

**CITY OF BERKLEY
PLANNING COMMISSION
ANNUAL REPORT
2016 -- 2017**

SITE PLAN REVIEWS

SP-03-16

Applicant Joe Novitsky for Michigan Graphics and Awards
Location 3742 Twelve Mile Road, northeast corner of Twelve Mile and Bacon
Request Façade Change
Disposition Approved with conditions, July 2016
Conditions 1. Gas meters should be installed on the south side of the building.
2. The proposed wall finish on the south side of the building be continued on the east side of the building.
Status No application for building permit received.

SP-04-16

Applicant George Rose and Katie Kutscher
Location 3087 Twelve Mile, southeast corner of Twelve Mile and Griffith
Request Façade change
Disposition Approved with conditions, November 2016
Conditions • The main entrance will be a wood door
• A metal awning will be installed 9 feet above the main Twelve Mile entrance
• The building finishes are reflected in the sample board provided by the applicant
Status Building permit issued, January 2017

SP-01-17

Applicant Bill Chalmers
Location 2186 Coolidge, east side of Coolidge, between Harvard and Oxford
Request Façade change
Disposition Approved with conditions, January 2017
Conditions • The approval is for the site plan with 24 parking spaces.
• A zero cutoff fixture be installed at the rear of the building. Sample catalog cuts enclosed.
• A fence or planter be installed to separate the parking lot from the sidewalk
• Dumpster detail be included with the building plans.
Status Building Permit Issued, March 2017

SP-02-17

Applicant Vinsetta Garage
Location 1036-1046 Eaton, north side of Eaton, between Woodward and Stanford
Request New parking lot
Disposition Postponed with conditions to be addressed

Conditions

Status No new plans or requested information received

SP-03-17

Applicant Arthur Lang for The Country Oven of Berkley
Location 4075 Twelve Mile, southeast corner of Twelve Mile and Ellwood,
Request Façade Change
Disposition Approved with conditions, April 2017
Conditions

- The roof screen be replaced with material subject to Administration's approval.
- Within 8 inches of the ground, the façade be finished in a material other than dryvit or EIFS.

Status Applied for building permit, June 2017

SP-04-17

Applicant Mark Earle
regarding the south 14 feet of Lot 151 and all of Lot 152 of the Berkley School Park Subdivision, Tax ID # 25-18-105-003, east side of Greenfield between Beverly and Wiltshire
Location
Request New Construction, Two Family
Disposition Planning Commission approved, June 2017
Conditions

- A window be added to the second floor sitting room on the side elevations.
- Window mullions be added to the front elevation.
- The siding be horizontal lap siding.
- A color and material sample board be provided for Administration's approval.
- Landscaping or decorative paving be installed between the two driveways.

Status No permit application received

SP-05-17

Applicant Justin Snyder
Location 2766 Eleven Mile Road, north east corner of Eleven Mile and Kipling
Request Building addition
Disposition Planning Commission approved, June 2017
Conditions None
Status No permit application received

SP-06-17

Applicant Archdiocese of Detroit for Our Lady of LaSalette
Location 2599 Harvard, south side of Harvard, between Kipling and Coolidge
Request New parking lot
Disposition Planning Commission postponed, June 2017
Conditions

- Submit updated plan to the City
- Show dumpster location and details
- Include site lighting
- Address Public Safety's concerns
- Landscaping details be included

Status

Planning Commission postponed, June 2017

SP-07-17

Applicant Archdiocese of Detroit for Our Lady of LaSalette
Location 2600 Harvard, north side of Harvard, between Kipling and Coolidge
Request Parking lot addition
Disposition Planning Commission postponed, June 2017
Conditions

- Submit updated plan to the City
- Show dumpster location and details
- Include site lighting
- Address Public Safety's concerns
- Landscaping details be included

Status Planning Commission postponed, June 2017

SPECIAL USE APPROVALS

SU-01-17

Applicant Robyn and Mark Coden, for Sum Girls Boutique,
Location 3015 Twelve Mile, south side of Twelve Mile, between Robina and Griffith
Request Resale clothing shop in the Downtown District
Disposition Planning Commission recommended approval May 2017
Conditions None
Status City Council approved on June 5, 2017

SU-02-17

Applicant Archdiocese of Detroit for Our Lady of LaSalette
Location 2600 Harvard, north side of Harvard, between Kipling and Coolidge
Request Parking for Church in R-1D District
Disposition Planning Commission postponed recommendation to July 2017
Status Planning Commission postponed recommendation to July 2017

REZONINGS

RZ-02-16

Applicant 27799 Woodward LLC
Location 960, 972, 984 Oxford and the east 20 feet of 996 Oxford, Lots 306, 307, and 308, and the east 20 feet of Lot 305 of the Larkmoor Boulevard Subdivision, Parcel ID's: 25-17-431-023, 25-17-431-022, 25-17-431-021, and 20 easterly feet of 25-17-431-034, north side of Oxford, between Woodward and Stanford,
Request from Single Family Residential District (R-1D) to Parking District (P-1). In accordance with Section 138-681 (a), a sketch plan of the proposed parking lot will also be discussed.
Disposition recommended to City Council for denial September 2016
Status City Council denied October 2016

Pre-application Conference

Applicant Bennett Terebelo of Berkley-Coolidge LLC
Location southwest corner of Oxford and Coolidge
Request Input and consideration of an apartment and townhouse development as a Planned Unit Development
Disposition Planning Commission found a Recognizable Benefit, April 2017
Status Approved

PUD-01-17

Applicant Bennett Terebelo of Berkley-Coolidge LLC
Location southwest corner of Oxford and Coolidge
Request Apartment and townhouse development at LaSalette School
Disposition Planning Commission postponed, June 2017
Conditions

- Complete a Traffic Impact Analysis
- Provide new elevations of the townhouses.
- Provide a clear parking plan and provide information on the parking easement

Status Planning Commission postponed, June 2017

TEXT CHANGES AND OTHER PROJECTS

Feb-17 Adopted Residential Future Land Use Amendment to Master Plan

Feb-17 Discussion regarding medical marijuana

Apr-17 Discussion regarding ordinance relative to generator location

May-17 Discussion regarding allowing live work units in Eleven Mile District