

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, May 23, 2023 AT BERKLEY CITY HALL BY CHAIR LISA KEMPNER.

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: Michael Woods Lisa Hamameh
Joe Bartus
Lisa Kempner

ABSENT: Shiloh Dahlin

ALSO, PRESENT: Kristen Kapelanski, Community Development Director

Motion by Commissioner Bartus to excuse the absence of Commissioner Dahlin. Motion supported by Commissioner Hamameh.

Voice Vote to approve the absence of Commissioner Dahlin.

AYES: 4
NAYS: 0
ABSENT: Dahlin

MOTION CARRIED

APPROVAL OF AGENDA

Motion by Commissioner Hamameh to approve the agenda and supported by Commissioner Bartus.

Voice vote to approve the agenda

AYES: 4
NAYS: 0
ABSENT: Dahlin

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Bartus to approve the minutes of regular Planning Commission meeting on April 25, 2023 and supported by Commissioner Hamameh.

Voice vote to approve the meeting minutes of April 25, 2023.

AYES: 4
NAYS: 0
ABSENT: Dahlin

MOTION CARRIED

COMMUNICATIONS

NONE

CITIZEN COMMENTS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. The Benjamin Sketch Plan

Community Development Director Kapelanski went over the specifics of the site, including zoning and future land use. She noted the applicant intends to pursue a Planned Unit Development (PUD) and went over the standards and process associated with a PUD. This is a sketch plan review and the applicant is soliciting informal feedback only.

The Planning Commission clarified the PUD process and the recommendations of the Master Plan, which indicate multiple family as a permitted use for this site.

The applicant presented their project for a three-story apartment building on the east side of Coolidge at the intersections of Cambridge and Columbia, with the potential for a future retail area.

The Planning Commission discussed the project and noted several concerns and issues for the applicant to consider. The Planning Commission suggested the applicant reach out to the residents nearest to the project. Concerns included the building height, providing an adequate buffer from the adjacent residential and traffic flow on the site and the surrounding streets. The aesthetics of the site were mentioned as a potential sticking point and the applicant was asked to match the adopted Downtown Design Guidelines as much as possible. The applicant was encouraged to incorporate as much landscaping on the site as feasible. The Planning Commission directed the applicant to the standards outlined in the Zoning Ordinance that need to be met in order for the Commission to recommend approval of a PUD.

LIAISON REPORT

NONE

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Community Development Director Kapelanski noted she will provide a summary memo of the activities of the Zoning Ordinance Steering Committee at future meetings.

ADJOURNMENT

Motion to adjourn by Commissioner Hamameh supported by Commissioner Woods.

Voice vote for adjournment

AYES: 4

NAYS: 0

ABSENT: Dahlin

With no further business, the meeting was adjourned at 8:42 at p.m.

DRAFT