 Hz)</td>
<td>150°C Standby</td>
</tr>
<tr>
<td>Bearing: quantity, type</td>
<td>1, Sealed</td>
</tr>
<tr>
<td>Coupling</td>
<td>Direct</td>
</tr>
<tr>
<td>Amortisseur windings</td>
<td>Full</td>
</tr>
<tr>
<td>Voltage regulation, no-load to full-load RMS</td>
<td>± 1.0%</td>
</tr>
<tr>
<td>One-step load acceptance</td>
<td>100% of Rating</td>
</tr>
</tbody>
</table>

Peak motor starting kVA: (35% dip for voltages below)
- 240 V, 1 ph: 2F7 (4 lead) 41 (60 Hz)
- 230 V, 1 ph: 2F7 (4 lead) 28 (50 Hz)
- 240 or 480 V, 3 ph: 2G7 (12 lead) 69 (60 Hz)
- 208 or 416 V, 3 ph: 2G7 (12 lead) 55 (50 Hz)

Alternator Features

- Compliance with NEMA, IEEE, and ANSI standards for temperature rise.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform and minimum harmonic distortion from skewed alternator construction.
- Digital voltage regulator with ±1.0% no-load to full-load RMS regulation.
- Rotating-field alternator with static exciter for excellent load response.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 5%.
### Application Data

#### Engine

<table>
<thead>
<tr>
<th>Specification</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Manufacturer</strong></td>
<td>Kohler</td>
</tr>
<tr>
<td><strong>Engine: model, type</strong></td>
<td>CH1000 4-Cycle</td>
</tr>
<tr>
<td><strong>Cylinder arrangement</strong></td>
<td>V-2</td>
</tr>
<tr>
<td><strong>Displacement, cm³ (cu. in.)</strong></td>
<td>999 (61)</td>
</tr>
<tr>
<td><strong>Bore and stroke, mm (in.)</strong></td>
<td>90 x 78.5 (3.54 x 3.1)</td>
</tr>
<tr>
<td><strong>Compression ratio</strong></td>
<td>8.8:1</td>
</tr>
<tr>
<td><strong>Main bearings: quantity, type</strong></td>
<td>2, Parent Material</td>
</tr>
<tr>
<td><strong>Rated RPM</strong></td>
<td>60 Hz 3600, 50 Hz 3000</td>
</tr>
<tr>
<td><strong>Max. engine power at rated rpm, kW (HP)</strong></td>
<td>23.0 (30.9) LPG, 60 Hz</td>
</tr>
<tr>
<td></td>
<td>20.0 (26.8) LPG, 50 Hz</td>
</tr>
<tr>
<td></td>
<td>20.2 (27.1) Natural gas, 60 Hz</td>
</tr>
<tr>
<td></td>
<td>16.8 (22.5) Natural gas, 50 Hz</td>
</tr>
<tr>
<td><strong>Cylinder head material</strong></td>
<td>Aluminum</td>
</tr>
<tr>
<td><strong>Valve material</strong></td>
<td>Steel/Stellite®</td>
</tr>
<tr>
<td><strong>Piston type and material</strong></td>
<td>Aluminum Alloy</td>
</tr>
<tr>
<td><strong>Crankshaft material</strong></td>
<td>Heat Treated, Ductile Iron</td>
</tr>
<tr>
<td><strong>Governor: type</strong></td>
<td>Electronic</td>
</tr>
<tr>
<td><strong>Air cleaner type</strong></td>
<td>Dry</td>
</tr>
</tbody>
</table>

#### Fuel System

| **Fuel types**                | Natural Gas or LPG             |
| **Fuel supply inlet**         | 1/2 NPT                        |
| **Fuel supply pressure, kPa (in. H₂O):** | Natural gas 0.9-2.7 (3.5-11) LP 1.7-2.7 (7-11) |

#### Fuel Composition Limits *

<table>
<thead>
<tr>
<th><strong>Fuel types</strong></th>
<th><strong>Nat. Gas</strong></th>
<th><strong>LPG</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Methane, % by volume (minimum)</td>
<td>90 min.</td>
<td>—</td>
</tr>
<tr>
<td>Ethane, % by volume (maximum)</td>
<td>4.0 max.</td>
<td>—</td>
</tr>
<tr>
<td>Propane, % by volume (maximum)</td>
<td>1.0 max.</td>
<td>85 min.</td>
</tr>
<tr>
<td>C₄ and higher, % by volume</td>
<td>0.1 max.</td>
<td>5.0 max.</td>
</tr>
<tr>
<td>Sulfur, ppm mass (maximum)</td>
<td>0.3 max.</td>
<td>2.5 max.</td>
</tr>
<tr>
<td>Lower heating value, MJ/m³ (Btu/ft³), (minimum)</td>
<td>33.2 (890) 84.2 (2260)</td>
<td></td>
</tr>
</tbody>
</table>

* Contact your local distributor for suitability and rating derates based on fuel compositions outside these limits.

#### Operation Requirements

#### Fuel Consumption

<table>
<thead>
<tr>
<th><strong>Model</strong></th>
<th><strong>Fuel Type</strong></th>
<th><strong>% Load</strong></th>
<th><strong>Fuel Consumption, m³/hr. (cfh)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>20RESC</td>
<td>Natural Gas</td>
<td>100</td>
<td>8.0 (281)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>75</td>
<td>6.9 (243)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50</td>
<td>4.6 (161)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25</td>
<td>3.6 (127)</td>
</tr>
<tr>
<td></td>
<td>LPG</td>
<td>100</td>
<td>3.9 (136)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>75</td>
<td>3.1 (109)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50</td>
<td>2.3 (82)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25</td>
<td>1.7 (59)</td>
</tr>
</tbody>
</table>

Nominal fuel rating: Natural gas: 37 MJ/m³ (1000 Btu/ft³) LPG: 93 MJ/m³ (2500 Btu/ft³)

### Fuel Pipe Size

<table>
<thead>
<tr>
<th>Pipe Length, m (ft.)</th>
<th>Natural Gas</th>
<th>LPG</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 (25)</td>
<td>1</td>
<td>3/4</td>
</tr>
<tr>
<td>15 (50)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>30 (100)</td>
<td>1 1/4</td>
<td>1 1/4</td>
</tr>
<tr>
<td>46 (150)</td>
<td>1 1/4</td>
<td>1 1/4</td>
</tr>
<tr>
<td>61 (200)</td>
<td>1 1/4</td>
<td>1 1/4</td>
</tr>
</tbody>
</table>

#### Exhaust

| **Exhaust System** | **Exhaust temperature exiting the enclosure at rated kW, dry, °C (°F)** | 260 (500) |

#### Lubrication

<table>
<thead>
<tr>
<th><strong>Lubricating System</strong></th>
<th><strong>Type</strong></th>
<th><strong>Capacity (with filter), L (qt.)</strong></th>
<th>1.9 (2.0)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Oil filter: quantity, type</td>
<td>1, Cartridge</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Oil cooler</td>
<td>Integral</td>
</tr>
</tbody>
</table>

LPG conversion factors: 8.58 ft³ = 1 lb. 0.535 m³ = 1 kg 36.39 ft³ = 1 gal.
The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load shed kit. The RDC2 controller’s 2-line LCD screen displays status messages and system settings that are clear and easy to read, even in direct sunlight or low light.

**RDC2 Controller Features**

- Membrane keypad:
  - OFF, AUTO, and RUN pushbuttons
  - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes
- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD display:
  - Two lines x 16 characters per line
  - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display:
  - Generator set status
  - Voltage and frequency
  - Engine temperature
  - Oil pressure
  - Battery voltage
  - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor to maintain steady-state speed at all loads
- Digital voltage regulation: ±1.0% RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any future day and time, and run every week or every two weeks
- Exercise modes:
  - Unloaded weekly exercise with complete system diagnostics
  - Unloaded full-speed exercise
  - Loaded full-speed exercise (Model RXT ATS required)
- Front-access mini USB connector for SiteTech™ or USB Utility connection
- Integral Ethernet connector for Kohler® OnCue® Plus
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of a Model RDT transfer switch
- Diagnostic messages:
  - Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load shed kit
  - Over 70 diagnostic messages can be displayed
- Maintenance reminders
- System settings:
  - System voltage, frequency, and phase
  - Voltage adjustment
  - Measurement system, English or metric
- ATS status (Model RXT ATS required):
  - Source availability
  - ATS position (normal/utility or emergency/generator)
  - Source voltage and frequency
- ATS control (Model RXT ATS required):
  - Source voltage and frequency settings
  - Engine start time delay
  - Transfer time delays
  - Voltage calibration
  - Fixed pickup and dropout settings
- Programmable Interface Module (PIM) status displays:
  - Input status (active/inactive)
  - Output status (active/inactive)
- Load control menus:
  - Load status
  - Test function

**Generator Set Sound Data**

Model 20RESC 8 point logarithmic average sound levels are 64 dB(A) during weekly engine exercise and 69 dB(A) during full-speed generator diagnostics and normal operation. For comparison to competitor ratings, the lowest point sound levels are 62 dB(A) and 67 dB(A) respectively.*

All sound levels are measured at 7 meters with no load.

* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.
Generator Set Standard Features

- Battery cables
- EPA certified fuel system
- Corrosion-proof polymer sound enclosure
- Critical silencer
- Field-connection terminal block
- Fuel solenoid valve and secondary regulator
- Line circuit breaker
- Multi-fuel system, LPG/natural gas, field-convertible
- OnCue® Plus Generator Management System
- Premium 5-year limited warranty
- RDC2 generator set/ATS controller
- Rodent-resistant construction
- Sound-deadening, flame-retardant foam per UL 94, class HF-1

Available Options

Approvals and Listings
- CSA approval

Communication Accessories
- OnCue® Plus Wireless Generator Management System

Concrete Mounting Pads
- Concrete mounting pad, 3 in. thick
- Concrete mounting pad, 4 in. thick (recommended for storm-prone areas)

Electrical Accessories
- Battery
- Battery heater, 120VAC
- Battery heater, 240VAC
- Cold weather package, 120VAC
- Cold weather package, 240VAC
- Emergency stop kit
- PowerSync® Automatic Paralleling Module (APM) (single phase only)
- Programmable interface module (PIM) (provides 2 digital inputs and 6 relay outputs)

Fuel System Accessories
- Flexible fuel line (included on Quick-ship [QS] models)
- Carburetor heater, 120 VAC
- Carburetor heater, 240 VAC
- Carburetor heater is recommended for reliable starting at temperatures below 0°C (32°F)
- Fuel regulator heater pad 120VAC
- Fuel regulator heater pad 240VAC
- Fuel regulator heater is recommended for reliable starting at temperatures below -18°C (0°F).

Literature
- General maintenance literature kit
- Overhaul literature kit
- Production literature kit

Available Options, Continued

Maintenance
- Maintenance kit (includes air filter, oil, oil filter, and spark plugs)

Warranty
- Optional Extended 5-Year/2000 Hour Comprehensive Limited Warranty

Automatic Transfer Switches and Accessories
- Model RDT ATS
- Model RXT ATS
- Model RXT ATS with combined interface/load management board
- Load shed kit for RXT or RDT
- Power relay modules (use up to 4 relay modules for each load management device)
- Other Kohler® ATS

20RESCL Model Packages
- 20RESCL with 100 amp RXT with 16-space load center and NEMA 1 steel enclosure for indoor installation
- 20RESCL with 200 amp service entrance-rated Model RXT with combined interface/load management board and corrosion-resistant NEMA 3R aluminum enclosure

Generator Set Dimensions and Weights

Overall Size, L x W x H: 1216 x 665 x 733 mm (48 x 26.2 x 29 in.)

Shipping Weight: 243 kg (535 lb.)

Shipping Weights:
- 20RESCL Generator Set: 243 kg (535 lb.)
- 20RESCL with 100 A RXT ATS w/LC: 268 kg (591 lbs.)
- 20RESCL with 200 A RXT SE ATS: 263 kg (580 lb.)

NOTE: Dimensions are provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

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**INCLUDES:**

- **True Power™ Electrical Technology**
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- Two transfer switch options available:
  - 100 amp 16 circuit switch or
  - 200 amp service rated smart switch
- Electronic governor
- Standard Wi-Fi™ connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*
  *Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.
  

**Standby Power Rating**

<table>
<thead>
<tr>
<th>Model</th>
<th>Power Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>G007171-0, G007172-0</td>
<td>10 kW 60 Hz</td>
</tr>
<tr>
<td>G007173-0, G007174-0</td>
<td>13 kW 60 Hz</td>
</tr>
<tr>
<td>G007176-0, G007177-0, G007178-0</td>
<td>16 kW 60 Hz</td>
</tr>
</tbody>
</table>

**FEATURES**

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac’s success in providing the most reliable generators possible. Generac’s G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.

- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.

- **TEST CRITERIA:**
  - Prototype Tested
  - System Torsional Tested
  - NEMA MG1-22 Evaluation
  - Motor Starting Ability

- **MOBILE LINK™ WI-FI CONNECTIVITY:** FREE with select Guardian Series home standby generators, Mobile Link Wi-Fi allows users to monitor the status of the generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.

- **SINGLE SOURCE SERVICE RESPONSE** from Generac’s extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.

- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.
## Engine
- **Generac G-Force design**
  Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.
- **“Spiny-lok” cast iron cylinder walls**
  Rigid construction and added durability provide long engine life.
- **Electronic ignition/spark advance**
  These features combine to assure smooth, quick starting every time.
- **Full pressure lubrication system**
  Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.
- **Low oil pressure shutdown system**
  Shutdown protection prevents catastrophic engine damage due to low oil.
- **High temperature shutdown**
  Prevents damage due to overheating.

## Generator
- **Revolving field**
  Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
- **Skewed stator**
  Produces a smooth output waveform for compatibility with electronic equipment.
- **Displaced phase excitation**
  Maximizes motor starting capability.
- **Automatic voltage regulation**
  Regulating output voltage to ±1% prevents damaging voltage spikes.
- **UL 2200 listed**
  For your safety.

## Transfer Switch (if applicable)
- **Fully automatic**
  Transfers vital electrical loads to the energized source of power.
- **NEMA 3R**
  Can be installed inside or outside for maximum flexibility.
- **Remote mounting**
  Mounts near an existing distribution panel for simple, low-cost installation.

## Evolution™ Controls
- **AUTO/MANUAL/OFF illuminated buttons**
  Select the operating mode and provide easy, at-a-glance status indication in any condition.
- **Two-line multilingual LCD**
  Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.
- **Sealed, raised buttons**
  Smooth, weather-resistant user interface for programming and operations.
- **Utility voltage sensing**
  Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.
- **Generator voltage sensing**
  Constantly monitors generator voltage to verify the cleanest power is delivered to the home.
- **Utility interrupt delay**
  Prevents nuisance startups of the engine, adjustable 2–1500 seconds from the factory default setting of 5 seconds by a qualified dealer.
- **Engine warm-up**
  Verifies engine is ready to assume the load. Setpoint approximately 5 seconds.
- **Engine cool-down**
  Allows engine to cool prior to shutdown. Setpoint approximately 1 minute.
- **Programmable exercise**
  Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Offers a selectable setting for weekly or monthly operation, providing flexibility and potentially lower fuel costs to the owner.
- **Smart battery charger**
  Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.
- **Main line circuit breaker**
  Protects generator from overload.
- **Electronic governor**
  Maintains constant 60 Hz frequency.

## Unit
- **SAE weather protective enclosure**
  Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
- **Enclosed critical grade muffler**
  Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
- **Small, compact, attractive**
  Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.
### Installation System
- 14 in (35.6 cm) flexible fuel line connector
  - Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
- Integral sediment trap
  - Meets IFGC and NFPA 54 installation requirements.

### Connectivity
- **Ability to view generator status**
  - Monitor your generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
- **Ability to view generator Exercise/Run and Total Hours**
  - Review the generator's complete protection profile for exercise hours and total hours.
- **Ability to view generator maintenance information**
  - Provides maintenance information for your specific model generator when scheduled maintenance is due.
- **Monthly report with previous month’s activity**
  - Detailed monthly reports provide historical generator information.
- **Ability to view generator battery information**
  - Built in battery diagnostics displaying current state of the battery.
- **Weather information**
  - Provides detailed local ambient weather conditions for generator location.
### Specifications

#### Generator

<table>
<thead>
<tr>
<th>Model</th>
<th>G007171-0, G007172-0 (10 kW)</th>
<th>G007173-0, G007174-0, G007175-0 (13 kW)</th>
<th>G007176-0, G007177-0, G007178-0 (16 kW)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rated maximum continuous power capacity (LP)</td>
<td>10,000 Watts*</td>
<td>13,000 Watts*</td>
<td>16,000 Watts*</td>
</tr>
<tr>
<td>Rated maximum continuous power capacity (NG)</td>
<td>9,000 Watts*</td>
<td>13,000 Watts*</td>
<td>16,000 Watts*</td>
</tr>
<tr>
<td>Rated voltage</td>
<td>240</td>
<td>240</td>
<td>240</td>
</tr>
<tr>
<td>Rated maximum continuous load current – 240 volts (LP/NG)</td>
<td>41.7 / 37.5</td>
<td>54.2 / 54.2</td>
<td>66.7 / 66.7</td>
</tr>
<tr>
<td>Total Harmonic Distortion</td>
<td>Less than 5%</td>
<td>Less than 5%</td>
<td>Less than 5%</td>
</tr>
<tr>
<td>Main line circuit breaker</td>
<td>45 Amp</td>
<td>60 Amp</td>
<td>70 Amp</td>
</tr>
<tr>
<td>Phase</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Number of rotor poles</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rated AC frequency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Power factor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Battery requirement (not included)</td>
<td>12 Volts, Group 26R CCA Minimum or Group 35AGM 650 CCA Minimum</td>
<td>26 Volts, Group 26R CCA Minimum or Group 35AGM 650 CCA Minimum</td>
<td>32 Volts, Group 26R CCA Minimum or Group 35AGM 650 CCA Minimum</td>
</tr>
<tr>
<td>Unit weight (lbs/kg)</td>
<td>338/153</td>
<td>385/175</td>
<td>420/191</td>
</tr>
<tr>
<td>Dimensions (L x W x H) in / cm</td>
<td>48 x 25 x 29 / 121.9 x 63.5 x 73.7</td>
<td>48 x 25 x 29 / 121.9 x 63.5 x 73.7</td>
<td>48 x 25 x 29 / 121.9 x 63.5 x 73.7</td>
</tr>
<tr>
<td>Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**</td>
<td>61</td>
<td>65</td>
<td>65</td>
</tr>
<tr>
<td>Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**</td>
<td>57</td>
<td>55</td>
<td>55</td>
</tr>
<tr>
<td>Exercise duration</td>
<td>5 min</td>
<td>5 min</td>
<td>5 min</td>
</tr>
</tbody>
</table>

#### Engine

| Number of cylinders | 1 | 2 |
| Displacement | 460 cc | 816 cc |
| Cylinder block | Aluminum w/ cast iron sleeve | |
| Valve arrangement | Overhead valve | |
| Lifter type | Solid | Hydraulic |
| Ignition system | Solid-state w/ magneto | |
| Governor system | Electronic | |
| Compression ratio | 9.5:1 | |
| Starter | 12 VDC | |
| Oil capacity including filter | Approx. 1.1 qt / 1.0 L | Approx. 2.2 qt / 2.1 L |
| Operating rpm | 3,600 | |
| Fuel consumption | | |
| Natural Gas | | |
| h³/hr (m³/hr) | 1/2 Load | Full Load | 1/2 Load | Full Load |
| 101 (2.86) | 127 (3.60) | 36 (0.97) [3.66] | 54 (1.48) [5.62] |
| Liquid Propane | | |
| ft³/hr (gal/hr) [L/hr] | 1/2 Load | Full Load | 1/2 Load | Full Load |
| 154 (4.36) | 225 (6.37) | 56 (1.54) [5.83] | 90 (2.45) [9.28] |

#### Controls

- **Two-line plain text multilingual LCD**: Simple user interface for ease of operation.
- **Mode buttons**: AUTO
  - Automatic start on utility failure. Weekly, Bi-Weekly, or Monthly selectable exerciser.
  - MANUAL
    - Start with starter control, unit stays on. If utility fails, transfer to load takes place.
  - OFF
    - Stops unit. Power is removed. Control and charger still operate.
- **Ready to Run/Maintenance messages**: Standard
- **Engine run hours indication**: Standard
- **Programmable start delay between 2–1500 seconds**: Standard (programmable by dealer only)
- **Utility voltage loss/Return to utility adjustable (brownout setting)**: From 140-171 V / 190-216 V
- **Future set capable exerciser/Exercise set error warning**: Standard
- **Run/Alarm/Maintenance logs**: Standard
- **Engine start sequence**: Standard
  - Cyclic cranking: 16 sec on, 7 sec rest (90 sec maximum duration).
  - Cyclic cranking: 16 sec on, 7 sec rest (90 sec maximum duration).
  - Cyclic cranking: 16 sec on, 7 sec rest (90 sec maximum duration).
- **Starter lock-out**: Standard
  - Starter cannot re-engage until 5 sec after engine has stopped.
- **Smart Battery Charger**: Standard
- **Charger Fault/Missing AC Warning**: Standard
- **Low Battery/Battery Problem Protection and Battery Condition Indication**: Standard
- **Automatic Voltage Regulation with Over and Under Voltage Protection**: Standard
- **Under-Frequency/Overload/Stepper Overcurrent Protection**: Standard
- **Safety Fused/Fuse Problem Protection**: Standard
- **Automatic Low Oil Pressure/High Oil Temperature Shutdown**: Standard
- **Overcrank/Overspeed (≥ 72 Hz)/rpm Sense Loss Shutdown**: Standard
- **High Engine Temperature Shutdown**: Standard
- **Internal Fault/Incorrect Wiring Protection**: Standard
- **Common External Fault Capability**: Standard
- **Field Upgradable Firmware**: Standard

**Note**: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7.0 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2,500 (LP) or ft³/hr x 1,000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

---

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amp and current are subject to and limited by such factors as fuel BTU (Megajoule) content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level, and also will decrease approximately 1% for each 6 °C (10 °F) above 16 °C (60 °F).**
Limited Circuits Switch Features

- 16 space, 24 circuit. Breakers not included.
- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- 30 millisecond transfer time.
- Dual coil design.
- Rated for both copper and aluminum conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Multi listed for use with 1 in standard, tandem, GFCI, and AFCI breakers from Siemens, Murray, Eaton, and Square D for the most flexible and cost effective install.

Dimensions

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<td>cm</td>
<td>67.94</td>
<td>76.43</td>
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Wire Ranges

- Conductor Lug
- Neutral Lug
- Ground Lug
- 2/0 - #14
- 2/0 - #14
- 2/0 - #14

Service Rated Smart Switch Features

- Includes Smart A/C Management (SACM) module standard.
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight large (240 VAC) loads can be managed with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Dimensions

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<td>76.45</td>
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</tbody>
</table>

Wire Ranges

- Conductor Lug
- Neutral Lug
- Ground Lug
- 400 MCM - #4
- 350 MCM - #6
- 2/0 - #14

Model | G007172-0 | G007174-0 | G007177-0
--- | --- | --- | ---
No. of poles | 2 | 2 | 2
Current rating (amps) | 100 | 200 | 200
Voltage rating (VAC) | 120 / 240, 1Ø | 120 / 240, 1Ø | 120 / 240, 1Ø
Utility voltage monitor (fixed)* | -Pick-up 80% | -Pick-up 80% | -Pick-up 80%
-Dropout 65% | -Dropout 65% | -Dropout 65% |
Return to utility* | Approx. 15 sec | Approx. 15 sec | 15 sec
Exercises bi-weekly for 5 minutes* Standard | Standard |
ETL or UL Listed | Standard | Standard | Standard
Total circuits available | 24 | 24 | 24
Tandem breaker capabilities | 8 tandems | 8 tandems | 8 tandems
Circuit breaker protected | Available RMS Symmetrical 10.000 | Available RMS Symmetrical 10.000 |
Lug range | 250 MCM - #6 | 250 MCM - #6 |

*Function of Evolution controller
Exercises can be set to weekly or monthly
Model # | Product | Description
--- | --- | ---
005819-0 | 26R Wet Cell Battery | Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby products (excluding PowerPact®).
007101-0 | Battery Pad Warmer | The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
007102-0 | Oil Warmer | Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
007103-1 | Breather Warmer | The breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
005621-0 | Auxiliary Transfer Switch Contact Kit | The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
007027-0 | - Bisque Fascia Base Wrap Kit | The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
005703-0 | - Bisque Touch-Up Paint Kit | If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
00682-0 | 10 kW - 007216-0 | 13 kW | Scheduled Maintenance Kit | Generac’s scheduled maintenance kits provide all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
007005-0 | Wi-Fi LP Fuel Level Monitor | The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank’s fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
007000-0 | (50 amps) - 00706-0 | (100 amps) | Smart Management Module | Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM’s can reduce the overall size and cost of the system.
007169-0 | Mobile Link™ 4G LTE Cellular Accessory | The Mobile Link 4G LTE Cellular Accessory allows users to monitor the status of the generator from anywhere in the world, using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

**Dimensions & UPCs**

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Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.
THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, MARCH 26, 2019 AT CITY HALL BY CHAIR KAPELANSKI.

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: https://www.youtube.com/user/cityofberkley.

PRESENT:        Mark Richardson        Martin Smith       Ann Shadle
                Lisa Kempner            Greg Patterson      Matt Trotto
                Kristen Kapelanski     Tim Murad

ABSENT:        Michele Buckler

ALSO PRESENT:  Tim McLean, Community Development Director
               Ross Gavin, City Council Liaison
               Matthew Baumgarten, City Manager

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APPROVAL OF AGENDA
It was moved by Commissioner Kempner to approve the Agenda with one addition under Communications and supported by Commissioner Patterson.

AYES: Kempner, Murad, Patterson, Richardson, Shadle, Smith, Trotto, Kapelanski
NAYS: None
ABSENT: Buckler

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APPROVAL OF MINUTES
It was moved by Commissioner Patterson to approve minutes from February 26, 2019 and supported by Commissioner Trotto.

AYES: Murad, Patterson, Richardson, Shadle, Smith, Trotto, Kempner, Kapelanski
NAYS: None
ABSENT: Buckler

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COMMUNICATIONS
Letter to the Planning Commission regarding the proposed Design Overlay District, letter to the Planning Commission regarding decibel standards for the proposed Exterior Appliances Ordinance, letter to the Community Development Director requesting a zoning text amendment, Flyer from MEDC on training opportunities for RRC program.

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CITIZEN COMMENTS
N/A

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1. **PRESENTATION**: CAPITAL IMPROVEMENTS PLAN

City Manager Baumgarten gave a presentation of a draft of the Capital Improvements Plan. Mr. Baumgarten provided highlights of proposed capital improvements by Parks & Recreation, Public Library, City Hall, Public Works, and Public Safety. Mr. Baumgarten stated that the proposed Capital Improvements Plan would be on the agenda for the regularly scheduled meeting in April.

2. **DISCUSSION**: EXTERIOR APPLIANCES ORDINANCE

Community Development Director McLean provided a summary of revisions that were made to the proposed ordinance since it was last discussed by the Planning Commission. Mr. McLean stated that language was added to address exterior appliances that could be rendered legally non-conforming due to ordinance change. Mr. McLean also asked for a consensus of the Planning Commission regarding the placement of exterior appliances in side yards.

Commissioner Shadle asked about the percentages listed in the section on non-conformities.

Mr. McLean responded that this language was similar to the current ordinance on non-conforming structures and uses.

Vice Chair Smith suggested that language be revised to allow for the replacement of legal non-conforming exterior appliances.

Commissioner Trotto stated that generators are different from air conditioning units and that they create more noise. Mr. Trotto stated that the 60bd standard was not feasible for generators.

Commissioner Murad stated that a generator doesn’t have to be close to the house and that the setback requirements could be changed.

Commissioner Murad stated he was not in favor of permitting exterior appliances in side yards.

Commissioner Trotto stated he was in favor of permitting exterior appliances in side yards.

Commissioner Shadle stated she was not in favor of permitting exterior appliances in side yards.

Commissioner Patterson state he was in favor of permitting exterior appliances in side yards.

Chair Kapelanski stated she was in favor of permitting exterior appliances in side yards.

Commissioner Kempner stated she was not in favor of permitting exterior appliances in side yards.

Commissioner Richardson stated he was not in favor of permitting exterior appliances in side yards.

Vice Chair Smith stated he was not in favor of permitting exterior appliances in side yards.

The Planning Commission also agreed that there was a consensus against the proposed decibel level as well.
CITIZEN COMMENTS

Wendi Zabramski, Gardner: Stated that due to lot sizes it would be difficult not to permit exterior appliances in side yards.

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LIAISON REPORTS

Mr. Trotto stated that he attended the DDA meeting on the proposed artwork on Twelve Mile Rd.

Mr. Murad stated that the Berkley Chamber of Commerce was hosting a “State of your Business” event on Wednesday, March 27.

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STAFF/COMMISSIONER COMMENTS

Ms. Kempner stated that she signed up for the RRC Best Practices training online and suggested this as an alternative to attending training in person.

With no further business, the meeting was adjourned at 9:02PM.
THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, JULY 24, 2018 AT CITY HALL BY CHAIR BUCKLER.

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: https://www.youtube.com/user/cityofberkley.

PRESENT: Mark Richardson  Lisa Kempner  Martin Smith
        Ann Shadle  Michele Buckler  Greg Patterson
        Tim Murad  Matt Trotto

ABSENT: Kristen Kapelanski

ALSO PRESENT: Ross Gavin, City Council Liaison
              Tim McLean, Community Development Director
              Several members of the public

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APPROVAL OF AGENDA
It was moved by Commissioner Patterson to approve the agenda as written and supported by Commissioner Richardson.

AYES: Murad, Patterson, Richardson, Shadle, Smith, Trotto, Kempner, Buckler
NAYS: None
ABSENT: Kapelanski
Motion Carried.

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APPROVAL OF MINUTES
It was moved by Commissioner Smith to approve minutes with two revisions (corrections on Public Hearing comments and Liaison Reports) from June 26, 2018 and supported by Commissioner Shadle.

AYES: Patterson, Richardson, Shadle, Smith, Trotto, Kempner, Murad, Buckler
NAYS: None
ABSENT: Kapelanski
Motion Carried.

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COMMUNICATIONS
Written communication from resident Jim Phillips.

* * * * * * * * *

CITIZEN COMMENTS
None

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NEW COMMISSIONERS
Chair Buckler introduced new Planning Commissioners Greg Patterson and Matt Trotto.
1. **PUBLIC HEARING: ORDINANCE AMENDMENT: CH.138-ARTICLE VI, DIVISION 7—SITE PLAN REVIEW**

Public Hearing opened at 7:39PM
No public comments
Public Hearing closed at 7:40PM

2. **ORDINANCE AMENDMENT: CH.138-ARTICLE VI, DIVISION 7—SITE PLAN REVIEW**

Community Development Director McLean briefly reviewed proposed changes to the ordinance. The changes would allow for administrative approval of all accessory structures.

Commissioner Murad asked about approval for façade changes. By ordinance, a façade not altered more than 50% does not have to go for plan review by the Planning Commission. He asked if it should be considered that all façade changes be approved administratively.

Commissioner Smith stated he agreed with comments made by Commissioner Murad.

It was moved by Commissioner Richardson to recommend approval of the proposed amendments to Ch.138-Article VI, Division 7—Site Plan Review of the Berkley City Code to City Council and supported by Commissioner Kempner.

AYES: Richardson, Shadle, Smith, Trotto, Kempner, Murad, Patterson, Buckler
NAYS: None
ABSENT: Kapelanski
Motion Carried.

3. **DISCUSSION: MASTER PLAN UPDATE**

Community Development Director McLean gave an introduction of the Master Plan update. He stated that the Master Plan had not been fully updated since 2007. Prior to 2007, the Master Plan was last updated in 1989.

Chair Buckler asked about timelines, funding, and if the City would utilize a planning consultant for the Master Plan update.

Community Development Director McLean responded that before a request for proposals (RFP) could be sent out, a scope of work for the plan needs to be determined. He suggested that a joint meeting between the Planning Commission and City Council would be the appropriate venue to determine project scope. He stated that $70,000 to be spread out over two fiscal years had been budgeted for the Master Plan. He also pointed out that the Downtown Development Authority is going through the process to create a Downtown Master Plan and that the City Master Plan should work in concert with that document.
Chair Buckler pointed out that there are many “moving parts” associated with the Master Plan update. The City has recently created a Complete Streets Ordinance. Also, the City’s involvement in the MEDC RRC program, participation in the Main Street program are items that need to be considered in the scope of work for the project.

Chair Buckler asked DDA Director Carmody about the next steps in the Design Guidelines process.

DDA Director Carmody stated that the process to establish the Design Guidelines is underway. There is considerable work to be done for the guidelines relative to the zoning ordinance. Establishing a Design Review Board is an essential part of the process.

Commissioner Kempner stated that she had read the recently updated Master Plan done by the City of Ferndale. She stated that it was very easy to read and navigate through that document. She also stated that the Berkley Master Plan could use some cleaning up.

Commissioner Smith stated that he doesn’t believe a wholesale change to the Master Plan is necessary. He stated that the Cities of Troy and Ferndale had undergone comprehensive changes to their respective Master Plans.

Chair Buckler asked City Council Liaison Ross Gavin for some guidance from City Council on next steps.

Commissioner Richardson asked if the DDA’s Design Guidelines would be adopted as an ordinance.

DDA Director Carmody responded that the Design Guidelines is a stand-alone document and not an ordinance. She referenced the design guidelines process in the City of Ann Arbor as an example. She also stated that all powers of site plan approval rest with the Planning Commission.

**Citizen Comments**
Wendi Zabramski, Gardner: Asked if the Design Review Board would have any approval powers for a Planned Unit Development (PUD).

Chair Buckler responded that the Design Review Board does not have any authority for approval or denial of a PUD.

Analise Pietras, Franklin: Asked if the Master Plan update would cover just the items outside of the DDA District since a Downtown Master Plan is being developed.

**4. Discussion: Ordinance Amendment—Ch.138-Article III, Division 1.5—Accessory Buildings & Structures**

Community Development Director McLean introduced this item. The Zoning Board of Appeals had heard a number of cases regarding generators in a residential side yard. Due to no clarity in the ordinance over generators, the ZBA had opined that generators fall under the category of accessory structures. Currently, by ordinance no accessory structures are permitted in a residential side yard.
Chair Buckler stated that it has been one year since the Planning Commission last discussed this item.

Commissioner Murad stated that he doesn’t believe a generator should be placed in a side yard and that it can be placed in a rear yard.

Commissioner Trotto discussed building codes relative to the placement of generators.

Commissioner Smith discussed decibel levels. He stated that the permitting of up to 65 decibels in the draft ordinance is too high. He stated that normal conversation between people registers around 60 decibels. He believes this is too loud and that generators should not be in a residential side yard.

Commissioner Shadle stated that she doesn’t see an issue with generators in a residential side yard.

Chair Buckler suggested that there be a different decibel standard for generators in a side yard and in a rear yard.

Commissioner Murad asked about the number of permits issued for generators.

Commissioner Trotto stated that the standards for generators in industrial and residential districts is typically different. He stated that a number of communities have language in their ordinances for the use of generators during emergencies.

Commissioner Richardson asked the Community Development Director to look at ordinances for generators in similar sized communities.

Chair Buckler instructed the Community Development Director to revise the draft ordinance based on feedback this evening and bring it back to the Planning Commission.

5. **Election of Officers:**

Chair Buckler stated that due to the commitment of time necessary for the Chair, she would like to step down from this role. She also stated that she would be open to nominating Kristen Kapelanski for the Chair position.

Community Development Director McLean informed the Planning Commission that although she is absent from tonight’s meeting that Kristen Kapelanski had informed him via email that she is interested in becoming the Chair.

It was moved by Chair Buckler to nominate Kristen Kapelanski as Planning Commission Chair and supported by Commissioner Smith.

**AYES:** Smith, Trotto, Kempner, Murad, Patterson, Richardson, Shadle, Buckler  
**NAYS:** None  
**ABSENT:** Kapelanski  
**Motion Carried.**

It was moved by Commissioner Richardson to nominate Marty Smith as Planning Commission Vice Chair and supported by Chair Buckler.

**AYES:** Trotto, Kempner, Murad, Patterson, Richardson, Shadle, Smith, Buckler  
**NAYS:** None
ABSENT: Kapelanski
Motion Carried.

It was moved by Chair Buckler to nominate Mark Richardson as Planning Commission Secretary and supported by Commissioner Murad.

AYES: Kempner, Murad, Patterson, Richardson, Shadle, Smith, Trotto, Buckler
NAYS: None
ABSENT: Kapelanski
Motion Carried.

6. APPOINTMENT OF PLANNING COMMISSION LIAISONS:
Chair Buckler made the following appointments:

Downtown Development Authority: Matt Trotto
Parks & Rec Advisory Board: Greg Patterson
Chamber of Commerce: Tim Murad
Environmental Committee: Mark Richardson
Zoning Board of Appeals: Michele Buckler

LIAISON REPORTS
Commissioners Richardson discussed the recent meeting of the Environmental Committee. He stated that the focus of the discussion was on annual activities.

STAFF/COMMISSIONER COMMENTS
Commissioner Smith confirmed that the current Master Plan was approved January 2007.
Commissioner Richardson welcomed new Planning Commissioners Patterson and Trotto.
Commissioner Shadle welcomed new Planning Commissioners Patterson and Trotto.
Commissioner Kemper welcomed new Planning Commissioners Patterson and Trotto.
Commissioner Trotto stated he was happy to be serving on the Planning Commission.
Commissioner Richardson thanked Michele Buckler for her service as the Chair.
Commissioner Smith thanked former commissioners David Barnett and Joe Tangari for their years of service.

With no further business, the meeting was adjourned at 8:58PM.
THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, AUGUST 28, 2018 AT CITY HALL BY CHAIR KAPELANSKI.

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: https://www.youtube.com/user/cityofberkley.

PRESENT:  Mark Richardson  Kristen Kapelanski  Martin Smith (arrived 7:43PM)
         Ann Shadle  Michele Buckler  Greg Patterson
         Tim Murad  Matt Trotto  Lisa Kempner (arrived 7:31PM)

ABSENT:  Ross Gavin, City Council Liaison

ALSO PRESENT:  Tim McLean, Community Development Director
                Ari Zartarian, FSZ Holdings
                Daniel Stakhiv, FSZ Holdings
                Grant Jeffries, Five Eighths Architecture
                Some members of the public

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APPROVAL OF AGENDA
It was moved by Commissioner Murad to approve the agenda as written and supported by Commissioner Buckler.

AYES:  Murad, Patterson, Richardson, Shadle, Trotto, Buckler, Kapelanski
NAYS:  None
Motion Carried.

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APPROVAL OF MINUTES
It was moved by Commissioner Richardson to approve minutes from July 24, 2018 and supported by Commissioner Buckler.

AYES:  Murad, Patterson, Richardson, Shadle, Trotto, Kempner, Buckler, Kapelanski
NAYS:  None
Motion Carried.

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COMMUNICATIONS
None

* * * * * * * *

CITIZEN COMMENTS
None

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1. SITE PLAN REVIEW: PSP-01-18 2838/2850 Coolidge—Facade Change
Community Development Director McLean introduced this item. Applicant is seeking a façade change for the front and rear façade of the buildings located at 2838/2850 Coolidge.

Commissioner Murad asked if wall pack lighting will be shielded.

Mr. Jeffries responded that shielding could be added.

Commissioners Murad and Shadle had questions and expressed concern about the proposed vertical section of awning on the front façade.

Commissioner Richardson asked if the vertical sheeting noted on the site plan is located where the existing door should be.

Mr. Jeffries responded that the store front door will be moved and that the vertical sheeting on the plan would go where the existing door is located.

Chair Kapelanski asked if the majority of the building façade will be the material sample shown to the Planning Commission.

Mr. Jeffries responded that would be the case, with some steel added.

Chair Kapelanski asked about window transparency.

Mr. Jeffries stated that the majority of the windows are intended to be transparent with the possibility of a frosted window for the meeting space for added privacy.

Chair Kapelanski suggested that the applicant utilize window tinting as opposed to a frosted window.

Commissioner Trotto questioned the brightness of the proposed wall packs in the alley. Mr. Trotto stated that he felt the lights may not be bright enough for patrons parked behind the building.

Mr. Jeffries stated that the applicant is comfortable with the lighting as proposed but that the lights could be brighter.

Commissioner Trotto suggested that emergency lighting have a battery backup. Mr. Trotto also asked if the proposed cedar siding would be affected by salt applied to the sidewalk in the winter.

Commissioner Buckler stated that the cedar deck at her residence has not been negatively impacted by regular application of salt in the winter months.

Commissioner Shadle asked about the purpose for the proposed fence enclosure.

Mr. Jeffries responded that the enclosure would be utilized as an outdoor patio for the building tenants.
It was moved by Commissioner Murad to approve PSP-01-18 with the following conditions: Wall pack lighting must be shielded towards the ground, vertical section of awning removed from the final plan, and supported by Commissioner Buckler.

AYES: Patterson, Richardson, Shadle, Smith, Trotto, Buckler, Kempner, Murad, Kapelanski
NAYS: None
Motion Carried.

2. ORDINANCE AMENDMENT: CH.138-ARTICLE III, DIVISION 1—ACCESSORY BUILDINGS & STRUCTURES

Community Development Director McLean briefly reviewed revisions that were made, based upon feedback from the previous meeting.

Commissioner Kempner expressed concern for the proposed decibel level standards. Ms. Kempner also suggested that a setback of five feet instead of three feet in cases of exterior appliances placed in a side yard.

Commissioner Buckler stated that the side yard setback for exterior appliances should be the same for all districts. Ms. Buckler stated that she believes a decibel standard is necessary but this is an item that can be revisited as needed.

Commissioner Richardson questioned the necessity for a different decibel standard for exterior appliances in a side yard vs a rear yard.

Commissioner Kempner suggested that a side yard setback of six feet could help alleviate noise concerns.

Commissioner Murad expressed support for a side yard setback of six feet.

Commissioner Smith stated that he believes an ordinance that defines exterior appliances separately from accessory structures is necessary but he is not in favor of permitting exterior appliances in side yards by right.

Commissioner Trotto stated that it would be very difficult for generators to meet the decibel standard in the proposed ordinance. Mr. Trotto stated the standard would be easier to meet for air conditioning units. Mr. Trotto also clarified that most generators come with a noise reducing enclosure.

Commissioner Shadle expressed support for a standard of 65 decibels at 23 feet.

Commissioner Buckler pointed out that when used, generators run constantly, whereas air conditioning units cycle.

Commissioner Kempner asked if the proposed decibel standard is unenforceable.

Commissioner Trotto stated that generators don't usually get quieter than 60 decibels.
Commissioner Patterson stated that he prefers exterior appliances in a side yard as opposed to a rear yard.

Commissioner Buckler asked about the time duration for weekly generator tests.

Community Development Director McLean responded that the tests are usually around 10 minutes and that the generators do not run at full power.

Chair Kapelanski stated that she was fine with placing exterior appliances in a side yard. She asked for more information on decibel levels at 15 feet. Ms. Kapelanski also voiced support for an increased side yard setback of at least 5 feet.

Commissioner Richardson asked for more information on size and materials for generator enclosures.

3. **DISCUSSION: PUBLIC PARTICIPATION PLAN**

Community Development Director McLean gave a summary of the first draft of the plan. The proposed plan borrows language from plans in other communities. The plan is also intended to meet best practices of the MEDC’s Redevelopment Ready Communities program.

Commissioner Buckler stated that she liked the first draft but felt it got too specific in some areas. Ms. Buckler suggested that language is added to differentiate between the levels of engagement for specific types of development.

Commissioner Richardson asked for language specifically identifying timelines for engagement in a PUD process.

Commissioner Shadle asked that the language regarding the communicating results of public engagement include more transparency. Ms. Shadle also pointed out a few typos in the draft.

Commissioner Trotto asked that language for participation between Boards and Commissions be included. Mr. Trotto used the example of DDA interaction with the Planning Commission.

Commissioner Kempner asked that the draft plan be shared with the City Engagement Advisory Board.

Chair Kapelanski asked that the Zoning Enabling Act be added to the list of statutory requirements. Ms. Kapelanski also asked that there be clarification in the plan regarding types of development and appropriate levels of engagement.

Commissioner Buckler suggested that flowcharts for types of development and levels of engagement be included in the plan. Ms. Buckler pointed out that all development won’t have the same level of engagement.

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LIAISON REPORTS
Commissioners Richardson discussed the recent meeting of the Environmental Committee. He stated that the committee would have speakers for the next two meetings. DDA Director Carmody and DPW Director Schueller would address the committee over the next two meetings. The topics of discussion will cover stormwater management and Complete Streets.

Commissioner Trotto reported that he was unable to attend the DDA meeting but that he met with Director Carmody to discuss what is happening.

Commissioner Murad discussed Chamber participation in Cruise Fest and the recent pub crawl.

Commissioner Patterson stated that the Parks & Rec Committee will have an upcoming “Touch a Truck” event and a mystery trip.

Chair Kapelanski gave a summary of events at recent City Council meetings. Ms. Kapelanski touched on ordinance changes to the Eleven Mile District, Chickens, and Administrative Approval for Accessory Structures.

Community Development Director McLean stated that the Zoning Board of Appeals did not meet in August but will be meeting in September to discuss revisions to the Rules of Procedure.

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STAFF/COMMISSIONER COMMENTS

Commissioner Kempner stated things are very busy with school starting back up and summer coming to a close.

Commissioner Buckler wished everyone a safe and happy Labor Day holiday.

Commissioner Richardson congratulated Chair Kapelanski on her recent appointment as the new Chair of the Planning Commission.

Commissioner Smith congratulated Chair Kapelanski on her recent appointment as the new Chair of the Planning Commission and thanked Commissioner Buckler for her time served as the previous Chair.

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With no further business, the meeting was adjourned at 8:44PM.
THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, SEPTEMBER 25, 2018 AT CITY HALL BY VICE CHAIR SMITH.

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: https://www.youtube.com/user/cityofberkley.

PRESENT:  Mark Richardson  Martin Smith  Ann Shadle
           Michele Buckler  Greg Patterson  Tim Murad
           Matt Trotto  Lisa Kempner

ABSENT:  Kristen Kapelanski, Chair

ALSO PRESENT:  Ross Gavin, City Council Liaison
                 Tim McLean, Community Development Director
                 Vivian Carmody, DDA Director
                 Roland Alix, HRC Engineering Consultant
                 Scott Maynard, Neumann Smith Architecture
                 Alexis Polsinelli, Neumann Smith Architecture
                 Erin Bowdell, Michigan State University Federal Credit Union
                 Analise Pietras, City Resident

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APPROVAL OF AGENDA
It was moved by Commissioner Richardson to approve the agenda as written and supported by Commissioner Patterson.

AYES:  Kempner, Murad, Patterson, Richardson, Shadle, Trotto, Buckler, Smith
NAYS:  None
ABSENT:  Kapelanski
Motion Carried.

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APPROVAL OF MINUTES
It was moved by Commissioner Buckler to approve minutes from August 28, 2018 and supported by Commissioner Kempner.

AYES:  Murad, Patterson, Richardson, Shadle, Trotto, Buckler, Kempner, Smith
NAYS:  None
ABSENT:  Kapelanski
Motion Carried.

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COMMUNICATIONS
None

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1. SITE PLAN REVIEW: PSP-02-18 1833 COOLIDGE
Community Development Director McLean introduced this item. Applicant is seeking site plan approval for the construction of a new credit union at 1833 Coolidge.

Scott Maynard of Neumann Smith Architecture spoke on behalf of the applicant. Mr. Maynard described the proposed development. He indicated that the existing building is inadequate for needs of the applicant. Applicant is proposing to demolish the existing building and construct a new development.

Commissioner Trotto asked how the applicant calculated the usable square footage of the proposed new building relative to the amount of required parking spaces.

Mr. Maynard stated that utility and mechanical rooms are excluded from the calculation of usable floor area.

Commissioner Buckler commented that a side entrance on the building would be easier for customer utilizing barrier free parking spaces.

Community Development Director McLean clarified the process by which required parking spaces were calculated. 1 space per 200 square feet of usable floor area (2750/200 = 14 spaces), plus 3 spaces per teller station (8x3= 24) for a total of 38 parking spaces. Applicant gets credit for two spaces for the installation of a bike rack bringing the total down to 36 spaces.

Applicant is proposing 36 parking spaces. By ordinance, there must be 2 barrier free spaces. Applicant meets this standard.

Commissioner Trotto asked for clarification on the proposed ITM stations. He also stated that the proposed canopy lighting near the ITM stations is not very bright. He also asked about shielding for the lights.

Mr. Maynard responded that the proposed lighting on the building would have shielding. He explained that the ITM stations are very similar to a traditional ATM. However, the machine can connect the user to a live customer service representative at a remote location for service beyond the capabilities of a regular ATM.

Commissioner Shadle noted that in the site photometric plan, the footcandle threshold established by ordinance is exceeded along the west and north property lines in several places.

Vice Chair Smith stated that lighting needs to be corrected in areas where the threshold is exceeded.

Commissioner Buckler expressed concerns about the lighting along the north property lines. She also stated that she felt the site plan submitted was an incomplete package due to the items noted in the engineering report.
Mr. Alix referenced the engineering review report. He stated that calculations were needed for the 100 year storm detention volumes.

Commissioner Richardson asked Mr. Alix about the adequacy of the existing system on the property.

Mr. Alix responded that he would need to see how the standards were calculated for the existing building.

Vice Chair Smith asked Mr. Alix if, aside from calculations for the 100 year storm, if there were any issues related to engineering that could not be solved.

Mr. Alix responded that most of the items in the report can be corrected through the final design process.

Vice Chair Smith asked if it was known when the existing building was constructed.

Commissioner Buckler responded that she believed it was 2006.

Commissioner Patterson asked if there would be drive-up ATM’s or just ITM’s.

Mr. Maynard responded that the stations function as ATM’s at all times, however, during day hours, the capability for ITM would be utilized.

Commissioner Murad asked about shielding and the cut sheet for the exterior wall sconces for the building.

Mr. Maynard stated that the wall sconces served more of a decorative function than functional lighting.

Commissioner Buckler asked about the added services of an ITM.

Mr. Maynard responded that the details for additional ITM services were still being decided.

Erin Bowdell stated that the ITM’s were an exploratory concept.

Commissioner Shadle asked if the ITM functions as a regular ATM.

Ms. Bowdell responded that the ITM’s do function as an ATM.

Commissioner Shadle commented that if ITM’s become the norm, that parking standards for those stations might need to be re-evaluated in the future.

Vice Chair Smith commented that he would like to see the existing stormwater capacity for the site.

Commissioner Richardson asked for a summary of the exterior finish of the building.
Mr. Maynard provided a summary of the materials to be utilized for the exterior finish of the building.

It was moved by Commissioner Richardson to approve PSP-02-18 with the following conditions: Submit a revised engineering plan that addresses the items noted in the report issued by Hubble, Roth, & Clark, Inc. on September 18, 2018, Submit a revised site photometric plan, Include revised heights on light poles (not to exceed 18' in height with a 2' base), and supported by Commissioner Trotto.

AYES: Patterson, Richardson, Shadle, Trotto, Kempner, Murad, Smith
NAYS: Buckler
ABSENT: Kapelanski
Motion Carried.

2. Public Participation Plan: 2nd Draft

Community Development Director McLean briefly reviewed revisions that were made, based upon feedback from the previous meeting.

Commissioner Richardson stated that the second draft was a more complete product. He recommended that language is added that determines who decides what communication tools to utilize.

Commissioner Buckler suggested revisions to Table 1: Type of Development & Communications Methods.

Commissioner Kempner stated that she agreed with statements made by Commissioners Buckler and Richardson, but that the public needs reassurance about utilizing more advanced forms of communication.

Commissioner Shadle suggested that language is placed in the document under “Goals” relative to movement beyond the status quo.

Commissioner Trotto asked about how the DDA Design Guidelines and proposed Review Board would fit into the development flow charts in the document.

Mr. McLean responded that the flowcharts would be updated if/when the Design Review Board is established.

Vice Chair Smith suggested a revision to the development flowcharts in the case of postponement.

Mr. McLean stated that he would make the requested revisions and get an updated draft to Planning Commission very quickly. If the Commission finds the revisions acceptable, he recommends that an extended public comment period be placed on the agenda for the next meeting to receive citizen feedback on the draft plan.
CITIZEN COMMENTS
Analise Pietras, Franklin: asked if a timeline for documents such as the Master Plan would be included in the Public Participation Plan.

3. PROPOSED ORDINANCE: DESIGN REVIEW BOARD

DDA Director Carmody explained that it will be necessary to have two ordinance adopted to establish the Design Review Board. One ordinance could be approved specifically by City Council, while any ordinance related to Zoning must first be adopted by the Planning Commission.

Commissioner Buckler asked about submitting comments to City Council on the proposed ordinances.

Commissioner Richardson stated that language in section 2b was too vague and that more objective criteria is needed. He also commented that there is no language listed for establishing timelines for review.

Mr. McLean stated that there is existing language in the zoning ordinance for development that requires a full site plan review by the Planning Commission.

Commissioner Kempner addressed the topic of guidelines as opposed to items required by ordinance. She inquired as to how many inconsistencies exist between the zoning ordinance and design guidelines.

Commissioner Richardson asked about Section 5 regarding language about waiving zoning codes.

Mr. McLean clarified that the Zoning Enabling Act is clear on which bodies have the authority to grant variances for zoning codes. He also stated that the language in Section 5 needs clarity and that the Zoning Enabling Act takes precedence over any codes adopted by the City.

CITIZEN COMMENTS
Analise Pietras, Franklin: stated that the design guidelines and review board seem more like a stopgap until ordinances are updated. She suggested including a sunset date for the Design Review Board.

4. ORDINANCE AMENDMENT: EXTERIOR APPLIANCES

Mr. McLean explained revisions that had been made to the draft ordinance from the previous meeting.

Commissioner Kempner stated that she did not believe there should be language in the draft ordinance requiring approval from a neighbor for side yard placement of exterior appliances.

Commissioner Trotto stated that he was comfortable leaving in language requiring neighbor approval.
Commissioner Buckler stated that there should be a standard set that does not require that a neighbor sign an approval. She also stated that a decibel level standard of 70db at 23 feet is too loud. She stated that generators are more of an elective appliance rather than a necessity. She stated she does not favor placement in side yards.

Commissioner Kempner stated that she believes a decibel standard at 23 feet is arbitrary.

Commissioner Richardson stated that he is not in favor of placing exterior appliances in side yard by right. He stated if a resident has a hardship, that it can be heard by the Zoning Board of Appeals.

Vice Chair Smith stated that he is opposed to placing exterior appliances in a side yard, but that an ordinance defining exterior appliances is necessary.

Commissioner Shadle voiced concerns about higher decibel levels.

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**LIAISON REPORTS**
Commissioner Trotto stated that the topic of possible bike sharing stations between communities was discussed by the DDA.

Commissioner Patterson discussed an informational meeting hosted by the Parks & Rec committee regarding bond proposals for a new community center. He also stated that the Friends of the Parks & Rec Program is looking for projects.

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**STAFF/COMMISSIONER COMMENTS**

N/A

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With no further business, the meeting was adjourned at 9:38PM.
THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM, OCTOBER 23, 2018 AT CITY HALL BY CHAIR KAPELANSKI.

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: https://www.youtube.com/user/cityofberkley.

PRESENT:  Mark Richardson          Martin Smith          Ann Shadle  
          Michele Buckler          Greg Patterson          Tim Murad  
          Kristen Kapelanski       Lisa Kempner

ABSENT:  Matt Trotto

ALSO PRESENT:  Ross Gavin, City Council Liaison  
               Tim McLean, Community Development Director  
               Vivian Carmody, DDA Director  
               Several members of the public

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APPROVAL OF AGENDA
It was moved by Commissioner Murad to approve the agenda as written and supported by Commissioner Buckler.

AYES:  Kempner, Murad, Patterson, Richardson, Shadle, Smith, Buckler, Kapelanski  
NAYS:  None  
ABSENT:  Trotto  
Motion Carried.

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APPROVAL OF MINUTES
It was moved by Commissioner Richardson to approve minutes from September 25, 2018 and supported by Commissioner Patterson.

AYES:  Murad, Patterson, Richardson, Shadle, Smith, Buckler, Kempner, Kapelanski  
NAYS:  None  
ABSENT:  Trotto  
Motion Carried.

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COMMUNICATIONS
None

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CITIZEN COMMENTS
None
1. **PUBLIC PARTICIPATION PLAN: DRAFT #3**

Community Development Director McLean discussed revisions to the plan. Mr. McLean also pointed out that there will be an extended public comment period for the proposed plan. Comments and feedback may be left in the online survey. Links to the survey are posted on the City website and City Facebook page. The comment period will end November 9, 2018 at 5:00PM.

Commissioner Richardson stated that he felt that necessary revisions were addressed in this draft.

Commissioner Buckler agrees with the comments made by Mr. Richardson. Ms. Buckler stated that this draft has enough specificity and balance to allow for meaningful participation.

Commissioner Murad asked if the photos in the document can be larger and easier to read.

Mr. McLean responded that he would work on making the photos easier to see.

Chair Kapelanski pointed out a few typos in the draft.

**CITIZEN COMMENTS**

Kurt Hite, Robina: Asked about clarifying postponements in the PUD flowchart.

Sue Citraro, Sunnyknoll: Stated she could not find links to the survey.

Dean Smith, Larkmoor: Stated that there are multiple channels for citizen input in the draft plan. Mr. Smith, using the example of input on social media, asked how those comments would get to the Planning Commission. Mr. Smith also asked about mechanisms to correct misinformation.

Vivian Carmody, DDA Director: asked if a Design Review Board flow chart could be included in the plan once it is established.

Chair Kapelanski stated that there were multiple notices for the online survey. Ms. Kapelanski also responded that language could be added to the Public Participation Plan urging residents to forward comments on social media to City staff through written or electronic communication if they would like those comments entered into the public record.

2. **EXTERIOR APPLIANCES ORDINANCE**

Community Development Director McLean briefly reviewed revisions that were made, based upon feedback from the previous meeting.

Commissioner Shadle stated that she didn’t want to create a burden for existing appliances in side yards. Ms. Shadle asked about language for non-conformity.
Commissioner Patterson stated that it would be expensive to relocate exterior appliances to a rear yard in cases of future replacement.

Chair Kapelanski stated that a/c units are quieter than generators. Ms. Kapelanski also stated that lot sizes can make placement a challenge.

Commissioner Murad agreed that yard size can make placement difficult.

Chair Kapelanski stated that not permitting a/c units in a side yard could lead to a larger number of variance requests and unhappy residents.

Commissioner Buckler stated that she has an a/c unit in a rear yard and that it has not been a challenge or infringement. She stated that she can hear neighboring units inside her home.

Vice Chair Smith stated that language could be added to address existing appliances in side yards.

Commissioner Richardson stated that he is not in favor of placement of exterior appliances in a side yard.

Vice Chair asked about window a/c units.

Chair Kapelanski replied that those would not be considered exterior appliances.

Commissioner Buckler stated that there needs to be some type of standard for noise ordinance.

Vice Chair Smith stated that he favors industry standards for exterior appliances regarding noise.

Commissioner Kempner stated that she was not in favor of a standard “from the property line.”

**Citizen Comments**

Patti Curtis, Kenmore: Asked if front and side yards are defined in the ordinance. She also stated that generator noise tends to be consistent whereas a/c units tend to get louder.

Kurt Hite, Robina: In favor of language for existing appliances in side yards.

Dean Smith: Stated that as proposed the decibel standard would be impossible to enforce. Mr. Smith suggested deferring to manufacturer noise rating. He also stated that excessive noise is usually a sign of a product defect.

**3. PROPOSED ORDINANCE/DESIGN REVIEW BOARD**

Community Development Director McLean briefly reviewed revisions that were made, based upon feedback from the previous meeting.
DDA Director Carmody stated that an overlay district simplifies the process.

Vice Chair Smith stated that the Design Review Advisory Board addressed many of his questions. Mr. Smith also referenced some inconsistent language in the revised draft. He also expressed concerns that this process could be an extra step for developers that could delay site plan approval.

Commissioner Kempner stated that the overlay would not give developers a choice.

Mr. McLean stated that there is existing language in the zoning ordinance for development that requires a full site plan review by the Planning Commission.

Commissioner Kempner addressed the topic of guidelines as opposed to items required by ordinance. She inquired as to how many inconsistencies exist between the zoning ordinance and design guidelines.

Commissioner Buckler asked if not having a set meeting schedule and having an “on demand” meeting could streamline the process.

DDA Director Carmody stated that timing to convene could be difficult.

Commissioner Buckler asked if this meeting could happen via conference call.

DDA Director Carmody responded that the Open Meetings Act would apply.

Commissioner Murad asked if a member of the Planning Commission should be on the Design Review Board.

Commissioner Kempner stated that she was uncomfortable with language that could override existing zoning.

Commissioner Shadle stated that an overlay district clarifies concerns from the first draft. Ms. Shadle suggested a non-voting liaison to the Design Review Board.

Commissioner Buckler asked about mechanisms to enforce what is approved.

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LIAISON REPORTS
Commissioner Patterson discussed Tail on the Train event for Parks & Rec.

Commissioner Murad discussed the upcoming State of the City event.

Commissioner Richardson discussed the City Manager and DPW Director as guest speakers for the Environmental Committee on energy efficiency.
With no further business, the meeting was adjourned at 9:22PM.
MEMORANDUM

To: Berkley Planning Commission
From: Erin Schlutow, Community Development Director
Subject: Discussion on Projections into Side Yard Setbacks on Residential Dwellings #2
Date: October 19, 2020

The Zoning Ordinance permits projections into rear and side yard setbacks, as stated below.

Section 138-192. – Projections

Projections may extend into a required side yard setback not more than two inches for each one foot of width of such setback; and may extend or project into a required front or rear yard setback not more than three feet. Such projections shall not have a foundation and shall be above grade at least 12 inches. The total of all projections into a given yard shall not exceed 30 percent of that wall's surface area.

In nonresidential districts, where not front yard setback is required, a projection may extend into the right of way three feet provided that it is at least 11 feet above the sidewalk. The total of all projections into a given right of way shall not exceed 30 percent of that wall’s surface.

The Ordinance does not distinguish between different kinds of projections, such as cantilevers, awnings, chimneys, etc. Some communities give different projection allowance for cantilevers and chimneys. While it is not required to give different projection allowances, it is necessary to discuss and clarify a past interpretation that has become common practice.

Current Practice for Chimney Projections into Side Yard

A former Building Official interpreted and determined projections apply only to extensions of the livable space within a dwelling. It was determined that chimneys are not considered extensions of the livable space and are therefore exempt from building envelope calculations.

This standard was reviewed in 2017, after there was concern from local residents that new construction was violating the standard for projections. After investigating the issue at length, the following information was provided to local residents detailing the City’s practice and explanation of projection calculations:

“This has been the practice for the building department since 1950 to consider a chimney ancillary to any home featuring a fireplace. Those fireplaces that utilize natural gas still require the same such spacing as a traditional, log burning fireplace. As such they are measured based on a requirement of the amount of capacity needed to function properly and separate from that of a projection intended to expand upon the
floor space of the interior of the home. Since this is a past practice it ought to be reexamined from time-to-time to ensure it still serves the community well.”

As it has been some time since the standard was reviewed, it would be beneficial to reexamine this practice.

Chimneys v Bay Windows, Cantilever, etc.

At the September 22, 2020 meeting, it was discussed having a separate standard for chimneys opposed to bay windows or other types of cantilevers. Chimneys do not provide additional living space and have been characterized differently than a bay window, closet, or other types of projections that would allow for storage or living space.

It was suggested that chimneys be allowed to extend into the setback “X” inches or “X” percentage of wall, independent from other such projections.

Next Steps

It is recommended that the Planning Commission discuss projection allowance as a whole and specific to chimneys to provide clarity to residents, contractors, and developers. If chimneys are to be regulated separately, they would need to be clarified in the Ordinance that they can extend beyond the noted projection.

If you have any questions about this item, please feel free to contact me.

Erin Schlutow
Community Development Director
We hope this memo finds you and your families healthy, happy, and safe! Thanks to all of you joined us on the walking tours last month. Reports on the tours have been forwarded to you by the staff. Your participation was very helpful!

**Steering Committee Discussion**

The Steering Committee held a meeting on October 20, 2020. At the meeting, we reviewed a draft future land use approach, discussed Missing Middle Housing, concepts for Greenfield and for West 11 Mile Road. Their discussion is summarized below:

**Future Land Use Map**

The CWA consultant team had developed a draft future land use approach (see attached draft map), which was shared with the Steering Committee. They asked for several revisions and for a revised approach to come back to them. We anticipate asking for your review of the future land use approach at your November meeting. The Committee provided the following direction:

- **Maintaining an Institutional future land use category:** The draft approach did not include an Institutional future land use category. The Steering Committee felt this category should be retained, placed on property owned by the school district, the City, or places of worship.

- **Decrease in types of corridors with multiple character areas:** Based on the Downtown Plan, the proposed future land use approach arranged corridors based on context and character. The future land use designation would provide guidance on uses, with design guidelines by character areas in each corridor. The number of future land use corridor designations would be streamlined to Downtown (area in Downtown Plan), Gateway Corridors (Coolidge, 12 Mile, Woodward), Residential Corridors (Greenfield and 11 Mile near Woodward) and Industrial/Retail (11 Mile west of Robina). A Live/Work designation was proposed for the part of 11 Mile east of Coolidge, but the Steering Committee asked that we examine whether this area could be Gateway Corridor or named more appropriately to reflect the present and anticipated land uses.
• **Potential areas for parking or building expansion along corridors:** The approach included a dotted line along the rear of corridors on the draft map, noting areas where the City would consider rezoning property to expand the parking or a building footprint on a case-by-case basis. The Steering Committee like this approach but asked for some changes to the location of the line as well as more written information as to how these areas were determined.

• **Double check with current approvals and zoning map:** In several cases, Steering Committee members pointed out cases where the proposed future land use on the map did not either match current zoning or approved developments (La Sallette). As part of the revision, we will review the zoning map and approved developments with staff and make any needed changes.

**Missing Middle Housing & Greenfield**
Thanks to all of you who participated in the Missing Middle Scavenger Hunt. A slide show of the photographs submitted is attached. Also, attached is a selection from the City of Portland’s “The Infill Design Toolkit: Medium-Residential Development”, from Jodi Mariano Teska Associates. Teska Associates is the urban designer on our team and will develop design guidelines for 11 Mile and Greenfield in the Master Plan. The pages show examples of different medium-residential buildings that may work in Berkley. The Steering Committee felt the cottage clusters and courtyard townhomes would be appropriate in Berkley and along Greenfield. Jodi and her team at Teska will use those building types to show development possibilities on Greenfield as part of that corridor’s design guidelines, which we will share with you either next month or in December.

**West 11 Mile Concepts**
At the meeting, Jodi Mariano shared a draft approach for commercial design guidelines for West 11 Mile, where they would concentrate on showing how existing building sites could be enhanced with paint, signage, landscaping, and parking improvements. The Steering Committee approved of this approach. We expect to have design guidelines to share with you by the end of the year.

Thank you again for the opportunity to assist with your Master Plan!

Yours Truly,

[Signature]

Megan Masson-Minock, AICP
Planner
Existing Land Uses

- Single Family Residential
- Multiple Family Residential
- Commercial
- Industrial
- Institutional
- Municipal Parking
- Parks & Recreational Facilities
- Cemetery
- Vacant

Source: City of Berkley, LSL Planning, Inc.
What is Multi-dwelling Development?

The following summarizes the terminology used in reference to the different housing types that constitute “multi-dwelling development” or that are being built in the multi-dwelling zones. Portland classifies a wide range of residential development types that feature more than one dwelling unit on a shared lot as “multi-dwelling.” Multi-dwelling development includes:

Plexes
(most commonly triplexes and fourplexes)
Often have a house-like form, can be in stacked-unit (“flats”) or townhouse configurations.

Cottage Clusters
Detached houses on a shared lot, often oriented around a common open space.

Courtyard Townhouses
Units similar to rowhouses, but feature a shared driveway and are often oriented around common open space, rather than to the street.

Apartment Complexes
Clusters of low-rise apartment buildings. Only possible on larger sites.

Block Apartment Buildings
Multi-story apartment buildings with a shared main entrance and with stacked units accessed by interior corridors.
Other housing types, not classified as “multi-dwelling” housing, but commonly built in the multi-dwelling zones include:

**Duplexes**
A two-unit structure on a shared lot. Two attached units on separate lots are classified as rowhouses.

**Rowhouses (also “attached houses”)**
Attached units, each on a separate lot, and each with its own entry from a public street.

**Narrow Lot Houses**
Detached houses on narrow lots, with density similar to that of rowhouses.

**Common Green Housing**
Housing units, on separate lots, oriented to a landscaped courtyard that provides pedestrian access.

**Shared Court Housing**
Housing units, on separate lots, oriented to a courtyard-like street shared by pedestrians and vehicles, with special paving and other features that highlight prioritization of pedestrians and community activities.
Berkley Housing

Missing Middle Housing
Scavenger Hunt Discoveries
One block of 2-family homes on Princeton, one block north of 11 Mile Road.
Duplex-Style Housing
Multi-Family Housing
Multiple-Family
Next to or in
Single-Family Districts
Multi-Family Housing Off Main Roads
New Development