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.