

PUBLIC NOTICE

CITY OF BERKLEY, MICHIGAN REGULAR MEETING OF THE CITY PLANNING COMMISSION

Tuesday, January 25, 2022
7:00PM – City Hall Council Chambers
Information: 248-658-3320

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES – *Meeting minutes of November 23, 2021*

COMMUNICATIONS

CITIZEN COMMENTS

OLD BUSINESS

1. **DDA Guidelines:** Discussion to create DDA Design Overlay District and adopt ordinance language related to the DDA Guidelines, as well as discussion on the Architectural Design Checklist.

NEW BUSINESS

2. **PRZ-01-21:** 2465 Cambridge Road, 2475 Cambridge Road, 2466 Columbia Road, and 2476 Columbia Road. Request to rezone # 25-17-353-002, # 25-17-353-001, # 25-17-353-016, # 25-17-353-015 from Coolidge District to Gateway District.
3. **PSP-01-22:** 3737 Twelve Mile. Sketch Plan for proposed multiple family development.
4. **2022 Planning Commission Calendar Dates**

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. The City of Berkley will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four working days notice to the city. Individuals with disabilities requiring auxiliary aids or services should contact the city by writing or calling: City Clerk, ADA Contact, Berkley City Hall, 3338 Coolidge, Berkley, Michigan 48072, (248) 658-3300.

You can watch the meeting on Channel 10 for both Comcast and WOW, at <http://www.youtube.com/CityofBerkley> or <http://www.berkleymich.org/livestream>.

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, NOVEMBER 23, 2021 AT BERKLEY CITY HALL BY VICE-CHAIR MARTIN 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/cityofberkeley>.

PRESENT: Kristen Kapelanski Martin Smith
Joe Bartus Lisa Kempner
Greg Patterson Julie Stearn
Mark Richardson Shiloh Dahlin

ABSENT: Daniel Petrosky

ALSO, PRESENT: Matthew Baumgarten, City Manager

Motion by Commissioner Richardson to excuse the absence of Commissioner Petrosky. Motion supported by Commissioner Bartus.

AYES: Patterson, Richardson, Smith, Stearn, Bartus, Kapelanski, Kempner, Dahlin
NAYS: None
ABSENT: Petrosky

APPROVAL OF AGENDA

Motion by Commissioner Kempner to approve the agenda. Motion supported by Commissioner Patterson.

AYES: Patterson, Richardson, Smith, Stearn, Bartus, Kapelanski, Kempner, Dahlin
NAYS: None
ABSENT: Petrosky

APPROVAL OF MINUTES

Motion by Commissioner Patterson to approve the minutes from the regular Planning Commission meeting on October 26, 2021 and supported by Commissioner Bartus.

AYES: Patterson, Richardson, Smith, Stearn, Bartus, Kapelanski, Kempner, Dahlin
NAYS: None
ABSENT: Petrosky

COMMUNICATIONS

None.

CITIZEN COMMENTS

Chair Kapelanski read instructions for public to submit comments during the hybrid meeting. Comments can be made in person and via Zoom.

There were no comments from the public in person, via email, or virtually

OLD BUSINESS

None

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NEW BUSINESS

DDA Guidelines: Discussion to create DDA Design Overlay District and adopt ordinance language related to the DDA Guidelines, as well as discussion on the Architectural Design Checklist.

City Manager Baumgarten referenced the memorandum from the former Community Development Director in regard to this subject.

Chair Kapelanski introduced the subject and described the timeline. Commissioner Kempner would like the language to be stronger. She asked when the overlay and the underlying zoning district conflict, which rules. The Commission discussed the pros and cons of whether the stricter regulations should always rule and whether incentives could be used to relax standards. Chair Kapelanski and other Commissioners would like to know where it conflicts now.

The Planning Commission discussed the design checklist, the purpose of the applicant scoring themselves and what would happen if the staff and applicant scoring conflicted. Chair Kapelanski said that the Design Review Board has been removed from the process. The Commissioners discussed the 80-point minimum for the proposed design checklist, the flexibility options and the process of the using the checklist and scoring. The Planning Commission agreed a checklist document should be a component of the review. However, they are uncomfortable with the scoring system and felt that it was overly complicated.

City Manager Baumgarten shared the experience the City had with evaluating marijuana licenses where they used a scoring system.

The Planning Commission discussed how some things, like building placement and massing, are more important others, that are desired but not essential. They agreed that they wanted advice from Carlisle Wortman, the planning consultants involved with the Master Plan, to review and give advice on what should be required, what is better as a suggestion and to best put quantifiable parameters in the Zoning Ordinance amendments.

The Commissioners discussed whether the Design Guidelines themselves could be changed, since they have not been approved by City Council. Chair Kapelanski advised that to change them would be a heavy lift and should be passed on unchanged. She felt that they were more of a vision document, like the Master Plan.

The Commissioners discussed how the checklist should be advisory rather than a litmus test. City Manager Baumgarten discussed how scale was an important component, based on the experience with the marijuana license checklist, for incentives, such as dimensions for a plaza. The Commissioners discussed how the checklist could be used to incentivize what the City would like to see, such as building materials.

* * * * *

LIAISON REPORTS

Commissioner Richardson reported that the Environmental Advisory Committee did meet. They welcomed two new members and heard presentation for electric vehicle charging stations. The Commission will now start scoping the project.

Commissioner Kempner reported on the DDA and the plaza to be developed in front of the high school. Expenses for artwork in the plaza was approved and expect the plaza to be opened by spring. Also, the DDA approved 47 bicycle racks on Coolidge and Twelve Mile Road, with a uniform design.

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STAFF/COMMISSIONER COMMENTS

None.

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ADJOURNMENT

Motion to adjourn by Commissioner Kempner. Motion supported by Commissioner Stearn.

AYES: Patterson, Richardson, Smith, Stearn, Bartus, Kapelanski, Kempner Dahlin

NAYS: None

ABSENT: Petrosky

With no further business, the meeting was adjourned at 7:59 pm.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: City of Berkley Planning Commission

FROM: Ben Carlisle, AICP
Megan Masson-Minock, AICP

DATE: January 18, 2022

RE: Downtown Design Guidelines

In November of 2021, the Planning Commission considered draft zoning ordinance language for the DDA Design Overlay District with a draft Architectural Design Review Checklist. Design guidelines/standards are very difficult to write, and a certain amount of subjectivity has to be accepted. It is a balance to develop standards that are objective and enforceable but do not stifle architectural creativity.

We have found that, if a community clearly articulates their required standards and expectations early in the review process, the building/development community is willing to follow those standards. We encounter pushback when the standards are not clearly articulated, could be considered subjective, and the “rules are changed mid-way through the review period.”

Per a review of the video of your last meeting in November, we have the following to offer, specifically in regard to the four (4) questions below:

1. How have we implemented design guidelines in other communities? Has a checklist, like the one proposed, been used? What other methods have been used?

CWA Response: We have implemented numerous design guidelines/standards in other communities. However, we have never assigned points to score the application. We know that this method was used by City Council to evaluate marijuana business applications. If you would like us to explore this option further, we can. That said, to implement design guidelines of this type, we typically recommend a design section in the Zoning Ordinance, with requirements and guidelines, often coupled with a form-based zoning approach.

2. What in the checklist are “must’s” and should be required and what are things are optional?

CWA Response: While we could analyze the proposed checklist as well as the Design Guidelines, we do not feel that it would be an effective process since implementable design regulations start with what is most important to the community. If we were facilitating a process to developing zoning ordinance language, we would be asking what is most important to Berkley at this point. For example, is use of a certain material essential, or conversely use of another material particularly concerning. Is a defined architectural style important? What are you willing concede on?

The Berkley Downtown Design Guidelines is a great start but it is a long complex document. It would likely be difficult to enforce and implement every aspect. Furthermore, the guidelines are somewhat vague and should be translated into standard enforceable language.

We can facilitate a discussion based on the Berkley Downtown Design Guidelines to define the important objectives. Once these objectives are set, it is easier to define guidelines and standards.

3. How can the things that are optional be incentivized?

CWA Response: There are two ways. First, make what you want easy to achieve from an administrative process. Secondly, include a carrot and a stick approach. Make what you want required but provide incentives in exchange for something that is important for your community. We have drafted ordinances that allow for specific zoning flexibility in exchange for a recognized community benefit.

4. What in the checklist or the DDA guidelines is already required by the Zoning Ordinance? What is not?

CWA Response: We can tackle this question, based on our experience and best practices, but feel it is premature without the larger discussion of what is important to Berkley. We would hate to take time to assess whether a particular item is required in the Zoning Ordinance or not, if that item is not a high priority. In addition, the streets in the Zoning Map are zoned a variety of different districts, each with their own setback and design requirements.


Other Lessons Learned / Best Practices


As you are approaching this discussion, we offer the following lessons learned and best practices:

- Consider both guidelines and standards. If certain material is important or use of some should not allowed, make that a standard. If a requirement could be considered subjective, make that a recommendation.
- Provide architectural standards in the Zoning Ordinance and make the development community address these as part of their application.
- Graphics are literally worth a thousand words. The use of graphics is a great tool to better explain show your ordinance requirements.
- Consider different design requirements for different areas. The southern part of Coolidge is different from West 12 Mile is different from the Downtown area.
- Put the standards in Zoning Ordinance to ensure they are enforceable.

We have attached best practice examples for your consideration. We recommend you consider this memorandum at your upcoming regular meeting and then schedule a separate Planning Commission workshop to discuss this topic in more detail.

Yours Truly,


CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minoch, AICP
Planner

Attachments: Troy Site Plan Review Standards, Pittsfield Township Incentive example, Washtenaw County: Redevelopment Washtenaw Avenue Graphic Representation, and Bay City Form-Based Code example.

Troy: Site Plan Review Design Standards. Every applicant is expected to address these standards in writing as part of the site plan review process.

SECTION 8.04 SITE PLAN REVIEW DESIGN STANDARDS	
These design standards are intended to enhance the overall character of Troy by building upon patterns of development that create or enhance sense of place and have well-defined and vibrant design context.	
The following general standards and any standards established for a specific use shall be applied when considering a site plan application:	
Authority and Administration Development Regulations Processes and Procedures Supplemental Design Regulations on conformity... keels Amendments	A. Development shall ensure compatibility to existing commercial districts and provide a transition between land uses through application of the following requirements: <ol style="list-style-type: none">1. Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.2. Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.3. Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.
	B. Development shall incorporate the following recognized best architectural building design practices: <ol style="list-style-type: none">1. Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.2. Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.3. Develop buildings with creativity that includes balanced compositions and forms.4. Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.5. For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.6. Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.
	C. Enhance the character, environment and safety for pedestrians and motorists through the following requirements: <ol style="list-style-type: none">1. Provide elements that define the street and the pedestrian realm.2. Create a connection between the public right of way and ground floor activities.3. Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.4. Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.5. Improve safety for pedestrians through site design measures.

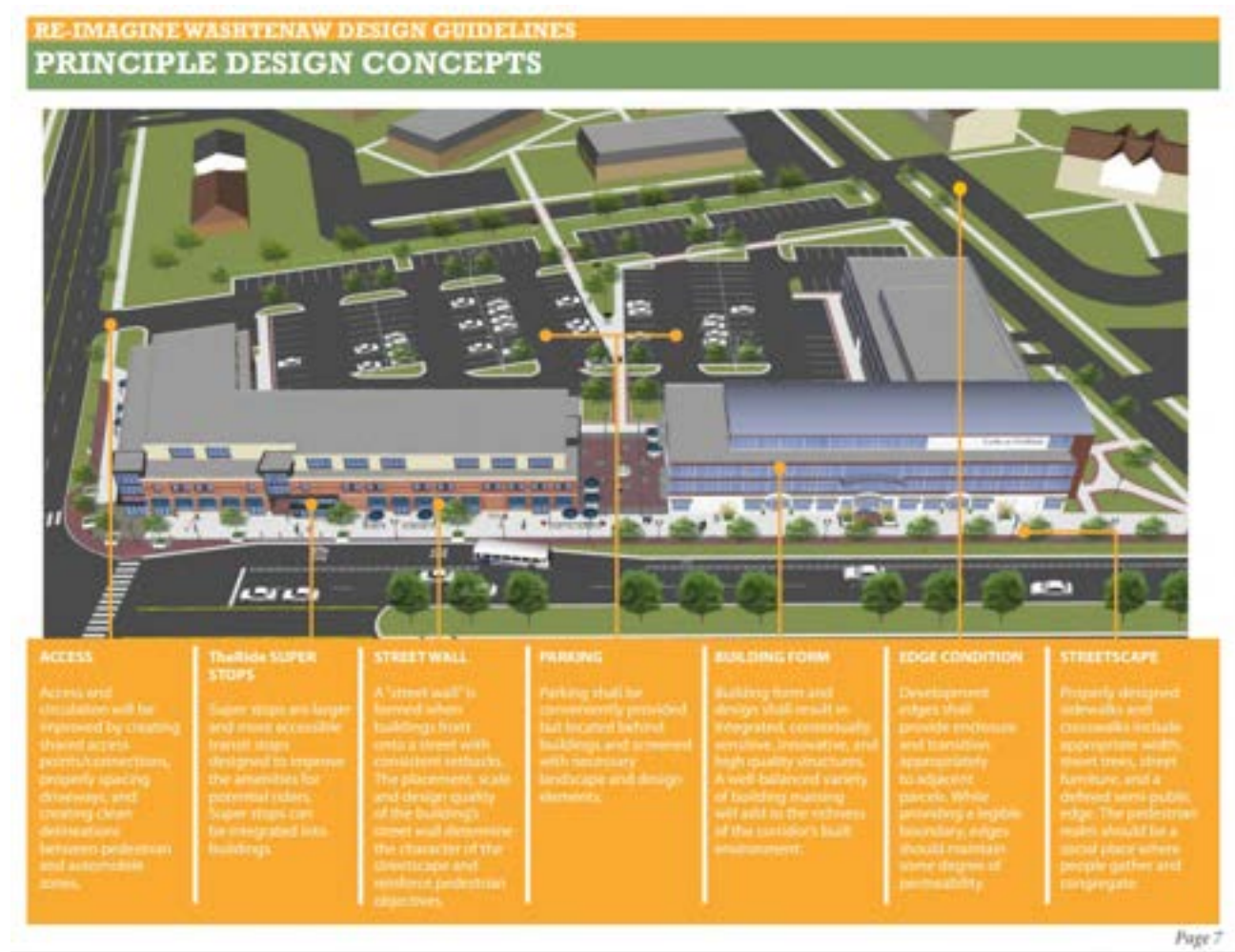
Pittsfield: This ordinance requirement from Pittsfield Township, allows flexibility of zoning standards (such as a drive-through), if the applicant provides a recognized benefit.

c. *Washtenaw Avenue Flexibility in Application of Zoning Standards Table.*

Table 5.08.1
Washtenaw Avenue Flexibility in Application of Zoning Standards Table

<i>Flexibility in Application of Zoning Standards</i>						
<i>Recognized Benefit</i>	<i>a. Drive-thru</i>	<i>b. Build-to-line Flexibility</i>	<i>c. Increased Building Height up to two additional stories</i>	<i>d. Site Reclassification as set forth in 5.03.</i>	<i>e. Increased Signage</i>	<i>f. Parking Reduction</i>
(a) Lot Consolidation				X		
(b) Mixed Use Development	X	X	X		X	X
(c) Inclusion of Transit Amenity		X	X		X	X
(d) Plaza/Pedestrian Space					X	X
(e) Sustainable Design and Development	X	X	X		X	
(f) Pedestrian Facilities			X		X	X
(g) Donation of Right of Way	X	X			X	
(h) Closure of Washtenaw Avenue Curb Cut			X		X	X
(i) Public Art					X	X

Washtenaw County: Redevelopment Washtenaw Avenue vision is clearly articulated in a graphic representation.



RE-IMAGINE WASHTENAW DESIGN GUIDELINES

1. STREET WALL

VISION

The streetwall refers to the building facade and its relationship to the street. In addition to facade treatments and building transparency, setbacks, building heights, street widths, and block lengths all contribute to the character of the streetscape. Buildings should be designed so that building placement and massing (size and volume) reinforce the streetwall, and provide a sense of enclosure within the public realm.

BUILDING SITING AND ORIENTATION

Primary Building

- 1 The setback and orientation of the building should be situated as to reinforce a consistent street line with minor variations.
- 2 Breaks in streetwall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, landscape features, and limited vehicular access driveways.
- 3 Architectural expression and facade treatments should wrap the corner onto the intersecting street.
- 4 Buildings should frame and enhance street corners through the use of architecturally prominent features at the corners or prominent three-dimensional site improvements (fountains, towers, sculpture, art, etc.).
- 5 Primary building entries, public areas, administration areas, and windows should be visible, oriented, and accessible from the primary street and parking facilities.



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RE-IMAGINE WASHTENAW DESIGN GUIDELINES

BUILDING FORM/DESIGN

GROUND FLOOR TREATMENT

Entrances

- 1 Principal entrances should front Washtenaw and be given prominence on the building facade. This may be satisfied through the use of architectural features such as entrance way roofs, sidelight windows, transoms, windows, or other adjacent windows, additional moldings with expression lines, a bay of unique width. All primary entrances shall be covered with roof overhangs or awnings.

- 2 Doors should be consistent with the design of principal entrances and include glass and full operating hardware in the design of the door.

Transparency

- 3 Windows should have a repetitive rhythm which relates to the overall building facade.
- 4 Clear glass for wall openings should be used along street-level facades for maximum transparency, especially in conjunction with retail uses.
- 5 Ground story transparency is measured between two and eight feet above the sidewalk elevation.

Facade

- 6 Ground floor should include a depth of at least 25 feet from the front facade and shall include an average of at least 34'-0" floor-to-ceiling height, or 12'-0" for residential.



Bay City: Form-Based zoning that incorporates design requirements.

Map 122-152-B.



**Figure 122-153-B.1
Building Form 1**

BUILDING FORM 1



DIMENSIONAL STANDARDS	
PRINCIPAL BUILDING	
Front Setback Min. / Max.	0 feet
Front Setback Exception	Up to 50% of frontage can be set back max. 10 feet*
Rear Setback	0 - 10 feet**
Side Setbacks	0 feet
Building Height	Min. 3 stories / 45 feet Max. 7 stories / 105 feet



**Figure 122-153-B-4
Building Form 4**





CITY OF BERKLEY COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

APPLICATION FOR AMENDMENT TO THE ZONING MAP (REZONING)

NOTICE TO APPLICANT: Applications to amend the Zoning Map must be submitted to the City of Berkley Building Department in **substantially complete** form at least 30 days prior to the Planning Commission meeting, at which the proposal will be considered. Petitions for rezoning of a specific site shall be accompanied by a plot plan or survey of the property.

The Planning Commission will hold the required *public hearing* and will make a recommendation to the City Council. Amendments to the Zoning Map (Rezoning) shall be granted by the City Council.

The Planning Commission meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072. The City Council meets the first and third Monday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Project Name: COOLIDGE APARTMENTS
Applicant: GRANT JEFFRIES
Mailing Address: 2321 WOLCOTT STREET, SUITE B, FERNDALE, MI, 48220
Telephone: [REDACTED]
Email: [REDACTED]

Property Owner(s), if different from Applicant: WAYNE WUDYKA (WJ VENTURES LLC)
Mailing Address: 2060 COOLIDGE HWY, BERKLEY, MI, 48072
Telephone: [REDACTED]
Email: [REDACTED]
Applicant's Legal Interest in Property: ARCHITECT

LOCATION OF PROPERTY:Street Address: 2465 & 2475 CAMBRIDGE ROAD, 2466 & 2476 COLUMBIA ROADNearest Cross Streets: COOLIDGE & 11 MILESidwell Number(s): 25-17-353-002, 25-17-353-001, 25-17-353-016, 25-17-353-015**PROPERTY DESCRIPTION:**Provide lot numbers and subdivision: HANNAN'S WEST ROYAL OAK SUBDIVISIONLOTS 123, 124, 125, 126Property Size (Square Feet): (4) LOTS @ 5,924 SF EACH = 23,696 S.F. (Acres): (4) LOTS @ 0.136 EACH = 0.544 ACRESProperty Legal Description: LOTS 123 AND 124, EXCEPT THAT PORTION NOW INCLUDED IN COOLIDGE HIGHWAY, LOTS 125 AND 126, EXCEPT WEST 10.25 FEET OF LOT 125 AND WEST 10.23 FEET OF LOT 126,HANNAN'S WEST ROYAL OAK SUBDIVISION, AS RECORDED IN LIBER 14, PAGE 3 OF PLATS, OAKLAND COUNTY RECORDS**EXISTING ZONING DISTRICT (please check):**☐ R-1A☐ Local Business☒ Coolidge☐ R-1B☐ Office☐ Downtown☐ R-1C☐ Community Centerpiece☐ Industrial☐ R-1D☐ Woodward☐ Cemetery☐ RM☐ Eleven Mile☐ Parking☐ RMH☐ Twelve MileRequested Zoning for Property: GATEWAY CORRIDORPresent Use of Property: RENTAL DUPLEXESProposed Use of Property: RENTAL DUPLEXES

Is the property located within the Downtown Development District?

☐ Yes☒ No

PROJECT DESCRIPTION:

SIMPLE REZONING OF 4 LOTS TO BE CONSISTENT WITH RECENTLY ADOPTED MASTER PLAN AND FUTURE LAND USE MAP AND IN PREPARATION OF FUTURE DEVELOPMENT

Does the proposed project / use of property require site plan approval? ☐ Yes ☒ No

Does the proposed project require variance(s) from the Zoning Board of Appeals? ☐ Yes ☒ No

If yes, describe the variances that will be required: _____

JUSTIFICATION FOR PROPOSED REZONING

Please complete the following questions with as much detail as possible so as to evaluate the rezoning proposal (attach additional sheets, if needed):

1. Is the proposed rezoning consistent with the Berkley Master Plan and the Future Land Use Map?

YES

2. Is the proposed rezoning consistent with the zoning classification of surrounding parcels?

YES, IT IS CONSISTENT WITH THE ZONING OF THE PARCELS DIRECTLY SOUTH

AND WITH THE FUTURE LAND USE CLASSIFICATION OF THE PARCEL TO THE NORTH AND ACROSS COOLIDGE HWY

3. Are the site's physical or environmental features suitable for the range of uses permitted in the requested zoning district?

YES, THE ZONING DISTRICT IS DESIGNED FOR MAIN THOROUGHFARES

AND THE LOTS ARE ALONG COOLIDGE HWY JUST NORTH OF 11 MILE.

4. Would the uses permitted in the proposed zoning district be compatible with surrounding uses and zoning, in terms of views, noise, air quality, traffic, density, the environment, drainage, and land values?

YES, AS LOTS IMMEDIATELY TO THE SOUTH ARE CURRENTLY ZONED

GATEWAY CORRIDOR

5. Does the public infrastructure (roads, water and sewer system) have capacity to accommodate the uses permitted in the proposed zoning district?

YES, AS LOTS ARE ALONG COOLIDGE HWY AND HAVE ACCESS
TO THE INFRASTRUCTURE THERE.

6. Provide any additional information that should be considered with your application and request:

THIS REZONING REQUEST IS THE FIRST STEP IN A MULTI-STEP APPROVAL
PROCESS FOR A MULTI-FAMILY DEVELOPMENT ON THE LOTS.

PLEASE NOTE THAT THE SURVEY PROVIDED ALSO INCLUDES TWO LOTS TO THE SOUTH
THAT ARE ALREADY ZONED "GATEWAY CORRIDOR"

PROFESSIONALS WHO PREPARED PLANS:

A. Name: CHRIS ASIALA @ GIFFELS WEBSTER
Mailing Address: 1025 EAST MAPLE ROAD, SUITE 100, BIRMINGHAM, MI 48009
Telephone: [REDACTED]
Email: CASIALA @ GIFFELSWEBSTER.COM
Design Responsibility (engineer, surveyor, architect, etc.): SURVEYOR

B. Name: _____
Mailing Address: _____
Telephone: _____
Email: _____
Design Responsibility: _____

SUBMIT THE FOLLOWING:


1. Fifteen (15) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, or surveyor. If copies are submitted simultaneously for site plan review, then submittal of ten (10) additional copies is not necessary.
2. A pdf file of the plans and any supporting documents, emailed to the Community Development Director.
3. Proof of property ownership (title insurance policy or registered deed with County stamp).


PLEASE NOTE: The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the request may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of the map amendment application.


We encourage applicants to make a presentation of the proposed project to the Planning Commission and City Council, as appropriate. To assist in this effort, we have available for your use at meetings a projector, laptop computer and screen. This will allow the Planning Commission, City Council and audience to give your project the attention it deserves. Planning Commission and City Council meetings are recorded and televised.


PROPERTY OWNER'S APPROVAL: (Initial each line)


 I hereby authorize and give permission for the City of Berkley to install one or more temporary signs on my property, in order to notify the public of the requested public hearing related to the zoning map amendment (rezoning) request.

 I hereby authorize employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above referenced property in relation to the above request.

APPLICANT'S ENDORSEMENT: (Initial each line)

 All information contained therein is true and accurate to the best of my knowledge.


 I acknowledge that the Planning Commission and City Council will not review my application unless all information in this application has been submitted.

 I acknowledge that the City and its employees or appointed or elected officials shall not be held liable for any claims that may arise as a result of acceptance, processing or approval of this application.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.


Signature of Applicant
12/14/2021
Date

GRANT JEFFRIES
Applicant Name (Print)


Signature of Applicant
12/15/21
Date

WAYNE M. WUDYKA
Applicant Name (Print)


Signature of Property Owner Authorizing this Application
Date

WAYNE M. WUDYKA MEMBER ^{WJ.} ~~WJ.~~ Ventures LLC
Property Owner Name (Print)

OFFICE USE ONLY

Received _____ Receipt # _____ Meeting Date _____ Case # _____

Fee: \$750

	SECTION LINE
	E/ PAVEMENT
	CURB
	E/ GRAVEL
	CL. ROAD
	E/ WALK
	RAILROAD
	E/ BRICK
	MISC. LINE
	FENCE
	GUARD RAIL
	WALL
	BLDG. LINE
	OVERHEAD WIRES
	RAILING
	OVERHANG LINE
	T/ BANK
	B/ BANK
	CL. DITCH/STREAM
	SHRUB LINE
	TREE LINE
	WATER EDGE
	WETLAND LINE
	STORM LINE
	SAN. LINE
	WATER LINE
	GAS LINE
	UGE
	UGT
	UG CABLE TV LINE
	PAINT STRIPE
	COMBINED SEWER
	PLD LINE
	STEAM LINE
	ELECTRIC OVERHEAD
	TELEPHONE OVERHEAD

- | | | | | | |
|--|---------------------------|--|------------------------------|--|----------------------------|
| | SAN. MH | | GAS METER | | MISC. TOPO. FEATURE |
| | SAN. CLEAN OUT | | GAS RISER | | SURVEY CONTROL POINT |
| | SAN. RISER | | GAS VALVE | | FOUND IRON |
| | SAN. PUMP STATION | | GAS MH | | FOUND NAIL |
| | COMB. MH | | TELE. RISER | | F. CUNT CROSS |
| | GATE VALVE | | TELE. MH | | SECTION COR. |
| | HYDRANT | | TELE. CROSS BOX | | FENCE POST |
| | WATER VALVE | | CABLE RISER | | BENCHMARK |
| | WATER METER | | PAY PHONE | | FOUND PIPE |
| | POST INDICATOR VALVE | | MANHOLE | | FOUND MON. |
| | WELL HEAD | | SIGN | | ASPH. |
| | FDC CONNECTION | | CONC. | | CONCRETE |
| | IRRIGATION CONTROL BOX | | A.C. AIR CONDITIONER | | G.C. GUARD POST |
| | STORM MH | | DEODUOUS TREE | | C.L.F. CHAIN-LINK FENCE |
| | CATCH BASIN | | CONIFEROUS TREE | | D.L. DOOR LEDGE |
| | BEEHIVE CB | | DEAD TREE | | F.F. FINISHED FLOOR |
| | CULVERT E.S. | | UTILITY FLAG | | O.H. OVERHANG |
| | ROOF/DOWN SPOUT | | BLDG. CORNER (FIELD LOCATED) | | F.I. FOUND IRON |
| | O.F.FLOW/OUTLET STRUCTURE | | HANDICAP PARKING | | S.I. SET IRON |
| | STORM CLEAN OUT | | WETLAND FLAG | | F.I.P. FOUND IRON PIPE |
| | ROUND CB | | BUSH/SHRUB | | (M) MEASURED |
| | LIGHT POLE | | PARKING METER | | (R) RECORD |
| | UTILITY POLE | | RESIDENTIAL MAILBOX | | F.M. FOUND MONUMENT |
| | ELEC. TRANS. | | U.S. MAILBOX | | S.N. SET NAIL |
| | AIR CONDITIONER | | EXISTING ELEVATION | | CORROGATED METAL PIPE |
| | ELEC. MH | | SOIL BORING | | RCP REINFORCED CONCRETE PI |
| | ELEC. METER | | MONITORING WELL | | G.L. GLAND LIGHT |
| | ELEC. RISER | | LAWN IRRIG. HEAD | | L.S. LANDSCAPING |
| | TRAFFIC CONTROL BOX | | CENTERLINE R.R. TRACK | | ENCROACHMENT |
| | STEAM MH | | | | |
| | PUBLIC LIGHTING MH | | | | |

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/ OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

(NAVD88) DATUM.

BENCH MARK 1

ARROW ON HYDRANT (1996), LOCATED ON THE WEST SIDE OF COOLIDGE
HIGHWAY, +/- 3.5 FEET OFF OF THE BACK OF CURB, AND +/- 36 FEET
SOUTH OF COLUMBIA ROAD.

ELEVATION=672.66'

(SHOWN GRAPHICALLY)

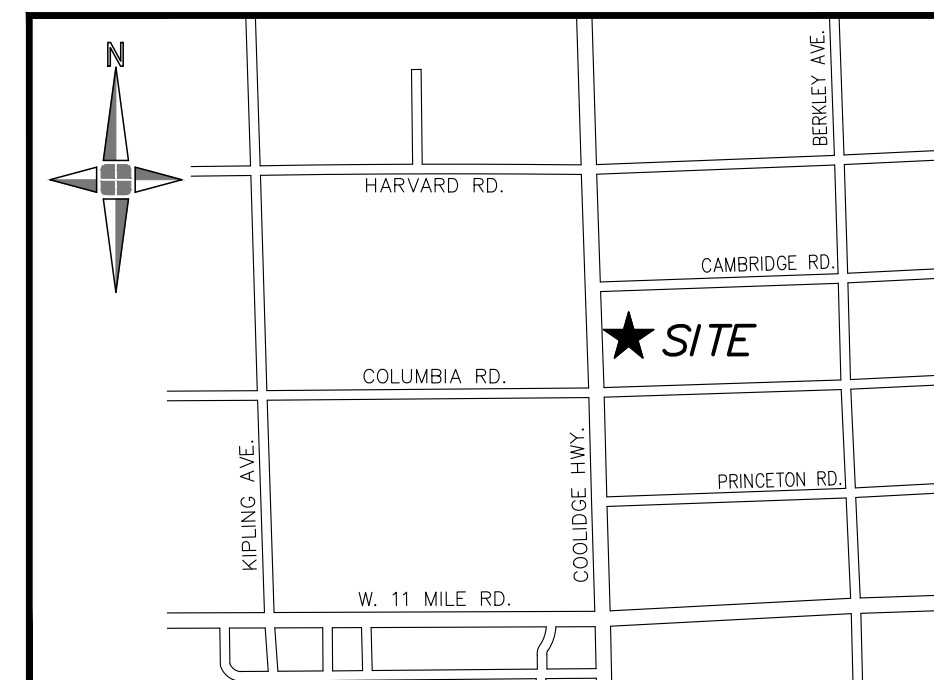
BENCH MARK 2

SE BOLT IN A LIGHT POLE BASE, LOCATED ON THE WEST SIDE OF COOLIDGE
HIGHWAY, +/- 3 FEET OFF OF THE BACK OF CURB, AND +/- 150 FEET NORTH
OF COLUMBIA ROAD.

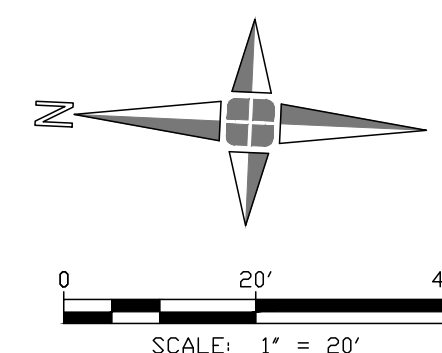
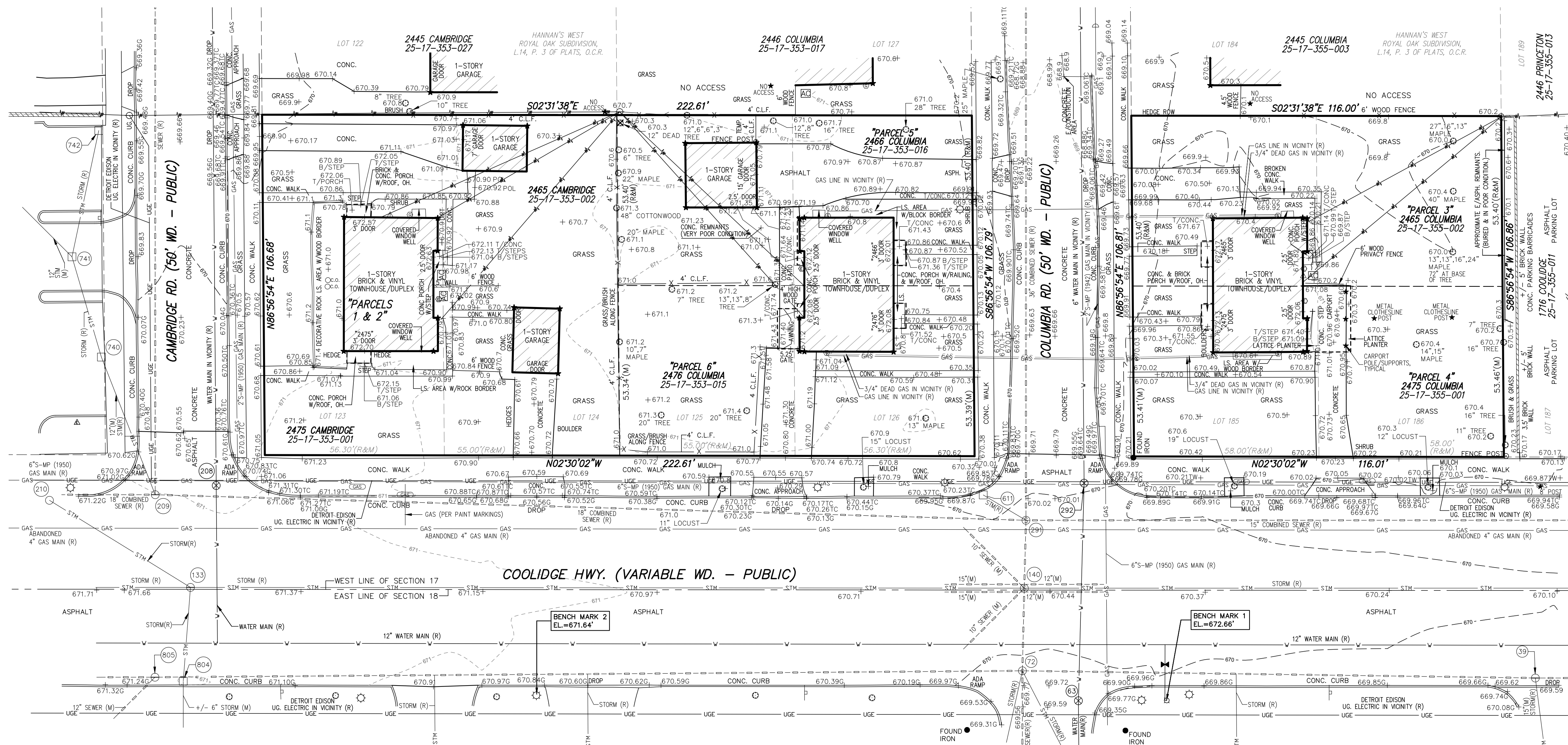
ELEVATION=671.64'

(SHOWN GRAPHICALLY)

- SURVEY IN ACCORDANCE WITH TITLE COMMITMENT NO. 212233250-LP, ISSUED BY BELL TITLE AGENCY, DATED AUGUST 17, 2021
- TELEPHONE, CABLE TV, STEAM, AND PUBLIC LIGHTING UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THE FOLLOWING WERE UTILIZED FOR THE REPRESENTATION OF CONDUIT, IN THIS DRAWING:
 - CONSUMERS ENERGY RECORD DRAWINGS.
GAS LEAK LOCATION SHOULD BE CONSIDERED AS APPROXIMATE. CONTACT MISS DIG TO LOCATE ALL CONDUIT, PRIOR TO CONSTRUCTION.
 - THE CITY OF BERKLEY WATER, SEWER, AND STORM RECORD DRAWING.
DUE TO THE SCHEMATIC NATURE OF THIS RECORD, PRECISE LOCATION OF CONDUIT CANNOT BE DETERMINED. CONDUIT LOCATION, IN THIS DRAWING, SHOULD BE CONSIDERED AS APPROXIMATE. CONTACT MISS DIG TO LOCATE ALL CONDUIT, PRIOR TO ANY CONSTRUCTION.
 - OLDER DETROIT EDISON RECORD DRAWINGS.
THESE RECORD DRAWINGS ARE NOT CURRENT, CONDUIT MAY EXIST, ALTHOUGH NOT DEPICTED. IN ADDITION, DUE TO THE SCHEMATIC NATURE OF THESE RECORDS, PRECISE LOCATION CANNOT BE DETERMINED. CONDUIT LOCATION SHOULD BE CONSIDERED AS APPROXIMATE, WHERE NOT FIELD LOCATED. CONTACT MISS DIG TO LOCATE ALL CONDUIT, PRIOR TO ANY CONSTRUCTION.
 - OLDER LEVEL 3/CENTURY LINK DRAWING.
CONDUIT IS SHOWN, IN THIS RECORD, AS BEING OUTSIDE OF THE SCOPE OF THIS DRAWING. HOWEVER, AS THIS RECORD DRAWING IS NOT CURRENT, CONDUIT MAY EXIST, ALTHOUGH NOT DEPICTED. CONTACT MISS DIG TO LOCATE ALL CONDUIT, PRIOR TO ANY CONSTRUCTION.
- MEASURED BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH (2113), NAD83.
- SEE SHEET 2 FOR STRUCTURE LIST.



LOCATION MAP
(NOT TO SCALE)



1025 East Maple Road
Suite 100
Birmingham, MI 48009
p (248) 852-3100
f (313) 962-5068
www.giffelswebster.com

Executive:	J.N.R.
Manager:	C.A.A.
Designer:	S.L.B.
Quality Control:	C.A.A.
Section:	17

T-01-N R-11-E

Professional Seal:



Know what's below.
Call before you dig

[illegible]

Developed For:

TOPOGRAPHIC
& BOUNDARY
SURVEY

COOLIDGE
APARTMENTS

CITY OF BERKLEY
OAKLAND COUNTY
MICHIGAN

Date:	11.02.21
Scale:	1"=20'
Sheet:	1 OF 2
Project:	20108.00

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prior written consent of Giffels Webster.

Executive:	J.N.R.
Manager:	C.A.A.
Designer:	S.L.B.
Quality Control:	C.A.A.
Section:	17
T-01-N R-11-E	

A circular professional seal for Christopher Andrew Asiala, a Licensed Professional Surveyor in the State of Michigan. The seal features a double-lined border. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars. The inner circle contains the name "CHRISTOPHER ANDREW ASIALA", the title "PROFESSIONAL SURVEYOR", and the license number "No. 4001049376".

Know what's below.
Call before you dig.

Developed For

CITY OF BERKLEY
OAKLAND COUNTY
MICHIGAN

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prior written consent of Giffels Webster.

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
39	STORM MANHOLE	CL. 15" CHANNEL	669.49	-12.23	657.26	NORTH & SOUTH. FLOWS NORTH.	
		15"	669.49	-7.14	662.35	WEST	
63	GATE VALVE	T/VALVE	669.60	-3.48	666.12		
72	COMBINED MANHOLE	18"	669.89	-13.50	656.39	NORTH	
		CL. 36" CHANNEL	669.89	-14.10	655.79	EAST & WEST. FLOWS EAST.	
		18"	669.89	-13.52	656.37	SOUTH	
133	STORM MANHOLE	CL. 15" CHANNEL	671.51	-6.20	665.31	NORTH & SOUTH. FLOWS SOUTH.	
		10"	671.51	-5.05	666.46	NORTHEAST	
			671.51	-4.90	666.61	WEST	
140	SANITARY MANHOLE	10"	670.46	-5.00	665.46	NORTHWEST	
		15"	670.46	-6.80	663.66	NORTH	
			670.46	-12.55	657.91	NORTH	
		10"	670.46	-5.30	665.16	NORTHEAST	
		CL. 36" CHANNEL	670.46	-14.90	655.56	EAST & WEST. FLOWS EAST.	
		12"	670.46	-6.60	663.86	SOUTH	
			670.46	-12.20	658.26	SOUTH	
		T/VALVE	670.84	-4.05	666.79		
208	GATE VALVE	18"	671.01	-12.85	658.16	NORTH	
209	STORM MANHOLE	12"	671.01	-9.60	661.41	EAST-NORTHEAST	
			671.01	-12.25	658.76	EAST	
		18"	671.01	-13.00	658.01	SOUTH. FLOWS SOUTH.	
210	UNKNOWN MANHOLE	6" PVC	671.03	-3.77	667.26	SOUTHWEST	INVERT PLUS OR MINUS. HEAVILY OFFSET. NO OTHER PIPES VISIBLE. FULL OF WATER.
291	SANITARY MANHOLE	18"	670.10	-13.85	656.25	NORTH	
		12" PVC	670.10	-3.85	666.25	NORTHEAST	
		CL. 36" CHANNEL	670.10	-14.80	655.30	EAST & WEST	
		18"	670.10	-13.40	656.70	SOUTH	
		T/WATER	669.74	-1.10	668.64		
292	GATE VALVE	T/VALVE	669.74	-3.98	665.76		INVERT PLUS OR MINUS. UNABLE TO DEFINITELY DETERMINE T/VALVE.
611	CATCH BASIN	12"	669.84	-3.32	666.52	SOUTHWEST	NO OTHER PIPES VISIBLE. FULL OF WATER.
740	CATCH BASIN	12"	670.33	-8.00	662.33	EAST-NORTHEAST	NO OTHER PIPES VISIBLE
741	CATCH BASIN	12"	670.31	-6.67	663.64	NORTHEAST	NO OTHER PIPES VISIBLE
		10"	670.31	-6.27	664.04	EAST	NO OTHER PIPES VISIBLE
		12"	670.31	-7.87	662.44	WEST-SOUTHWEST	NO OTHER PIPES VISIBLE
742	CATCH BASIN	10"	669.37	-3.78	665.59	WEST	24" DIAMETER STRUCTURE
804	CATCH BASIN	10"	670.97	-3.90	667.07	EAST. FLOWS EAST.	
		+/- 6"	670.97	-3.02	667.95	WEST	
		12"	671.14	-12.30	658.84	NORTHWEST	
805	STORM MANHOLE	18" CHANNEL	671.14	-13.18	657.96	NORTH & SOUTH. FLOWS SOUTH.	

NO SCHEDULE B - II. EXCEPTIONS, LISTED.

LIBER 43669 PG 490

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

DEC 16 2011

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

1.00

WARRANTY DEED

229054
LIBER 43669 PAGE 490
\$16.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$602.00 TRANSFER TX COMBINED
12/16/2011 10:29:12 A.M. RECEIPT# 101903

PAID RECORDED - OAKLAND COUNTY
BILL BULLARD JR., CLERK/REGISTER OF DEEDS

(Platted/Condominium)

Drafted By:
Justin Covent, Successor Trustee
1006 Mclean Ave
Royal Oak, MI 48067

Return To:
W J Ventures, LLC
2060 Coolidge
Berkley, MI 48072

Send Tax Bills To:
W J Ventures, LLC
2060 Coolidge
Berkley, MI 48072

Recording Fee: \$
File Number: 561269

State Transfer Tax: \$525.00
County Transfer Tax: \$77.00

Tax Parcel No.: 25-17-353-001, 25-17-353-002

Know All Persons by These Presents: That **Justin Covent, Successor Trustee of the James S. Marshall Revocable Trust Dated July 26, 2001, as amended**
whose address is 1006 Mclean Ave, Royal Oak, MI 48067

Convey(s) and Warrant(s) to **W J Ventures, LLC, a Michigan limited liability company**
whose address is 2060 Coolidge, Berkley, MI 48072

the following described premises situated in the City of **Berkley**, County of **Oakland**, State of Michigan, to wit:
(SEE ATTACHED EXHIBIT A)

More commonly known as: **2465-75 Cambridge Road, Berkley, MI**
For the full consideration of: **seventy thousand Dollars (\$70,000.00)**

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.

STATE OF
MICHIGAN
OAKLAND
12/16/2011
101903



REAL ESTATE
TRANSFER TAX
\$77.00 CD
\$525.00 ST
715723

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2011 DEC -9 AM 11:01
JP CS
1-ent

O.K. - L.G.



First American Title Insurance Company

METROPOLITAN

LIBER 43669 PG 49

(Attached to and becoming a part of Warranty Deed dated: November 30, 2011 between Justin Covent, Successor Trustee of the James S. Marshall Revocable Trust Dated July 26, 2001, as amended, as Seller(s) and W J Ventures, LLC, a Michigan limited liability company, as Purchaser(s).)

Dated this November 30, 2011.

Seller(s):

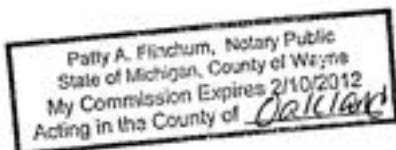
Justin Covent, Successor Trustee of the
James S. Marshall Revocable Trust Dated
July 26, 2001, as amended

Justin Covent
Justin Covent, Successor Trustee

State of Michigan

County of OAKLAND

The foregoing instrument was acknowledged before me
this November 30, 2011 by Justin Covent, Successor
Trustee of the James S. Marshall Revocable Trust Dated
July 26, 2001, as amended.



Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

LIBER 3669 PCL 92

(Attached to and becoming a part of Warranty Deed dated: November 30, 2011 between Justin Covent, Successor Trustee of the James S. Marshall Revocable Trust Dated July 26, 2001, as amended, as Seller(s) and W J Ventures, LLC, a Michigan limited liability company, as Purchaser(s).)

EXHIBIT A

Land situated in the City of Berkley, County of Oakland, State of Michigan, described as follows:

Lots 123 and 124, except that portion now included in Coolidge Highway, HANNAN'S WEST ROYAL OAK SUBDIVISION, according to the plat thereof as recorded in Liber 14 of Plats, page 3, of Oakland County Records.

Tax Item Nos.
25-17-353-001
25-17-353-002

14003

Tax Parcel Number: 25-17-353-001, 25-17-353-002

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
paid on the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

JUN 19 2009

PATRICK M. DOHANY, County Treasurer
Sec. 135, Act 206, 1893 as amended

1.00

LIBER 41262 PG 176

158900

113344
LIBER 41262 PAGE 176
\$13.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$1.00 TRANSFER TX COMBINED
06/19/2009 08:07:50 P.M. RECEIPT# 49752

WARRANTY DEED

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

Wayne M. Wudyka and Andrea Wudyka, husband and wife, whose address is 473 Puritan Ave.,
Birmingham, MI 48009, convey and warrant to W J Ventures, LLC, a Michigan limited liability
company, whose address is 2060 Coolidge Hwy., Berkley, MI 48072, the following described
property located in the City of Berkley, Oakland County, Michigan:

See Exhibit A attached hereto

for the sum of One Dollar (\$1.00)

subject to existing mortgages, building and use restrictions, easements and zoning ordinances, if
any.

Dated: June 16, 2009

Signed:

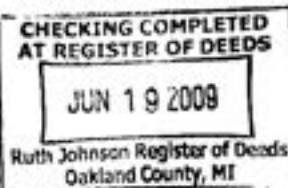
Wayne M. Wudyka

Andrea Wudyka

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2009 JUN 19 PM 12:44

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

The foregoing instrument was acknowledged before me on June 16, 2009, by Wayne M.
Wudyka and Andrea Wudyka, husband and wife.



Name of notary:
County:
Commission expiration:

Signature of notary public

Michael J. Weisberg, Notary Public
State of Michigan, County of Oakland
My Commission Expires 2/7/2012
Acting in the County of Oakland

Drafted by:
Michael J. Weisberg, Esq.
Ishbia & Gagleard, P.C.
251 Merrill St., 2nd Floor
Birmingham, MI 48009

Send subsequent
tax bills to:
Grantee

When recorded, return to:
Michael J. Weisberg, Esq.
Ishbia & Gagleard, P.C.
251 Merrill St., 2nd Floor
Birmingham, MI 48009 O.K. - GK

Recording fee:
\$21.00

from
I & G. Access file

Transfer tax:
Exempt under MCL
Sections 207.505(a) and
207.526(a)

1700
400
NO REV
State / County

LIBER 41262 PG 177

This is Page 2 of 2 Pages of a Warranty Deed dated June 16, 2009 from Wayne M. Wudyka and Andrea Wudyka, husband and wife, to W J Ventures, LLC, a Michigan limited liability company.

Exhibit A

Legal Description

The land referred to in this document is described as follows:

Parcel 1:

East 53.4 feet of Lots 185 and 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2465 Columbia, Berkley, MI 48072

14003

Parcel 2:

Lots 185 and 186, except East 53.40 feet of each, also except West 10.19 feet of Lot 185 and West 10.17 feet of Lot 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2475 Columbia, Berkley, MI 48072

Parcel 3:

East 53.4 feet of Lots 125 and 126, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2466 Columbia, Berkley, MI 48072

Parcel 4:

Lots 125 and 126, except the East 53.40 feet of each, also except West 10.25 feet of Lot 125, also except West 10.23 feet of Lot 126, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2476 Columbia, Berkley, MI 48072

Tax Item No. 25-17-355-002 (Parcel 1), 25-17-355-001 (Parcel 2),
25-17-353-016 (Parcel 3), and 25-17-353-015 (Parcel 4)

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

JUN 19 2009

1.00

PATRICK M. DOHANY, County Treasurer
Sec. 135, Act 206, 1893 as amended

006842

LIBER 41262 PG 174

113343

LIBER 41262 PAGE 174
\$13.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$1.00 TRANSFER TX COMBINED
06/19/2009 01:07:45 P.M. RECEIPT# 49752

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

WARRANTY DEED

Wayne M. Wudyka, a married man, whose address is 473 Puritan Ave., Birmingham, MI 48009,
conveys and warrants to Wayne M. Wudyka and Andrea Wudyka, husband and wife, whose
address is 473 Puritan Ave., Birmingham, MI 48009, the following described property located in the
City of Berkley, Oakland County, Michigan:

See Exhibit A attached hereto

for the sum of One Dollar (\$1.00)

subject to existing mortgages, building and use restrictions, easements and zoning ordinances, if
any.Dated: June 16, 2009

Signed:

Wayne M. Wudyka

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2009 JUN 19 PM 12:43

The foregoing instrument was acknowledged before me on June 16, 2009, by Wayne M.

Michael J. Weisberg
Signature of notary public

Name of notary:
County:
Commission expiration:

Michael J. Weisberg, Notary Public
State of Michigan, County of Oakland
My Commission Expires 2/7/2012
Acting in the County of Oakland

Drafted by:
Michael J. Weisberg, Esq.
Ishbia & Gagleard, P.C.
251 Merrill St., 2nd Floor
Birmingham, MI 48009

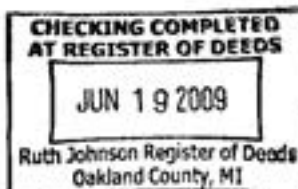
Send subsequent
tax bills to:
Grantee

When recorded, return to:
Michael J. Weisberg, Esq.
Ishbia & Gagleard, P.C.
251 Merrill St., 2nd Floor
Birmingham, MI 48009

O.K. - GK

Recording fee:
\$21.00

Transfer tax:
Exempt under MCL
Sections 207.505(a) and
207.526(a)



IdG from Process K. To

*170
400
NO state
or county
REV*

LIBER 41262 PG 175

This is Page 2 of 2 Pages of a Warranty Deed dated June 16, 2009 from Wayne M. Wudyka, a married man, to Wayne M. Wudyka and Andrea Wudyka, husband and wife.

Exhibit A

Legal Description

The land referred to in this document is described as follows:

Parcel 1:

East 53.4 feet of Lots 185 and 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2465 Columbia, Berkley, MI 48072

14003

Parcel 2:

Lots 185 and 186, except the East 53.40 feet of each, also except West 10.19 feet of Lot 185 and West 10.17 feet of Lot 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2475 Columbia, Berkley, MI 48072

Parcel 3:

East 53.4 feet of Lots 125 and 126, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2466 Columbia, Berkley, MI 48072

Parcel 4:

Lots 125 and 126, except the East 53.40 feet of each, also except West 10.25 feet of Lot 125, also except West 10.23 feet of Lot 126, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2476 Columbia, Berkley, MI 48072

Tax Item No. 25-17-355-002 (Parcel 1), 25-17-355-001 (Parcel 2),
25-17-353-016 (Parcel 3), and 25-17-353-015 (Parcel 4)

LIBER 40172 PG 879

OAKLAND COUNTY TREASURER'S CERTIFICATE
 I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument, as appears by the records in the office, except as stated.

MAR 06 2008

PATRICK M. O'HANLY, County Treasurer
 SMC: 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

002191

WARRANTY DEED

The Grantor, Anthony DeCesco as Trustee of the Anthony DeCesco Revocable Trust whose address is 26215 W. Chicago, Redford, MI 48239, conveys and warrants to, Wayne M. Wudyka (on behalf of an entity to be formed), whose address is 2060 Coolidge Highway, Berkley, MI 48072, the following described premises situated in the City of Berkley, Oakland County of, State of Michigan:

Land situated in the City of Berkley, Oakland County, Michigan:

East 53.4 feet of Lots 185 and 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records.

2465 Columbia

COMMONLY KNOWN AS: 2465 Columbia, Berkley, MI 48072

TAX ID NUMBER: 25-17-355-002

For the Full Consideration of Seventy Seven Thousand and 00/100 Dollar(s) (\$77,000.00) subject to building and use restrictions and easements of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining thereto.

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.

Dated this 30th day of January, 2008.

Signed by:

Anthony DeCesco as Trustee of the Anthony DeCesco Revocable Trust

By Anthony DeCesco
 Anthony DeCesco, Trustee

CHECKING COMPLETED AT REGISTER OF DEEDS
MAR 20 2008
 Ruth Johnson Register of Deeds
 Oakland County, MI

STATE OF Michigan

COUNTY OF Oakland

I, Angelo D. Macreano, a Notary Public of the County and State first above written, do hereby certify that Anthony DeCesco as Trustee of the Anthony DeCesco Revocable Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of January, 2008.

Angelo D. Macreano
 Notary Public

My Commission Expires: 08/02/08

(SEAL)

Prepared by:
 Anthony DeCesco as Trustee of the Anthony DeCesco Revocable Trust
 26215 W. Chicago
 Redford, MI 48239

Assisted by:
 Triumph Title Agency, Inc.
 42676 Woodward Ave.
 Bloomfield Hills, MI 48304

When Recorded ~~Mar 11~~
 Wayne M. Wudyka (on behalf of an entity to be formed)
 2060 Coolidge Highway
 Berkley, MI 48072

RECEIVED
MAR 20 2008
 Ruth Johnson Register of Deeds
 Oakland County, MI

LIBER 40172 PAGE 879
\$10.00 DEED - COMBINED
\$4.00 REDEMPTION
\$462.20 TRANSFER TX COMBINED
04/04/2008 09:03:20 A.M. RECEIPT# 3046P

PAID **RECORDED - OAKLAND COUNTY**
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

14003

TT217050710
\$15.00
\$84.70
\$577.50

O.K. - MH

IP R CS TRI

Record with Post 1 in & Forward

LIBER 40105 PG 413

OAKLAND COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the STATE or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

FEB 14 2008

PATRICK M. DOHARY, County Treasurer
Sec. 105, Pub. Act 180, 1939 89 44400000

46963

LIBER 40105 PAGE 413
\$10.00 DEED - COMBINED
\$4.00 REDEMPTIONATION
\$470.00 TRANSFER TX COMBINED
03/14/2008 09:38:20 A.M. RECEIPT# 24013



PAID - RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

001489

WARRANTY DEED

The Grantor, Lowe Investments LLC whose address is 7431 Lake Forest Drive, Clarkston, MI 48346, conveys and warrants to, Wayne M. Wudyka (on behalf of an entity to be formed), whose address is 2060 Coolidge Highway, Berkley, MI 48072, the following described premises situated in the City of Berkley, Oakland County of, State of Michigan:

Land situated in the City of Berkley, Oakland County, Michigan:

Lots 185 and 186, except East 53.40 feet of each, also except West 10.19 feet of Lot 185 and West 10.17 feet of Lot 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records.

2475 Columbia

COMMONLY KNOWN AS: 2475 Columbia, Berkley, MI 48072

TAX ID NUMBER: 25-17-355-001

For the Full Consideration of Seventy Eight Thousand and 00/100 Dollar(s) (\$78,000.00) subject to building and use restrictions and easements of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto.

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.

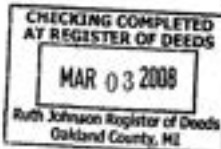
Dated this 30th day of January, 2008.



Signed by:

Lowe Investments LLC

BY: *Jan M. Lowe*
Jan M. Lowe, PRESIDENT



STATE OF Michigan

COUNTY OF Oakland

I, Angelo D. Macreano, a Notary Public of the County and State first above written, do hereby certify that Jan M. Lowe, President of Lowe Investments LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

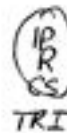
Witness my hand and official seal, this the 30th day of January, 2008.

Notary Public

My Commission Expires: 08/02/08

(SEAL)

ANGELO D. MACREANO, Notary Public
State of Michigan, County of Oakland
My Commission Expires August 2, 2008
Residing in the County of OAKLAND



O.K. - MM

Prepared by: *Jan Lowe*
Lowe Investments LLC
7431 Lake Forest Drive
Clarkston, MI 48346

Assisted by:
Triumph Title Agency, Inc.
42676 Woodward Ave.
Bloomfield Hills, MI 48304

When Recorded Mailto:

Wayne M. Wudyka (on behalf of an entity to be formed)
2060 Coolidge Highway
Berkley, MI 48072

TT217040710
\$15.00
\$85.80



OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
paid on the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

JUN 19 2009

PATRICK M. DOHANY, County Treasurer
Sec. 135, Act 206, 1893 as amended

1.00

LIBER 41262 PG 176

158900

113344
LIBER 41262 PAGE 176
\$13.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$1.00 TRANSFER TX COMBINED
06/19/2009 08:07:50 P.M. RECEIPT# 49752

WARRANTY DEED

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

Wayne M. Wudyka and Andrea Wudyka, husband and wife, whose address is 473 Puritan Ave.,
Birmingham, MI 48009, convey and warrant to W J Ventures, LLC, a Michigan limited liability
company, whose address is 2060 Coolidge Hwy., Berkley, MI 48072, the following described
property located in the City of Berkley, Oakland County, Michigan:

See Exhibit A attached hereto

for the sum of One Dollar (\$1.00)

subject to existing mortgages, building and use restrictions, easements and zoning ordinances, if
any.

Dated: June 16, 2009

Signed:

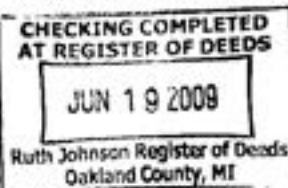
Wayne M. Wudyka

Andrea Wudyka

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2009 JUN 19 PM 12:44

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

The foregoing instrument was acknowledged before me on June 16, 2009, by Wayne M.
Wudyka and Andrea Wudyka, husband and wife.



Name of notary:

County:

Commission expiration:

Signature of notary public

Michael J. Weisberg, Notary Public
State of Michigan, County of Oakland
My Commission Expires 2/7/2012
Acting in the County of Oakland

Drafted by:
Michael J. Weisberg, Esq.
Ishbia & Gagleard, P.C.
251 Merrill St., 2nd Floor
Birmingham, MI 48009

Send subsequent
tax bills to:
Grantee

When recorded, return to:
Michael J. Weisberg, Esq.
Ishbia & Gagleard, P.C.
251 Merrill St., 2nd Floor
Birmingham, MI 48009 O.K. - GK

Recording fee:
\$21.00

from
I & G. Access file

Transfer tax:
Exempt under MCL
Sections 207.505(a) and
207.526(a)

1700
400
NO REV
State / County

LIBER 41262 PG 177

This is Page 2 of 2 Pages of a Warranty Deed dated June 16, 2009 from Wayne M. Wudyka and Andrea Wudyka, husband and wife, to W J Ventures, LLC, a Michigan limited liability company.

Exhibit A

Legal Description

The land referred to in this document is described as follows:

Parcel 1:

East 53.4 feet of Lots 185 and 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2465 Columbia, Berkley, MI 48072

14003

Parcel 2:

Lots 185 and 186, except East 53.40 feet of each, also except West 10.19 feet of Lot 185 and West 10.17 feet of Lot 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2475 Columbia, Berkley, MI 48072

Parcel 3:

East 53.4 feet of Lots 125 and 126, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2466 Columbia, Berkley, MI 48072

Parcel 4:

Lots 125 and 126, except the East 53.40 feet of each, also except West 10.25 feet of Lot 125, also except West 10.23 feet of Lot 126, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2476 Columbia, Berkley, MI 48072

Tax Item No. 25-17-355-002 (Parcel 1), 25-17-355-001 (Parcel 2),
25-17-353-016 (Parcel 3), and 25-17-353-015 (Parcel 4)

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

JUN 19 2009

1.00

PATRICK M. DOHANY, County Treasurer
Sec. 135, Act 206, 1893 as amended

006842

LIBER 41262 PG 174

113343

LIBER 41262 PAGE 174
\$13.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$1.00 TRANSFER TX COMBINED
06/19/2009 01:07:45 P.M. RECEIPT# 49752

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

WARRANTY DEED

Wayne M. Wudyka, a married man, whose address is 473 Puritan Ave., Birmingham, MI 48009,
conveys and warrants to Wayne M. Wudyka and Andrea Wudyka, husband and wife, whose
address is 473 Puritan Ave., Birmingham, MI 48009, the following described property located in the
City of Berkley, Oakland County, Michigan:

See Exhibit A attached hereto

for the sum of One Dollar (\$1.00)

subject to existing mortgages, building and use restrictions, easements and zoning ordinances, if any.

Dated: June 16, 2009

Signed:

Wayne M. Wudyka

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2009 JUN 19 PM 1:43

The foregoing instrument was acknowledged before me on June 16, 2009, by Wayne M.

Michael J. Weisberg
Signature of notary public

Name of notary:
County:
Commission expiration:

Michael J. Weisberg, Notary Public
State of Michigan, County of Oakland
My Commission Expires 2/7/2012
Acting in the County of Oakland

Drafted by:
Michael J. Weisberg, Esq.
Ishbia & Gagleard, P.C.
251 Merrill St., 2nd Floor
Birmingham, MI 48009

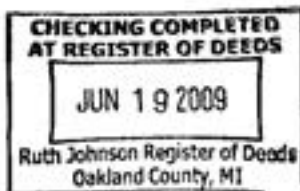
Send subsequent
tax bills to:
Grantee

When recorded, return to:
Michael J. Weisberg, Esq.
Ishbia & Gagleard, P.C.
251 Merrill St., 2nd Floor
Birmingham, MI 48009

O.K. - GK

Recording fee:
\$21.00

Transfer tax:
Exempt under MCL
Sections 207.505(a) and
207.526(a)



IdG from Process K. To

*170
400
NO state or county
REV*

LIBER 41262 PG 175

This is Page 2 of 2 Pages of a Warranty Deed dated June 16, 2009 from Wayne M. Wudyka, a married man, to Wayne M. Wudyka and Andrea Wudyka, husband and wife.

Exhibit A

Legal Description

The land referred to in this document is described as follows:

Parcel 1:

East 53.4 feet of Lots 185 and 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2465 Columbia, Berkley, MI 48072

14003

Parcel 2:

Lots 185 and 186, except the East 53.40 feet of each, also except West 10.19 feet of Lot 185 and West 10.17 feet of Lot 186, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2475 Columbia, Berkley, MI 48072

Parcel 3:

East 53.4 feet of Lots 125 and 126, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2466 Columbia, Berkley, MI 48072

Parcel 4:

Lots 125 and 126, except the East 53.40 feet of each, also except West 10.25 feet of Lot 125, also except West 10.23 feet of Lot 126, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page 3 of Plats, Oakland County Records,

Commonly known as: 2476 Columbia, Berkley, MI 48072

Tax Item No. 25-17-355-002 (Parcel 1), 25-17-355-001 (Parcel 2),
25-17-353-016 (Parcel 3), and 25-17-353-015 (Parcel 4)

OAKLAND COUNTY TREASURER'S CERTIFICATE
 I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.

Jul 25 2007

1.00 E-File

Sec. 135, Act 206, 1893 as amended
 PATRICK M. DOHANY, County Treasurer

LIBER: 39395 PAGE: 288

0165241

LIBER: 39395 PAGE: 288
 \$93.00 DEED - COMBINED
 \$4.00 RECONVEYANCE
 \$756.80 TRANSFER TX COMBINED
 07/25/2007 04:47:25 P.M. RECEIPT# 0077346
 PAID RECORDED - OAKLAND COUNTY
 RUTH JOHNSON, CLERK/REGISTER OF DEEDS

STATE OF MICHIGAN
 OAKLAND
 67725/2007
 0077346



**REAL ESTATE
 TRANSFER TAX**
 \$96.80 CO.
 \$660.00 ST
 475817

WARRANTY DEED - Statutory Form

KNOW ALL MEN BY THESE PRESENTS: That Michael J. Puppen, a single man, whose address is 2486 Columbia, Berkley, MI 48072, Convey(s) and Warrant(s) to Wayne M. Wudyka, a married man, whose address is 2060 Coolidge, Berkley, MI 48072, the following described premises situated in the City of Berkley, County of Oakland and State of Michigan, to-wit:

East 53.40 feet of Lots 125 and 126, Hannah's West Royal Oak Subdivision, as recorded in Liber 14, Page(s) 3 of Plats, Oakland County Records.

More commonly known as: 2486 Columbia Road, Berkley, MI 48072

Tax Item No. 25-17-353-016

for the full consideration of Eighty Eight Thousand and 00/100 Dollars—(\$88,000.00),

Subject to the existing building and use restrictions, easements, and zoning ordinances of record.

Dated this 11th day of July, 2007

Witnesses:

Signatures:

Michael J. Puppen
 Michael J. Puppen

STATE OF MICHIGAN
 COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this July 11, 2007, by Michael J. Puppen, a single man.

Carol A. Colbert

Notary Public, Carol A. Colbert
 Oakland County, Michigan
 Acting in Oakland County
 My Commission Expires: 01/30/13

Drafted By:
 Kelly Sweeney
 Weir Manuel Realtors
 298 S. Old Woodward
 Birmingham, MI 48009

Return To:
 Wayne M. Wudyka

2486 Columbia Road
 Berkley, MI 48072

COUNTY TREASURER'S CERTIFICATE

CITY TREASURER'S CERTIFICATE

Recording Fee: 14.00

State Transfer Tax: 756.80

Send subsequent tax bills to:

366125-WMR



Phillip R. Seaver Title Company, Inc.

A Title Insurance Agency

42651 Woodward Avenue, Bloomfield Hills, MI 48304 (248)338-7135

E-RECORDED

OAKLAND COUNTY TREASURER'S CERTIFICATE
 I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.

Jul 25 2007

1.00 E-File

Sec. 135, Act 206, 1993 as amended
 PATRICK M. DOHANY, County Treasurer

LIBER: 39395 PAGE: 287

STATE OF MICHIGAN
 OAKLAND
 677345



REAL ESTATE
TRANSFER TAX
 \$88.00 CO.
 \$600.00 ST
 476816

0165240

LIBER: 39395 PAGE: 287
 \$93.00 DEED - COMBINED
 \$4.00 REINSTATEMENT
 \$888.00 TRANSFER TX COMBINED
 07/25/2007 04:47:25 P.M. RECEIPT# 0077345
 PAID - RECORDED - OAKLAND COUNTY
 RUTH JOHNSON, CLERK/REGISTER OF DEEDS

WARRANTY DEED - Statutory Form

KNOW ALL MEN BY THESE PRESENTS: That Martha Barrett-Londeck, whose address is 18211 Devonshire, Beverly Hills, MI 48025, Convey(s) and Warrant(s) to Wayne Wudyka, a married man, whose address is 2060 Coolidge, Berkley, MI 48072, the following described premises situated in the City of Berkley, County of Oakland and State of Michigan, to-wit:

Lot(s) 125 and 126, EXCEPT the East 53.40 feet of each, ALSO EXCEPT West 10.25 feet of Lot 125, ALSO EXCEPT West 10.23 feet of Lot 126, Hannan's West Royal Oak Subdivision, as recorded in Liber 14, Page(s) 3 of Plats, Oakland County Records.

More commonly known as: 2476 Columbia Road, Berkley, MI 48072-1775

Tax Item No. 25-17-353-015

for the full consideration of Eighty Thousand and 00/100 Dollars (\$80,000.00).

Subject to the existing building and use restrictions, easements, and zoning ordinances of record

Dated this 11th day of July, 2007

Witnesses:

Signatures:

Martha Barrett-Londeck
 Martha Barrett-Londeck, formerly known
 as Martha Barrett

STATE OF MICHIGAN
 COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this July 11, 2007, by Martha Barrett-Londeck, formerly known as Martha Barrett, a married woman

Carol A. Colbert

Notary Public, Carol A. Colbert
 Oakland County, Michigan
 Acting in Oakland County
 My Commission Expires: 01/30/13

Drafted By:
 Kelly Sweeney
 Weir Manuel Realtors
 298 S. Old Woodward
 Birmingham, MI 48009

Return To:
 Wayne Wudyka
 2476 Columbia Road
 Berkley, MI 48072-1775

COUNTY TREASURER'S CERTIFICATE

CITY TREASURER'S CERTIFICATE

Recording Fee: 14.00

State Transfer Tax: 688.00

Send subsequent tax bills to:

366066-WMR



Philip R. Seaver Title Company, Inc.

A Title Insurance Agency

42651 Woodward Avenue, Bloomfield Hills, MI 48304 (248)338-7135

JOSHUA A CARROLL
MARCEY ANN CARROLL
2369 CAMBRIDGE RD
BERKLEY MI 48072 1708

W J VENTURES LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

DONALD C SHARER
2445 COLUMBIA RD
BERKLEY MI 48072 1776

TRACEY SANOM
2392 COLUMBIA RD
BERKLEY MI 48072 1715

DOUGLAS RESPECKI
LAURA RESPECKI
2413 CAMBRIDGE RD
BERKLEY MI 48072 1777

ROBERT CONWAY
2413 HARVARD RD
BERKLEY MI 48072 1783

Occupant
2500 COLUMBIA RD
BERKLEY MI 48072 1564

CATE BOSKEE
BRETT BRUSCO
2445 CAMBRIDGE RD
BERKLEY MI 48072 1777

LEANNE K O'HARA
2380 CAMBRIDGE RD
BERKLEY MI 48072 1709

JOHN WHYARD
SHARON WHYARD
4122 CUSTER AVE
ROYAL OAK MI 48073 2435

JONATHAN H TROYER
2391 CAMBRIDGE RD
BERKLEY MI 48072 1708

CHRISTOPHER J STEARNS
JENNIE ROSE STEARNS
2392 CAMBRIDGE RD
BERKLEY MI 48072 1709

ROB MURRELL
CHRISTINE MURRELL
2420 PRINCETON RD
BERKLEY MI 48072 3908

ELAINE PABST
2369 COLUMBIA RD
BERKLEY MI 48072 1714

Occupant
2465 CAMBRIDGE RD
BERKLEY MI 48072 1777

ANNE HORNSBY
2446 COLUMBIA RD
BERKLEY MI 48072 1775

EQUITY HOLDING CO. LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1543

W J VENTURES LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

RICHARD J BASHER
2370 COLUMBIA RD
BERKLEY MI 48072 1715

EQUITY HOLDING CO LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

JOANNE ELAINE BIERWIRTH
2414 CAMBRIDGE RD
BERKLEY MI 48072 1768

Occupant
1919 COOLIDGE HWY
BERKLEY MI 48072 1543

MICHAEL MURPHY
LYNN MURPHY
2427 COLUMBIA RD
BERKLEY MI 48072 1776

CHAD SCHWALB
2428 CAMBRIDGE RD
BERKLEY MI 48072 1768

EQUITY HOLDING CO. LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

CASIMER SOLAK
DONNA SOLAK
2445 HARVARD RD
BERKLEY MI 48072 1783

ZORAN JOVANOVSKI
2427 CAMBRIDGE RD
BERKLEY MI 48072 1777

Occupant
2475 COLUMBIA RD
BERKLEY MI 48072 1776

EDWARD BACAL
2415 COLUMBIA RD
BERKLEY MI 48072 1776

EQUITY HOLDING CO. LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

Occupant
2476 COLUMBIA RD
BERKLEY MI 48072 1775

ROBERT YENKEL
PAULA YENKEL
2369 HARVARD RD
BERKLEY MI 48072 1751

MICHAEL KRYVICKY
2446 PRINCETON RD
BERKLEY MI 48072 3908

W J VENTURES LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

Occupant
2438 COLUMBIA RD
BERKLEY MI 48072 1775

JACQUELYN C BUTLER
2421 CAMBRIDGE RD
BERKLEY MI 48072 1777

Occupant
2475 CAMBRIDGE RD
BERKLEY MI 48072 1777

MARK R LADO
542 ABNER CREEK RD
GREER SC 29651 9039

GARNSEY PROPERTIES LLC
1716 COOLIDGE HWY
BERKLEY MI 48072 3032

W J VENTURES LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

GARRETT H VONK
2360 CAMBRIDGE RD
BERKLEY MI 48072 1709

Occupant
1833 COOLIDGE HWY
BERKLEY MI 48072 3042

Occupant
2428 COLUMBIA RD
BERKLEY MI 48072 1775

GERALD D KLOSE
2446 CAMBRIDGE RD
BERKLEY MI 48072 1768

MICHIGAN STATE UNIVERSITY FEDERAL
3777 WEST RD
EAST LANSING MI 48823 8029

KATHRYN MITCHELL
15955 REEDMERE AVE
BEVERLY HILLS MI 48025 5673

Occupant
2051 COOLIDGE HWY
BERKLEY MI 48072

Occupant
2466 COLUMBIA RD
BERKLEY MI 48072 1775

KEVIN THOMPSON
2380 COLUMBIA RD
BERKLEY MI 48072 1715

LITTLE CEASER ENTERPRISE INC
2211 WOODWARD AVE FL 8TH
DETROIT MI 48201 3440

W J VENTURES LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

SUSAN J THOMAS
2391 HARVARD RD
BERKLEY MI 48072 1751

AARON MERZIN
SHIRLEY MERZIN
1991 COOLIDGE HWY
BERKLEY MI 48072 1543

EILEEN M CONLEY
2414 COLUMBIA RD
BERKLEY MI 48072 1775

Occupant
2427 HARVARD RD
BERKLEY MI 48072 1783

Occupant
1999 COOLIDGE HWY
BERKLEY MI 48072 1543

JOSHUA WALTERS
STEPHANIE WALTERS
2391 COLUMBIA RD
BERKLEY MI 48072 1714

STEVEN JAEGER
SARAH JAEGER
10 THORNBIRD
ALISO VIEJO CA 92656 1937

BERKLEY BISTRO & CAFE
35735 STANLEY DR
STERLING HEIGHTS MI 48312 2663

RICHARD BUZZELL
TAMMY BUZZELL
2428 PRINCETON RD
BERKLEY MI 48072 3908

Occupant
1865 COOLIDGE HWY
BERKLEY MI 48072 3042

RICK BORSON
8459 PINE COVE DR
COMMERCE TOWNSHIP MI 48382 4454

Occupant
2421 HARVARD RD
BERKLEY MI 48072 1783

2421 HARVARD LLC
3581 CUMBERLAND
BERKLEY MI 48072

MICHELLE V SUBU
2379 CAMBRIDGE RD
BERKLEY MI 48072 1708

Occupant
2465 COLUMBIA RD
BERKLEY MI 48072 1776

W J VENTURES LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

Occupant
2033 COOLIDGE HWY
BERKLEY MI 48072 1545

CITI AUTO LLC
18536 HILLCREST ST
LIVONIA MI 48152 3338

Notice is hereby given, that in accordance with the Berkley City Code, Chapter 138 *Zoning*, Article VI *Administration and Enforcement*, Division 3 *Amendments*, a Public Hearing will be held by the Berkley City Planning Commission in the Council Chambers, 3338 Coolidge Highway, Berkley, Michigan on Tuesday, Jan. 25, 2022 at 7:00 PM or as near thereto as the matter may be reached.

Application Number RZ-01-21

Grant Jeffries, regarding 2465 and 2475 Cambridge Road (south side of Cambridge Road, east of Coolidge Highway, Lots 123 and 124, except that portion now included in Coolidge Highway, of Hannan's West Royal Oak Subdivision) and 2466 and 2476 Columbia Road (north side of Columbia Road, east of Coolidge Highway, Lots 125 and 126, except west 10.25 feet of Lot 125 and west 10.23 feet of Lot 126, of Hannan's West Royal Oak Subdivision) is requesting a rezoning from Coolidge District to Gateway District.

At the conclusion of the Public Hearing, the City Planning Commission will make recommendation to the City Council regarding the rezoning. The City Council will hear the rezoning request and make the final determination on the proposal.

Comments regarding the proposed rezoning may be made in person on the night of the Public Hearing or may be made in writing. All written comments must be in the hands of the Building Department before 7:00 PM on the date of the Public Hearing.

THE CITY OF BERKLEY
Building Department
3338 Coolidge Highway, Berkley, Michigan 48072
(248) 658-3320

NOTICE OF PUBLIC HEARING
BERKLEY CITY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, that in accordance with the City of Berkley Code of Ordinances, Chapter 138 *Zoning, Article VI Administration and Enforcement, Amendments*, a Public Hearing will be held by the Berkley City Planning Commission on Tuesday, January 25 at 7:05 p.m. or as near thereto as the matter may be reached at the City Hall Council Chambers, 3338 Coolidge Highway, Berkley, Michigan to determine the necessity for and effect of rezoning property as follows.

Application Number RZ-01-21

The applicant, Grant Jeffries, regarding 2465 and 2475 Cambridge Road (south side of Cambridge Road, east of Coolidge Highway, Lots 123 and 124, except that portion now included in Coolidge Highway, of Hannan's West Royal Oak Subdivision) and 2466 and 2476 Columbia Road (north side of Columbia Road, east of Coolidge Highway, Lots 125 and 126, except west 10.25 feet of Lot 125 and west 10.23 feet of Lot 126, of Hannan's West Royal Oak Subdivision) is requesting a rezoning from Coolidge District to Gateway District..

At the conclusion of the Public Hearing, the City Planning Commission will make recommendation to the City Council regarding the rezoning. The City Council will hear the rezoning request and make the final determination on the proposal.

Comments regarding the proposed rezoning may be made in person on the night of the Public Hearing or may be made in writing. All written comments must be in the hands of the Building Department before 7:30 p.m. on the date of the Public Hearing.

MEGAN MASSON-MINOCK
INTERIM COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:

Royal Oak Tribune
Royal Oak, Michigan
Thursday, January 6, 2022



CITY OF BERKLEY
COMMUNITY DEVELOPMENT
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

TO: Berkley Planning Commission

FROM: Megan Masson-Minock; Interim Community Development Director

SUBJECT: PRZ-01-21; 2465 Cambridge Road, 2475 Cambridge Road, 2466 Columbia Road, and 2476 Columbia Road
Rezoning Request
Application Submitted on December 16, 2022

DATE: January 19, 2022

APPLICANT: Grant Jeffries, on behalf of the property owner, Wayne Wudyka of WJ Ventures, LLC

LOCATION: South side of Cambridge Road, east of Coolidge Highway
North side of Columbia Road, east of Coolidge Highway

PARCEL ID's: #25-17-353-002, #25-17-353-001, #25-17-353-016, #25-17-353-015

REQUEST: The applicant is requesting to rezone the parcels from Coolidge District to Gateway District.

This case involves the proposed rezoning of four parcels (#25-17-353-001, #25-17-353-002, #25-17-353-015, #25-17-353-016) from Coolidge District to Gateway District. The property descriptions are as follows:

2465 and 2475 Cambridge Road (#25-17-353-001, #25-17-353-002)

Lots 123 and 124, except that portion now included in Coolidge Highway, of Hannan's West Royal Oak Subdivision

2466 and 2476 Columbia Road (#25-17-353-015, #25-17-353-016)

Lots 125 and 126, except west 10.25 feet of Lot 125 and west 10.23 feet of Lot 126, of Hannan's West Royal Oak Subdivision)

Please note that the plans submitted by the applicant include two parcels on the southeast corner of Coolidge Highway and Columbia Road, under the same ownership as the subject parcels, but that are not part of the proposed rezoning.

LAND USE

The subject parcels are occupied by two (2) duplex buildings, with current rental certificates through April 1, 2022. The uses and buildings are non-conforming in both the current and proposed zoning districts. The table and aerial photograph below show the existing land use of the parcels in question and the surrounding properties.

Property	Existing Land Use
Subject Parcels	Duplexes
West (across Coolidge)	Retail and Office
East	Single Family Residential
North (across Cambridge)	Office
South (across Columbia)	Duplex

AERIAL PHOTOGRAPH



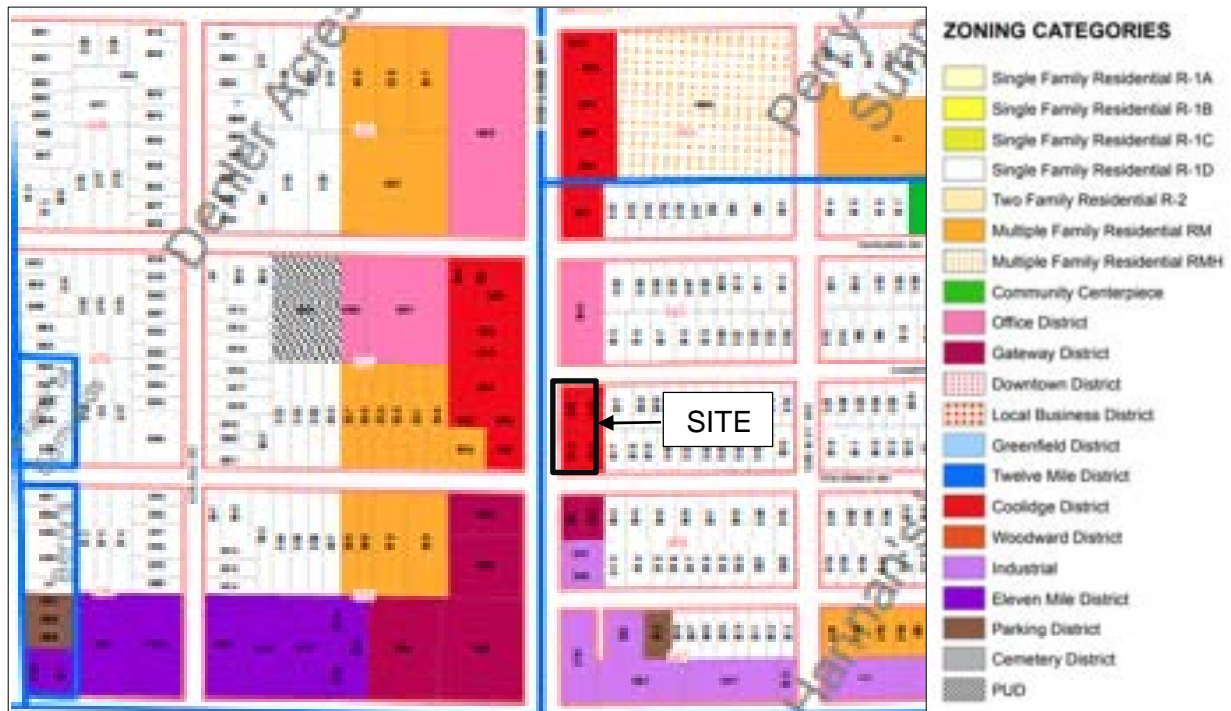
Source: Oakland County Parcels Plus

ZONING

The subject parcels are zoned Coolidge District. The Coolidge District and the Gateway District have the same design regulations, setbacks and height requirements, and special uses. The Gateway District has slightly different principal uses, allowing a greater range of repairs (radios, televisions, vacuums and sewing machines) and restrictions on stacking spaces at accessory drive-up facilities for banks, savings and loan associations, and credit unions. The table and the map below show the zoning of the subject parcels and surrounding area.

Property	Current Zoning
Subject Parcels	Coolidge District
West (across Coolidge)	Coolidge District
East	Single Family Residential R-1D
North (across Cambridge)	Office District
South (across Columbia)	Gateway District

CURRENT ZONING



Source: City of Berkley Zoning Map

The intent of the existing zoning, Coolidge District, was last amended in 2008, and is:

“The Coolidge districts are designed to provide pedestrian retail business uses and services which will supply the day-to-day convenience, shopping and service needs on

the premises for persons residing in adjacent residential areas and that cater to the needs of a larger consumer population.”

The intent of the Gateway District, the proposed zoning, was also amended in 2008 and reads as follows:

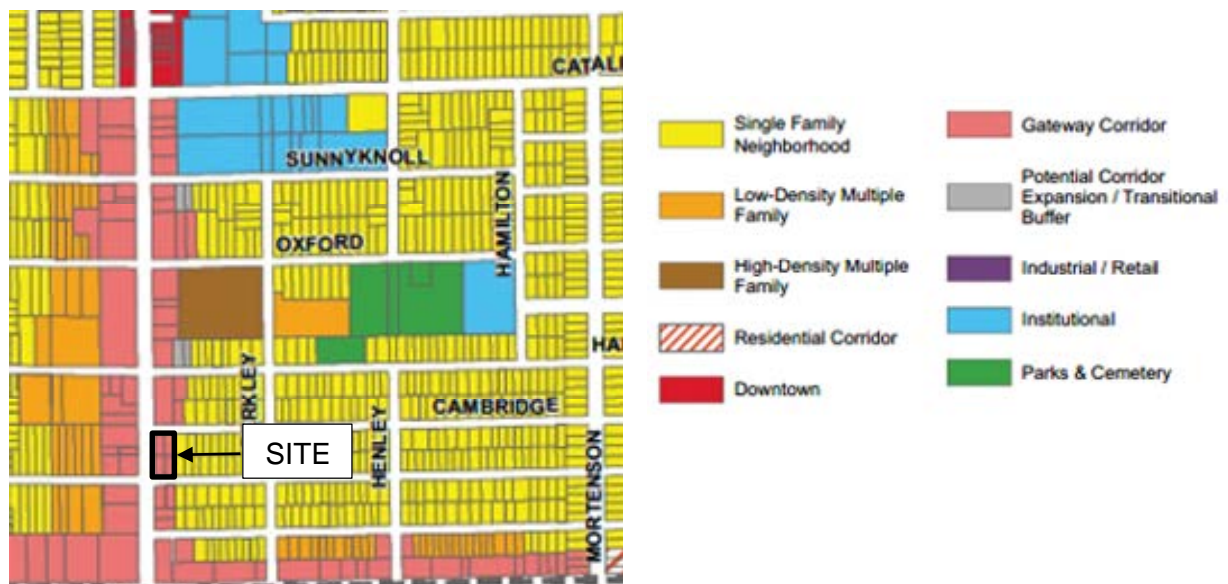
“The Gateway districts are located at entry points to the City of Berkley. They are designed to enhance these important locations as landmarks and to provide retail business uses and services which will supply the day-to-day convenience, shopping and service needs on the premises for persons residing in adjacent residential areas and that cater to the needs of a larger consumer population.”

MASTER PLAN

An updated City Master Plan was adopted by the City Council in November 2021. The future land use designation for the subject parcels and surrounding area are shown in the table and map below:

Property	Future Land Use Designation
Subject Parcels	Gateway Corridor
West (across Coolidge)	Gateway Corridor
East	Single Family Neighborhood
North (across Cambridge)	Gateway Corridor
South (across Columbia)	Gateway Corridor

FUTURE LAND USE



Source: City of Berkley Future Land Use Map, City of Berkley Master Plan, pages 26-27

The Master Plan, in the Future Land Use Map and Zoning Plan, plans for a smaller area to be associated with the current zoning of the Coolidge District, specifically along Coolidge from Twelve Mile to Catalpa solely within the Downtown Future Land Use Designation. The Zoning Plan associates the proposed Gateway District, as well as six other zoning districts, with the Gateway Corridor Future Land Use Designation. The Master Plan, Future Land Use Plan, and Zoning Plan are a guide for land use decisions, and may be varied from due to unforeseen circumstances.

The intent of the of the Gateway Corridor future land use designation is:

“The intent of the Gateway Corridor future land use category is to improve the function, investment value and aesthetics of these corridors as mixed-use, walkable places.”

The land use designation plans for mixed used buildings (no more than three stories), offices, retail, restaurants, public spaces, institutions and auto-oriented uses to continue and to update zoning to allow upper story residential and multiple-family buildings (no more than three stories), if not allowed already. Presently, upper story residential is allowed in both the proposed and current zoning districts. Multiple-family buildings are not allowed in either zoning district.

In the corridors chapter of the recently adopted Master Plan, the subject parcels are in the South Coolidge area, which had the following statement:

“Bordered by Catalpa to the north and Eleven Mile to the south, this area is envisioned to be a mixed-use area with residential, offices, restaurants and shopping, less dense than downtown but with the same degree of walkability.”

BACKGROUND INFORMATION

The property owner of the subject parcels also owns the two (2) parcels on the southwest corner of Columbia Road and Coolidge Highway, which are zoned Gateway District. The applicant and property owner have met with the City Manager and City staff to discuss the possibility of future multiple-family development on these parcels held in common ownership. In the rezoning application, the applicant states that this is the first step in the approval process for a multiple-family development.

REZONING PROCEDURES

The procedures and criteria for rezoning are set forth in Chapter 138 (Zoning), Article VI (Administration and Enforcement), Division 3 (Amendments). The Planning Commission must hold a public hearing and will make a recommendation to the City Council. The City Council has the authority to take final action on a rezoning request.

REVIEW CONSIDERATIONS

Section 138-585 of the Zoning Ordinance sets forth requirements to evaluate rezoning proposals. The City Planning Commission shall make written findings of fact and shall submit same together with its recommendations to the City Council at the conclusion of the public hearing. The Planning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

(1) Existing uses of property within the general area of the property in question.

The subject parcels and properties to the south are currently used as two-family residences, a non-conforming use in both the current and proposed zoning district. The properties to the north and west are office and retail uses, allowed as principal uses in both the Coolidge and Gateway Zoning Districts. The existing uses of the subject parcels do not necessarily fit in size and intensity with the other land uses on this portion of Coolidge. However, the two-family use is appropriate as buffer between Coolidge and the single-family neighborhood to the east.

(2) The zoning classification of property within the general area of the property in question.

The properties to the south of the subject property are zoned Gateway District. Also, as discussed in the zoning section of this review, there are not substantial differences between the current and proposed zoning districts. The proposed rezoning would be compatible with surrounding zoning patterns.

(3) The suitability of the property in question to the uses permitted under the existing zoning classification;

The subject parcels are suitable for the uses permitted under the existing zoning classification, which are nearly the same as the proposed zoning district.

(4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;

The nature of this part of the Coolidge Highway corridor will likely change with the adaptive re-use of the La Salette former school building as multiple-family. That property was conditionally rezoned from Office District to Multiple Family RM in 2019 and interior construction is expected to start in the next month.

(5) The objectives of the current master plan for the city.

The proposed rezoning is consistent with Future Land Use Map, description of the Gateway Future Land Use Designation, Zoning Plan, and vision for the South Coolidge area in the recently adopted Master Plan. Specifically, the rezoning would implement the use of the Coolidge District as a zoning category associated with the Downtown Future Land Use Designation.

Recommendation

Based upon the above review and analysis, we recommend that the Planning Commission consider recommending approval of the rezoning proposed by Grant Jeffries, on behalf of the property owner, Wayne Wudyka of WJ Ventures, LLC, from Coolidge District to Gateway District, based on the following findings:

1. The property to the south is zoned Gateway District;
2. The uses and regulations in the proposed Gateway District are substantially the same those of the current zoning district, the Coolidge District;
3. The proposed rezoning is consistent with Future Land Use Map, description of the Gateway Future Land Use Designation, and vision for the South Coolidge area in the City of Berkley's Master Plan;
4. The proposed rezoning implements the change detailed in the City Master Plan's Future Land Use Map and Zoning Plan for the Coolidge District to be located solely in the Downtown Future Land Use Designation; and
5. The rezoning is not detrimental to public interest.

If you have any questions about this application or need additional information, please contact me at any time.

Sincerely,



Megan A. Masson-Minock, AICP
Interim Community Development Director

cc: Matthew Baumgarten, City Manager
John Staran, City Attorney
Grant Jeffries, Applicant
Wayne Wudyka, Property Owner



CITY OF BERKLEY COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Planning Commission

From: Megan A. Masson-Minock, Interim Community Development Director

Subject: **PSP-01-22, Sketch Plan for proposed townhouses at 3737 12 Mile**

Date: January 19, 2022

Mr. Stakhiv met with myself, City Manager Baumgarten and DDA Executive Director on Wednesday, January 12, 2022 to discuss the feasibility of a multiple-family development at 3737 Twelve Mile. At that meeting, I encouraged Mr. Stakhiv to submit a cover letter and designs for sketch plan review by the Planning Commission. Section 138-681 – Approval Process allow sketch plan review by the Planning Commission as follows:

“Sketch plan (optional). An item may be submitted to the planning commission for informal discussion. No approval shall be granted. However, the applicant may wish to present and discuss a proposed project and any anticipated problems before applying for site plan approval.”

The applicant has asked the Planning Commission to specifically address the front yard setback proposed in the conceptual plans proposed. The site is zoned Twelve Mile District, where the front and side yard setbacks are subject to footnote n of the Schedule of Regulations, cited below:

“No setback shall be permitted, unless the planning commission finds that the proposed setback shall be developed as a defined plaza, outside eating area, or other pedestrian space.”

For townhouses, we recommend that a front yard is essential to create a welcoming pedestrian space that clearly defines the private space of the residents and the public space of the sidewalk. We request that the Planning Commission provide direction to applicant on this question as well as the proposed design overall.

Thank you.

Cc: Matt Baumgarten, City Manager
Michael McGuiness, DDA Executive Director
Daniel Stakhiv, 3737 Twelve Mile, LLC

January 14, 2022

Re: 3737 Twelve Mile Rd., 3363 Phillips Properties, 25-18-126-020

Dear Planning Commission,

We are requesting to start an informal discussion/input on a proposed townhouse development located at 3737 Twelve Mile Road. The referenced property is comprised of one parcel and currently houses the now-closed Minuteman Press Printing, and a legal non-conforming use duplex located off Phillips Avenue. The property is located in the Twelve Mile District and allows apartments or townhomes. It is our understanding that in the Twelve Mile District, front and side yard setbacks shall not be permitted unless the planning commission finds that the proposed setback shall be developed as a defined plaza, outside eating area, or other pedestrian space. Today we are requesting the planning commission to have an informal discussion and provide any feedback on our development group's sketch plan before we pursue further development. Our group hopes to submit for formal Site Plan Review in March.

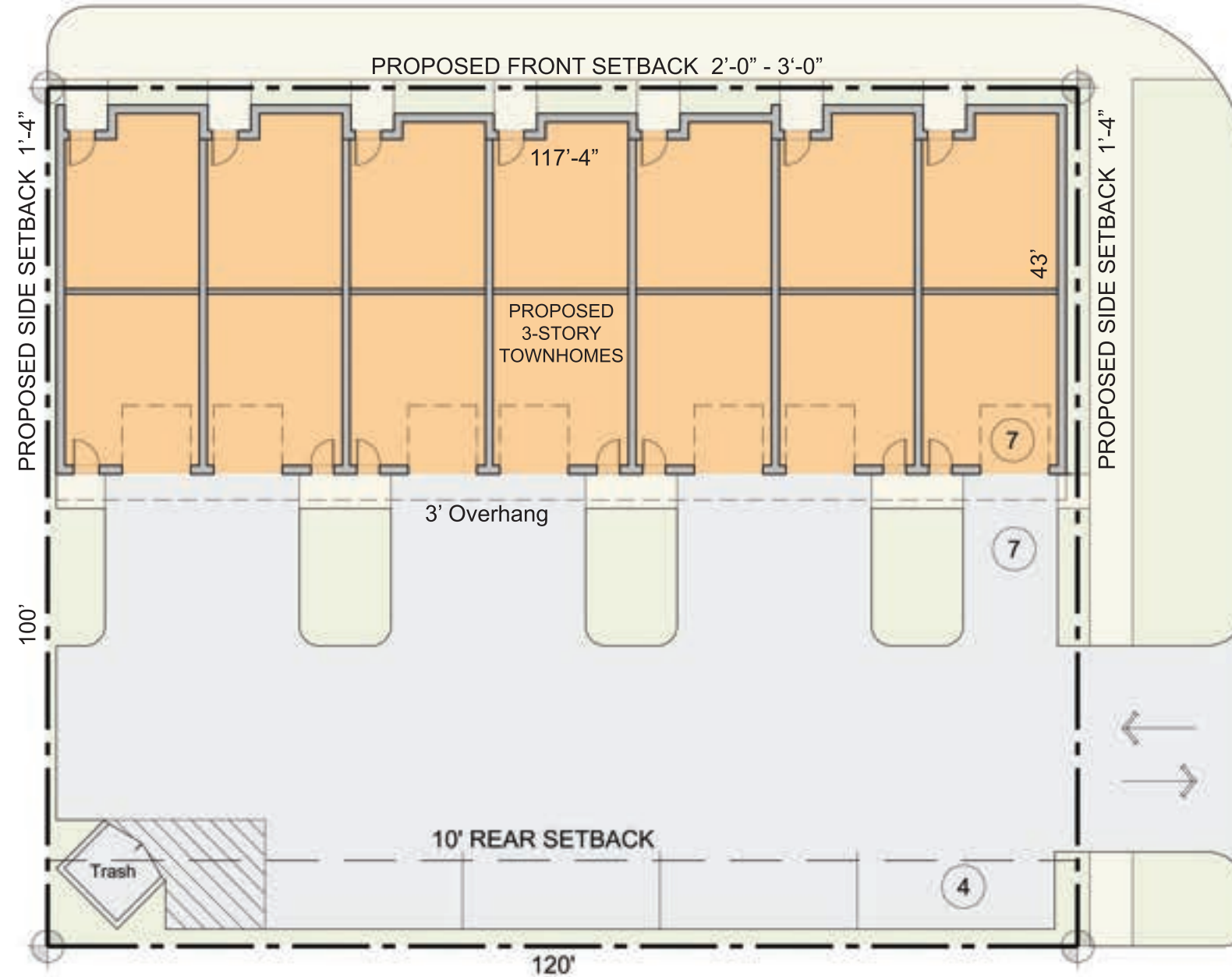
Our proposed sketch plan has a landscape buffer on the front (North) and both sides (East and West). Would the planning commission be willing to consider a landscape buffer adjacent to the Twelve Mile sidewalk that ranges from 2'-0" - 3'-0"? Additionally, side setbacks would be between 1'-0" – 2'-0" from the property line. Both proposed setbacks would create a more vibrant pedestrian-friendly atmosphere while walking along Twelve Mile and allow for a bit of green space in front of the proposed residences. We've also included some inspirational images of the aesthetic we want to achieve. It's geared towards a clean-lined and modern feel. This should blend in nicely with the mid-century-era buildings already located in the city.

Thank you for your time, and we look forward to bringing this site back to what we believe is its highest and best use.

Sincerely,

Daniel Stakhiv
3737 Twelve Mile, LLC

TWELVE MILE ROAD



PHILLIPS AVE

EAST:
3675 12 MILE
HUNGRY HOWIES
ZONED -
12 MILE
DISTRICT

SH Construction, LLC
2838 COOLIDGE HWY
BERKLEY, MI 48072
P. 348.763.0401

Project:
3737 Twelve Mile, LLC
3737 12 Mile Road
Berkley, MI 48072

Date: 01-12-2022
Issued For: Preliminary Drawing

Site/Building Data	
Zoned - 12 Mile District	
Height - 40' Max	
Setbacks -	
Front - no setback	
Sides - no setback	
Rear - 10'	
Proposed Buildings	
7 Townhomes -	14,700 SF
Parking Required	
Required:	
Two spaces per unit	
7 units x 2 =	14 Spaces
Parking Provided	18 Spaces

Sheet No.:
A101
SITE PLAN

SOUTH:
3357 PHILLIPS
DUPLEX
ZONED R1-D

GARAGE

Site Plan
SCALE: 1/8" = 1'-0"

3737 12 MILE ROAD & 3363 PHILLIPS AVENUE

3737 12 MILE ROAD & 3363 PHILLIPS AVENUE | BERKLEY, MI 48072



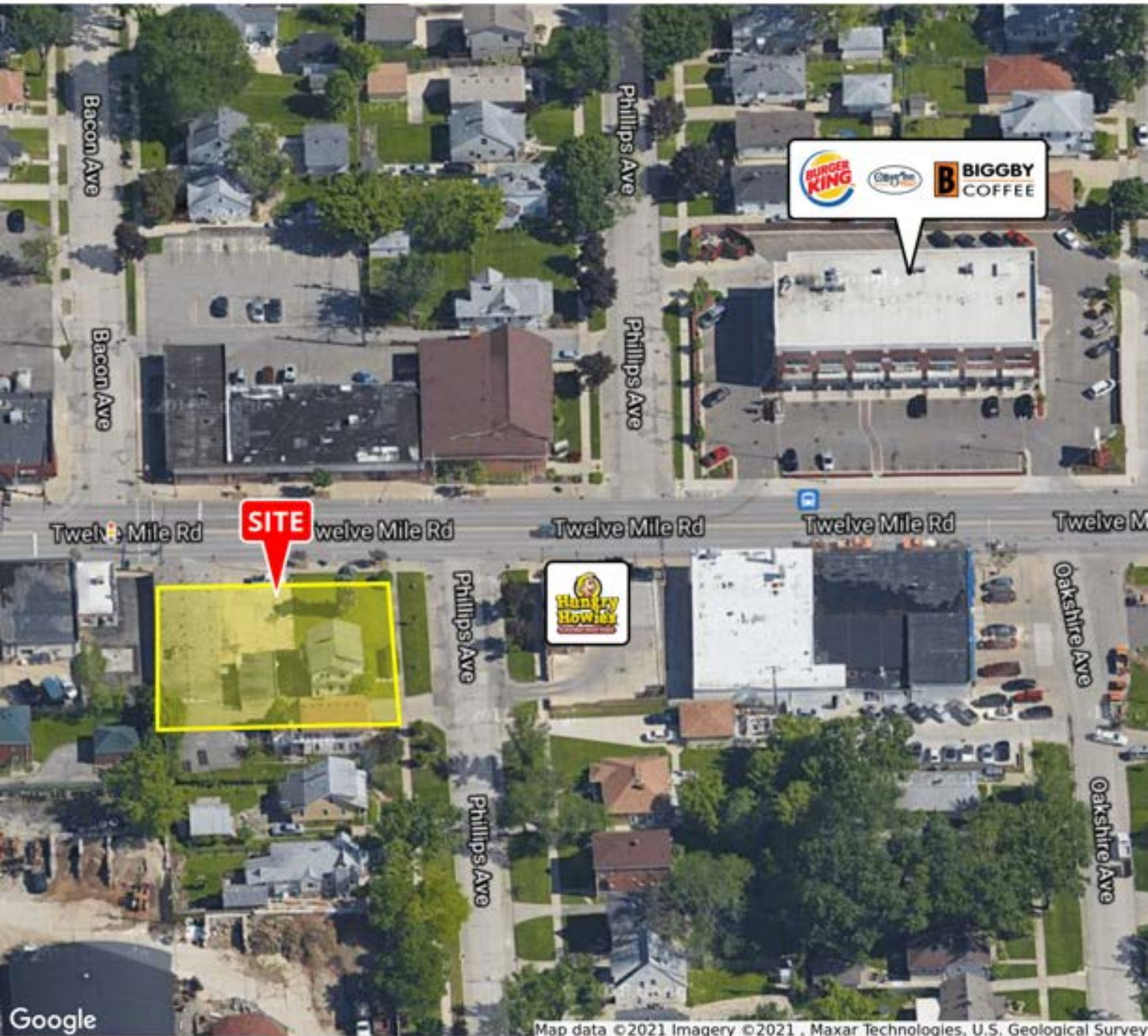
PROPERTY HIGHLIGHTS

- Mixed use property
- 100% occupied duplex
- Vacant 2,910 SF retail/office building



3737 12 MILE ROAD & 3363 PHILLIPS AVENUE

3737 12 MILE ROAD & 3363 PHILLIPS AVENUE | BERKLEY, MI 48072



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey

MORTGAGE SURVEY

Metro West N.A.
Metro East N.A.
Grosse Pointe N.A.
Warren N.A.

CERTIFIED TO
Comerica Bank

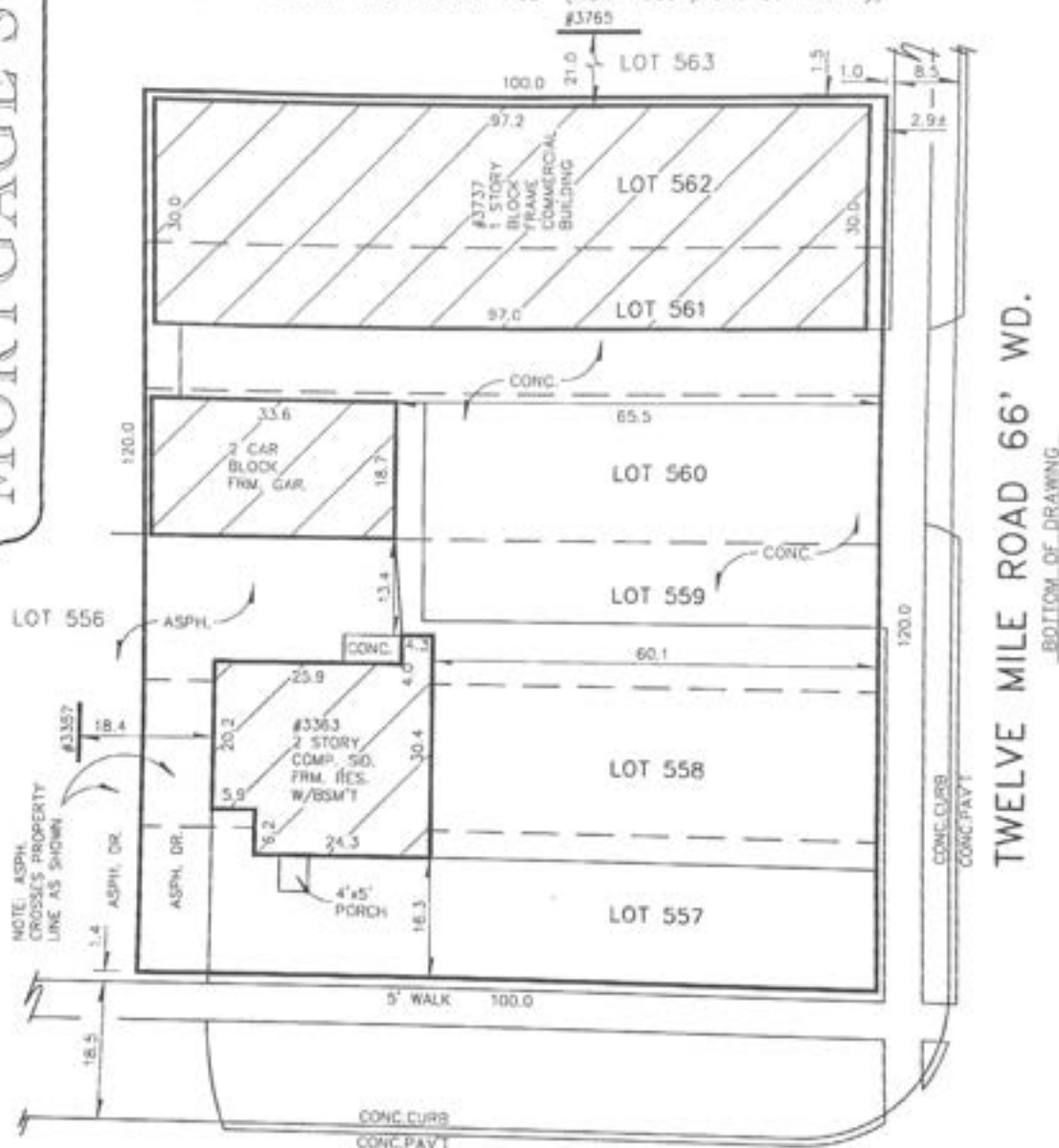
Detroit
Livonia
Southfield
Troy

Applicant: EUGENE J. TATA AND DEANNE TATA

Property Description:

Lots 557 to 562, inclusive; THOMAS BROTHERS BEVERLY PARK SUB., of part of North 1/2 of Section 18, T.1 N., R.11 E., Royal Oak Twp. (now City of Berkley), Oakland County, Michigan, as recorded in Liber 15 of Plats, Page 8 of Oakland County Records.

FLOOD PLAIN No Special Flood Hazard Area (Non-flood prone community).



PHILLIPS ROAD 80' WD.



I HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the buildings and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fences or building lines.

Certified to all Title Companies



[Signature]
JOB NO. 94-20203
DATE 10-03-96
SCALE 1"=20'
DR. BY

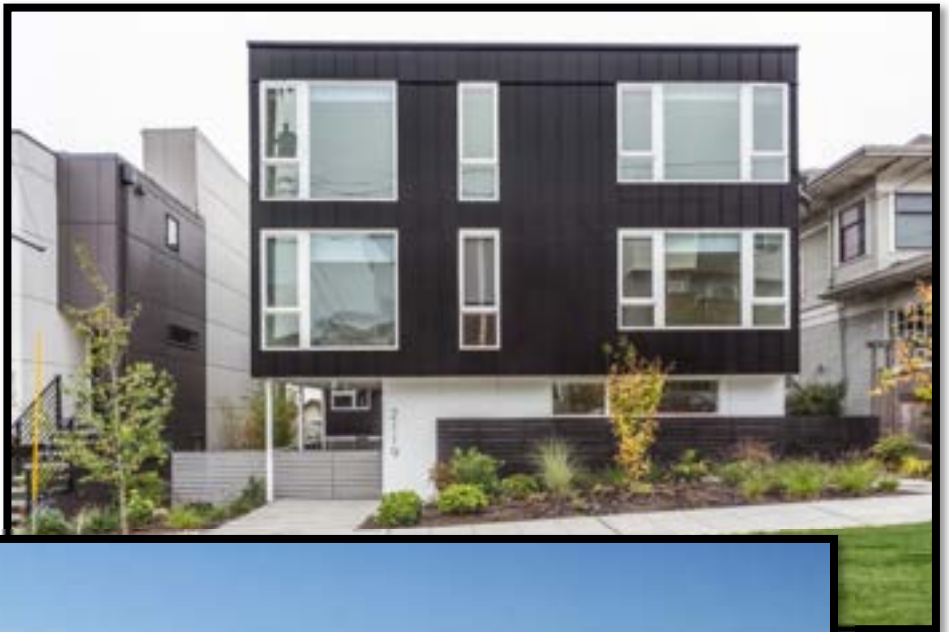
KEM-TEC
LAND SURVEYORS

18041 East Nine Mile Road
Eastpointe, MI 48021-2319
(810) 772-2222
FAX: (810) 772-4048

KEM-TEC WEST
LAND SURVEYORS

205 N. Main Street
Ann Arbor, MI 48104-1452
(313) 964-0808 • (800) 452-6123
FAX: (313) 964-0807

Design Aesthetic Examples





CITY OF BERKLEY

COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Berkley Planning Commission

From: Megan Masson-Minock, Interim Community Development Director

Subject: **PC Meeting Dates – 2022 Calendar Year**

Date: December 15, 2022

The Berkley Planning Commission is scheduled to meet on the fourth Tuesday of the month. The following schedule for the 2022 Planning Commission meetings is submitted for your consideration.

Tuesday, January 25, 2022

Tuesday, February 22, 2022

Tuesday, March 22, 2022

Tuesday, April 26, 2022

Tuesday, May 24, 2022

Tuesday, June 28, 2022

Tuesday, July 26, 2022

Tuesday, August 23, 2022

Tuesday, September 27, 2022

Tuesday, October 25, 2022

Tuesday, November 22, 2022

Tuesday, December 20, 2022 (Proposed for third Tuesday due to holidays)



CITY OF BERKLEY

COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Berkley City Council
Berkley Planning Commission
Berkley Zoning Board of Appeals

From: Megan Masson-Minock, Interim Community Development Director

Subject: **Community Development Department Report (November & December 2021)**

Date: January 6, 2021

The following Community Development report has been provided to the Berkley City Council, Planning Commission and Zoning Board of Appeals to provide an update on ongoing planning and zoning cases, ordinance amendments, and building department activities. The staff is excited to report on the progress of existing development projects that have been reviewed by the PC, cases reviewed by the ZBA, and other duties, such as, zoning administration, ordinance review and future amendments, building permits, Community Development Block Grant (CDBG), etc.

The following report will cover activities that have occurred **November to December 2021**, as well as an update on past projects:

1. Planning Activities, including a summary of applications with the Planning Commission, Zoning Board of Appeals and/or City Council.
2. Zoning Administration, including business licenses and commercial renovation projects that do not require Planning Commission review and approval.
3. Zoning Ordinance, including summary and status of ordinance amendments.
4. Building Department, including permits issued, rental certificates, certificates of occupancy.
5. Community Development Block Grant (CDBG) Program.
6. Master Plan Update, including a summary of community engagement events and status of Master Plan adoption.
7. Other Community Development Projects

1. Planning Activities – PC, ZBA

Planning Commission – Site Plan (PSP), Special Land Use (PSU), Rezoning (PRZ)

Name of Project or Topic	Project Number	Current Status and Progress
Yanke Art Studio 3818 Twelve Mile	PSP-05-19	Proposed façade change received site plan approval with specific conditions at the August 27, 2019 Planning Commission meeting. Applicant is working with architect to address concerns and will submit revised plan to City staff for final approval.

1. Planning Activities – PC, ZBA

Planning Commission – Site Plan (PSP), Special Land Use (PSU), Rezoning (PRZ)

Name of Project or Topic	Project Number	Current Status and Progress
Yanke Art Studio 3818 Twelve Mile		<p>Applicant and adjacent property owners have resolved outstanding issues related to easement and masonry fence.</p> <p>Building permits have been issued. Work has begun on the project.</p>
La Salette Multiple Family Redevelopment 2219 Coolidge Hwy	PSP-06-19	<p>At the November 26, 2019 meeting, the Planning Commission approved the site plan with conditions to redevelop the existing La Salette school building for multiple family housing. The applicant has noted that they will work with City staff to address the outstanding issues noted in the Community Development, Engineer, and Fire Safety review letters related to the project.</p> <p>Revised plans have been submitted to the satisfaction of reviewing bodies. Developer has submitted construction plans for building permit, which are being reviewed by McKenna.</p> <p>Most building approvals have been received. A pre-construction meeting will be scheduled prior to work beginning.</p> <p>Applicant has reconfigured the parking areas, which has removed the parking area on the south side of the building, facing Coolidge. Plans do not need to return to PC for approval; may be approved administratively.</p> <p><u>Final plans submitted. Awaiting updated insurance, engineering escrow and written construction schedule from applicant. Pre-application meeting to be scheduled in the coming weeks.</u></p>
KinderCare 1695 Twelve Mile	PSP-07-19	<p>At the October 22, 2019 meeting, the Planning Commission approved the site plan with conditions. The applicant has reached out to the Community Development Director to address the outstanding issues.</p> <p>Revised site plans submitted and approved by reviewing bodies.</p> <p>The developer has secured building permits and are working on the interior renovation. The parking area has been resurfaced.</p> <p>Business License was issued April 2021. The child care facility has opened and is operating.</p>

1. Planning Activities – PC, ZBA

Planning Commission – Site Plan (PSP), Special Land Use (PSU), Rezoning (PRZ)

Name of Project or Topic	Project Number	Current Status and Progress
Multi-tenant building (AquaTots, retail, restaurant) 2485 Coolidge Hwy	PSP-08-19	<p>At the December 17, 2019 meeting, the Planning Commission approved the site plan with conditions. The applicant has agreed to work with city staff to address the conditions and update the outstanding issues. Applicant submitted revised final site plan and were approved by reviewing bodies.</p> <p>Developer has paused moving forward due to the delays as a result of COVID-19. Owner has placed property for sale, pursuing other opportunities. Developer has expressed desire to locate in Berkley, even if the current site is no longer available.</p> <p>Farina's has been demolished. Construction of building is underway.</p> <p><u>Applicant has indicated they will submit a site plan amendment to convert the outdoor restaurant seating to public space and the restaurant space to a carryout restaurant use, which could be approved administratively.</u></p>
Vibe Credit Union – Façade Change 3082 Coolidge Hwy	PSP-01-20; PSP-05-20	<p>At the May 26, 2020 meeting, the Planning Commission reviewed a site plan for a proposed façade change at the bank. The Planning Commission approved the plans with conditions related to window coverage, signage, and illumination of the site with pole lighting.</p> <p>After PC approval, the applicant discussed with city staff the possibility of site improvements that were not included on the approved plans that would include additional landscaping and reworking the parking area on the site. The changes require a review by the Planning Commission and discussion for reduction of parking requirements.</p> <p>The applicant returned to the Planning Commission at the November 24, 2020 for review of site improvements that included approval of parking modification. The property has been approved to reduce three (3) parking spaces for added landscaping and revised layout of the parking spaces.</p> <p>Construction is nearing completion on the project. The temporary space has closed and operations have resumed inside the building.</p>

1. Planning Activities – PC, ZBA

Planning Commission – Site Plan (PSP), Special Land Use (PSU), Rezoning (PRZ)

Name of Project or Topic	Project Number	Current Status and Progress
Vibe Credit Union – Façade Change 3082 Coolidge Hwy	PSP-01-20; PSP-05-20	Owner has contracted with structural engineer to review the masonry wall at the east side of the property. Report submitted. Staff working with manager and neighbor to work through next steps.
Amici's Kitchen and Living Room – Façade Change 3241 & 3249 Twelve Mile Rd.	PSP-03-20	<p>At the September 22, 2020 meeting, the Planning Commission reviewed a site plan for proposed façade change at Amici's pizza restaurant on Twelve Mile Rd. The proposed façade change includes removing the existing stone and replacing with brick, removing an existing doorway, and changing the material for the awning.</p> <p>The Planning Commission granted site plan approval, as presented. The applicant has indicated intent to apply for a Façade Grant through the DDA.</p> <p><u>The construction on the project has been completed. There are a couple smaller items that still need to be addressed, but the construction for the façade change has completed. Final inspections are yet to be completed.</u></p>
Vacant Building – Façade Change 3180 Coolidge Hwy	PSP-04-20	<p>At the October 27, 2020 meeting, the Planning Commission reviewed a site plan for proposed façade change at 3180 Coolidge Hwy. The building has been vacant for many years and the owner has not yet signed a new tenant. The façade change includes change in configuration of windows, stone and brick materials, and metal siding.</p> <p>The Planning Commission tabled the site plan request so the applicant could update the plans and provide additional information on the materials, chimney, and illumination levels for lighting the site.</p> <p>At the November 2020 meeting, the PC reviewed the updated plans and gave site plan approval of the proposed façade change.</p> <p><u>Building permit was issued June 8, 2021. Property owner has been trying to secure contractors for the project. Construction is expected to begin in the coming months.</u></p>
Perch 313 – Façade Change	PSP-01-21	At the September 28, 2021 meeting, the Planning Commission reviewed the plans for the façade change at 2717 Coolidge Hwy, the former Disabled Veterans of America building.

1. Planning Activities – PC, ZBA

Planning Commission – Site Plan (PSP), Special Land Use (PSU), Rezoning (PRZ)

Name of Project or Topic	Project Number	Current Status and Progress
2717 Coolidge Hwy		<p>The new owner will be opening a retail vintage rug store and has proposed upgrades to the exterior of the building, including the removal of the beige vertical siding, shingled mansard roof and awnings and replace with painted brick veneer, large storefront windows, and a decorative front door with window paneling.</p> <p>The Planning Commission reviewed the submitted plans and approved the site plan with minor conditions. The applicant will be working with City staff to address the outstanding issues.</p> <p><u>The applicant has applied for but not yet received a business license. Building permits have not been applied for. Staff will follow up with the applicant in the coming weeks.</u></p>
<p>Green Medical Office Center – New Construction Multi-Tenant Medical Office Building</p> <p>2400 Greenfield</p>	PSP-02-21	<p>At the October 26, 2021 meeting, the Planning Commission reviewed the plans for new construction of a multi-tenant medical office building. The proposed structure will be constructed on a vacant property that has been previously reviewed for multi-family housing.</p> <p>The Planning Commission reviewed the plans and letters provided by HRC, DPW, Fire Marshal and Community Development. Each review letter determined that there were several items that needed to be addressed or modified prior to granting site plan approval.</p> <p>The Planning Commission postponed the site plan application until a future date when the applicant and developer has submitted revised plans.</p> <p><u>HRC, DPW, Fire Marshal and Community Development have reviewed revised a revised site plan submitted in December 2021 and requested the applicant revise and resubmit the plans for the January 25, 2022 Planning Commission agenda.</u></p>
Green Office Suites – New Construction Multi-Tenant Office Building	PSP-03-21	<p>At the October 26, 2021 meeting, the Planning Commission reviewed the plans for new construction of a multi-tenant office building. The proposed structure will be constructed on three parcel that have been used as single-family housing. The structures are currently vacant.</p>

1. Planning Activities – PC, ZBA

Planning Commission – Site Plan (PSP), Special Land Use (PSU), Rezoning (PRZ)

Name of Project or Topic	Project Number	Current Status and Progress
3462 – 3478 Greenfield		<p>The Planning Commission reviewed the plans and letters provided by HRC, DPW, Fire Marshal and Community Development. Each review letter determined that there were several items that needed to be addressed or modified prior to granting site plan approval.</p> <p>The Planning Commission postponed the site plan application until a future date when the applicant and developer has submitted revised plans.</p> <p><u>HRC, DPW, Fire Marshal and Community Development have reviewed revised a revised site plan submitted in December 2021 and requested the applicant revise and resubmit the plans for the January 25, 2022 Planning Commission agenda.</u></p>

Zoning Board of Appeals – Variance (PBA), Interpretation, Appeal of Admin Decision, Mural

Name, Address	Project Number	Current Status and Progress
Privacy Fence 2292 Edgewood	PBA-08-21	Withdrawn by applicant prior to public notices being processed or published
<u>Use Variance</u> <u>1069 Eaton</u>	<u>PBA-09-21</u>	<u>The Zoning Board of Appeals approved a use variance at its December 13, 2021 meeting for a duplex multiple-family use based on evidence that the owner did not intend for the non-conforming use to lapse and the building could not be reasonably used for any of the uses permitted by right or special use permit in the R-1D Zoning District.</u>

2. Zoning Administration

In **November and December 2021**, the Building Department issued **five (5)** business licenses in the City of Berkeley.

• Mongers' Provisions	3127 Twelve Mile	Specialty food store
• Reware Vintage	2965 Twelve Mile Suite 200	Apparel & Accessories retail
• Atomic Dog dba Casa Amado	2705 Coolidge Hwy	Restaurant
• Cover Me Chic	2349 Coolidge Hwy	Beauty Bar

2. Zoning Administration

In **November and December 2021**, the Building Department issued **five (5)** business licenses in the City of Berkley.

• Flipside Records	3099 Coolidge Hwy	Retail music & collectibles
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3. Zoning Ordinance (Adopted and Proposed)

Adopted Amendment	Summary
Uses in Downtown District	<p>At the March meeting, the PC began discussing future uses in the Downtown District; specifically, office uses on the first floor and entertainment uses. Discussions continued at the June meeting. The PC was interested in expanding uses to allow more entertainment uses. These would include art or activity-based uses. Examples may include Paint with a Twist, Escape Rooms.</p> <p>Planning Commission held the public hearing at the July 27, 2021 meeting and recommended adoption to the City Council. The City Council held the first reading at the September 20, 2021 and the second reading at the October 4, 2021.</p>
Projections	<p>At the June 2021 meeting, the PC discussed a small point to clarify in the Ordinance that was adopted a few months ago. The previous amendment did not modify but drew attention to the existing language that the permitted projection is limited to 30% of the walls surface into any given yard. Clarification was needed as it was preventing projects with projections that did not encroach into a setback.</p> <p>Planning Commission held the public hearing at the July 27, 2021 meeting and recommended adoption to the City Council. The City Council held the first reading at the September 20, 2021 and the second reading at the October 4, 2021.</p>
Proposed Amendment	Current Status and Progress
State Licensed Residential Facilities	<p>At the April meeting, the PC began discussing regulations related to State Licensed Residential Facilities in single family residential districts. This includes in home daycare, as well as other residential facilities. The MZEA allows cities to require special land use for such residential facilities, under certain circumstances.</p> <p>Currently, the Zoning Ordinance does not have any regulations related to in home child care and has historically interpreted the use as a Home Occupation.</p> <p>The State has its own requirements for such facilities, but such regulations are related to the care of the children in the home and not to the site, neighbors, or other community specific concerns.</p> <p>The Planning Commission requested additional information. Planning Commission met at the June work session to discuss ordinance amendments. It was determined to amend the ordinance to permit residential facilities, up to six (6) persons by principle use, and seven (7) to twelve (12) by special land use.</p>

5. Community Development Block Grant (CDBG) Program

The Community Development Director attended the PY 2022 CDBG Workshop on October 13, 2021. The annual CDBG workshop provides valuable information related to PY2021, anticipated allocations for PY2022 and a refresher of the application process and submittal deadlines.

City staff have been discussing potential projects to program for PY2022. At the November 15, 2021 meeting, the City Council held the public hearing and approved the resolution for the proposed projects and fund allocations for PY2022. The projects identified include:

- City park sidewalk replacement – Community Park
- Snow shoveling services for senior residents
- Large print books at City Library
- HAVEN

Application materials were submitted to Oakland County on December 7, 2021.

6. Master Plan Update

The City of Berkley has retained Carlisle Wortman to assist with the development of the Master Plan. One major component of the Master Plan process is community engagement. City staff, with CWA, has devised a comprehensive and robust community engagement plan that is geared towards getting feedback from individuals who do not regularly attend public meetings.

Due to the closure of City Hall and restrictions on gatherings, the public engagement strategy was significantly updated to include web-based polls, webinars, focus groups, stakeholder discussions, and a survey.

In compliance with the Michigan Planning Enabling Act, the Planning Commission received all comments received during the public comment period; July 22 – September 23. Comments were received from adjacent communities, public utilities, Oakland County, and regional agencies, as well as from Berkley residents, business owners and property owners. Planning Commissioners offered suggestions and proposed minor modification to the consultants and city staff and directed staff to set the Public Hearing.

City staff and consultants have made the minor modifications and edits to the document. The Public Hearing was held at the October 26, 2021 meeting. Notices were published in the Royal Oak Tribune, Woodward Talk, on the city website, and social media pages.

After the required Public Hearing, the Planning Commission recommended adoption of the Master Plan to City Council.

At the November 15, 2021 meeting, the City Council adopted the Master Plan.

7. Other Community Development Projects	
Redevelopment Ready Communities	<p>One of the most important components to receiving RRC status is an updated Master Plan. Once the plan has been adopted, we can begin a technical review of the Zoning Ordinance to ensure our current ordinances are in line with the goals and objectives in the Master Plan.</p> <p><u>City staff has been addressing some of the administrative elements, such as updating planning applications, creating the development guide and flowcharts, etc.</u></p>
Outdoor Dining, Enclosures, Signs	<p>Due to restrictions that have impacted retail and restaurants, the City has worked with the business community to relax standards of approval for outdoor dining, retail, service areas, as well as signs that advertise businesses are open to the public.</p> <p>The relaxation of ordinances allows for outdoor areas to be installed in private and municipal parking areas, sidewalks, and specific residential road closures connected to Twelve Mile and Coolidge. Most applications were for outdoor dining areas. Berkley Common was approved to close Griffith Rd from alleyway to Twelve Mile. The City has not received requests for closure of any other roadways.</p> <p>The outdoor areas were permitted June 15 – October 1. As the restrictions for indoor spaces are still in place, the City Council extended the outdoor areas until March 31, 2021, with the inclusion of permitting temporary enclosures on private patios.</p> <p>The City of Berkley is also working with Oakland County to secure propane, greenhouse enclosures, and sanitizing devices for restaurants to use, as part of the Oakland Together Restaurant Relief Program.</p> <p>At the March 1, 2021 meeting, the City Council approved the extension of outdoor dining and road closures until September 30, 2021. City staff has explored Outdoor Social Dining Districts and other opportunities for local businesses.</p> <p>At the August 9, 2021 meeting, City Council approved to extend outdoor dining resolution until December 31, 2022 in order to actively research and discuss ordinance amendments, feasibility studies for the creation of public plazas and more.</p>
Development Guide, including updating applications	<p>In order to better assist developers, the Community Development Department is putting together a Development Guide that will explain all necessary steps for approval.</p> <p>Updated planning applications have been uploaded on the City website. The Development Guide is being drafted, along with flow charts and easy to reference guides.</p>
How to Open a Business Brochure	<p>Similar to the development guide, the Community Development Department is working with the DDA to design a “How to Open a Business” brochure that will walk a business owner through the application, inspection, permitting processes that are required prior to a Grand Opening.</p>

	<p>The brochure is intended to better assist new business owners, as they may be unfamiliar with opening a business. We hope to make the process as easy and enjoyable as possible.</p> <p>The business license application has been updated and uploaded on the City website. The Brochure is being printed and will be put up at City facilities. The website includes a Land Use Matrix to guide future business owners in their quest to find the perfect property in Berkley.</p>
Mural Program	<p>The DDA's Mural Program has received a lot of positive feedback from residents and the business community. There has been a great deal of interest from properties located in the DDA and elsewhere to install murals and other public works of art on their properties. Currently, the Zoning Ordinance does not specify requirements or steps for approval for any public art.</p> <p>Text is being drafted and reviewed by City staff.</p>
Approval Extensions	<p>City Council adopted a resolution to extend planning and zoning approvals due to construction delays related to COVID-19 until December 31, 2021. This includes site plan, special land use, rezoning, variance, and other approvals that were granted by Planning Commission, Zoning Board of Appeals, and City Council. This was done to assist business and property owners who had secured approvals but have incurred delays out of their control and so to prevent the approvals from expiring.</p>
Social Districts	<p>In researching ways to assist our local businesses, city staff, DDA and the Chamber are working together and discussing the possibility of Social Districts in Berkley. City staff has reached out to several other communities to better understand the process and the potential hiccups with the new policy.</p> <p>There are 11 restaurants that serve alcohol in the City. Staff has reached out to each to gauge their level of interest.</p> <p>Based on the level of interest, City staff has determined not to move forward with establishing Social Districts at this time.</p> <p>The City continues to reach out to businesses and property owners to assist and find alternate methods to aid local businesses.</p>
Little Free Library and Little Free Pantry Community Structures	<p>In April, staff completed an inventory of the City and found that there are approximately 30 structures on residential and commercial properties. In order to support these Little Free Structures, staff will create a map, available on the website, showing addresses where each community structure is located, as well as a photo. Many of the structures are beautifully designed and painted. Each is its own work of art.</p> <p>Letters have gone out to each property, requesting permission to include their location and pictures of the structures and their property on the city website and promoted on our social media pages.</p> <p><u>The Little Free Structures Map has been created and uploaded on the City website.</u></p>

Downtown Design Guidelines & Overlay District	<p>Members of city staff have met with members of the PC and DDA to go over the draft language for the Overlay District and plans to implement and adopt the Downtown Design Guidelines. Draft language is still being finalized. The City hopes to have draft language for public bodies to review in the coming months.</p> <p>Draft language has been sent to City Attorney John Staran for his review to ensure that we are on the right foot moving forward. Any recommendations will be discussed with the internal team.</p> <p><u>The draft text was reviewed by the DDA at their November 10, 2021 meeting and reviewed by the Planning Commission at their November 23, 2021 meeting. The Planning Commission will continue its discussion at their January 2021 meeting.</u></p>
Vinsetta Lots	<p>The Community Development Director has been communicating with residents near the Vinsetta Garage related to the progress of the future parking lots on Eaton and Oxford that will service the Vinsetta Garage restaurant.</p> <p>Houses on Eaton and Oxford have been demolished or in process of being demolished. City staff have reached out to the development team for Vinsetta regarding the progress of the parking lot plans and subsequent plans for new homes.</p> <p>Mid-September, the development team submitted conceptual parking plans. Community Development reviewed the conceptual plans but they were deemed to be largely incomplete to move forward with a pre-application meeting. Comments were forwarded to the development team.</p>

Have a safe and happy week!