

**CITY OF BERKLEY
PLANNING COMMISSION
ANNUAL REPORT
2015 -- 2016**

SITE PLAN REVIEWS

SP-04-15

Applicant DA-Contracting
Location 2160 Coolidge, northeast corner of Coolidge and Harvard
Request Vestibule addition
Disposition Approved with conditions, October 2015
Conditions

1. Parking blocks should be installed on north side of parking lot where the parking abuts the building.
2. The curb cut on Coolidge be reduced to 25 feet wide in accordance with Berkley City Code.
3. Provide catalog cut sheets of proposed exterior light fixtures
4. An inverted U-shaped bicycle rack be installed somewhere on site. In lieu of installing the bike rack on private property, a fee will be charged at the time of permit application and the City will install a bike rack on the right of way abutting the property.
5. A right turn only signed be installed on the Harvard driveway.
6. A 30 inch tall decorative fence be installed on the lots lines along Harvard and Coolidge.
7. All DPW comments be addressed.

Status Construction complete

SP-01-16

Applicant John Marusich for William Winter
Location Lots 13-15 of the Thomas Park Subdivision, #25-18-301-031, east side of Greenfield, between Oxford and Catalpa
Request Construction of 12 unit apartment building
Disposition Approved with conditions, April 2016
Conditions

1. Gas meters should be installed on the south side of the building.
2. Provide a site photometric plan showing footcandles at the property line.
3. Provide catalog cuts of all outdoor light fixtures.
4. Engineering and Public Works concerns be addressed.
5. The screenwall will be a 6 foot tall brick masonry wall, 8 inches thick.
6. The balconies will have metal handrails and glass balusters.

Status No application for building permit received.

SP-02-16

Applicant Mark Bischak for Linda Hartfield
Location 3490 Twelve Mile Road, north side of Twelve Mile, between Buckingham and Oakshire
Request Façade change
Disposition Approved, April 2016
Conditions
1. Provide one copy of a sign, sealed plans to the City for the Planning Commission file.
2. Provide specification that the proposed façade material can be installed at grade or provide a detail of an alternative.
3. The proposed door on the west elevation is not integral to the approval.
Status No application for building permit received.

SPECIAL USE APPROVALS

SU-01-16

Applicant Andrew Gilbert
Location 2782 Coolidge, east side of Coolidge, between Franklin and Dorothea
Request Office use in Downtown District
Disposition City Council approved, April 2016
Conditions The approval be for VanDyke Mortgage.
Status Business license approved pending inspection

REZONINGS

PUD-01-15

Applicant	Mark Adler for Harvard MAH, LLC
Location	2659 Harvard, south side of Harvard, between Kipling and Coolidge, Lot 68 of the Denler Acres Subdivision, Parcel #25-18-477-005
Request	from Single Family Residential District (R-1D) to Planned Unit Development
Disposition	recommended to City Council for approval January 2016
Conditions	<ul style="list-style-type: none">• Approval is for the site plan dated January 7, 2016, as amended.• The light fixtures on the rear, garage side of the buildings be changed to the “front door lantern” style as noted in the application.• The Planned Unit Development Agreement be resolved to City Council’s satisfaction.• Comments from City Engineer be resolved.• Signed, sealed drawings be submitted for building permits.• A second color board be provided to City Staff.
Status	City Council approved March 2016. Awaiting permit approval from State of Michigan for utilities

RZ-01-16

Applicant	City of Berkley
Location	1046 Eaton, north side of Eaton, between Woodward and Stanford, Parcel ID #25-17-428-014, Lot 335 of the Larkmoor Boulevard Subdivision
Request	from Single Family Residential District (R-1D) to Parking District (P-1)
Disposition	recommended to City Council, April 2016
Status	City Council approved June 2016

TEXT CHANGES AND OTHER PROJECTS

- Jul-15 Recommended changes to ordinance pertaining to Illuminated Signs
- Aug-15 Discussion regarding street art
- Aug-15 Adopted Residential Future Land Use Amendment to Master Plan
- Sep-15 Reviewed and recommended Woodward Complete Streets cross section
- On-going Discussed tourist home ordinances
- Jun-16 Development of Residential Form Based Code