



**CITY OF BERKLEY PLANNING COMMISSION**  
**August 23, 2016 Open House**  
**Residential Land Use Comments**

On August 23, 2016, the Planning Commission held an Open House to share information about the Berkley Master plan with residents and obtain feedback that would be used to amend the 2015 Master Plan Amendment. During the open house, commission members had lively conversations with residents about how the city may be affected by future growth and population changes. About 108 residents signed in at the event.

A six question comment form was developed as a method to obtain residents feedback regarding the information shared during the open house and 92 completed forms were turned in. Below is a summary of the key responses.

**SUMMARY OF KEY RESPONSES**

**In general, are you satisfied with the types of new single family homes being built in the city?    YES 43        NO 38**

Comments:

- |   |   |
|---|---|
| • New houses are too large                      | • Too cookie cutter                                       |
| • Need more senior-friendly single family homes | • Certain developers are not meeting standard in building |
| • New houses are too tall                       | • New homes are too expensive                             |
| • Too many variances being granted              | • Not durable   |
| • Do not allow variances                        | • New houses are too close to neighbors                   |
| • New houses flood neighbors                    |   |

**Should the city encourage the development of a variety of housing types as well as detached, single family homes?    YES 26        NO 48        Not Sure 8**

Comments:

- |   |  |
|---|--|
| • Leave Berkley alone                             | • Multifamily only in areas already zoned for it               |
| • We have the right types of housing now          | • There should be more housing options like surrounding cities |
| • Feelings are mixed                              | • Maybe in certain areas                                       |
| • Will they cause more flooding                   | • Single family only   |
| • Must fit the character of existing neighborhood | • Only on 11 & 12 Mile, Greenfield and Coolidge                |
| • Remain predominately single family              | • Don't think we need more                                     |
| • In very limited areas                           | • Too many big foot homes                                      |
| • Not to the extent we heard about                | • Prefer on the main roads                                     |



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**Please rank your preference for alternative housing from 1 to 4:**

*(1 = least preferred; 4 = most preferred)*

	<i>Least</i>			<i>Most</i>
	1	2	3	4
Accessory Dwelling Units (Granny Flats)	28	12	13	12
Duplexes/Triplexes	49	6	6	5
Townhouses	36	12	12	8
Low rise Apartment Buildings (maximum 3 stories)	36	6	11	5
Apartments above business uses	13	11	17	30

**Which area(s) in Berkley is better suited for denser housing (e.g., townhouses, duplexes, low-rise apartment buildings)**

Comment:

• Greenfield	53	• Oakland Manor	4
• Eleven Mile	49	• Allow only where currently allowed	2
• Twelve Mile	44	• Catalpa	2
• Coolidge	29	• Close to Main Roads	1
• Woodward	19	• Downtown	1
• None	15	• LaSalette	1
• St. John Woods	5	• Webster	1

**Should tourist homes (e.g., Air BnB, VRBO) be permitted in Berkley? If yes, what conditions or restrictions would you recommend be included in an ordinance? YES 19 NO 42 Unsure 8**

Comments:

- |   |   |
|---|---|
| • Yes if accessory dwelling to a single family home or owner occupied | • Temporary residents have no relationship/ownership in the community |
| • Why would you encourage this?                                       | • Don't mind if the property is well kept                             |
| • Not safe for people living in that block                            | • Too many horror stories   |
| • Don't know enough about this issue                                  | • Strictly controlled and inspected                                   |
| • We are not a tourist town   | • No. Seriously, who wants to tour Berkley                            |
| • I don't like the idea, don't see the need                           | • Why do we need this   |
| • Should be subject to all laws of other rental properties            | • I don't wish to have a renter community                             |