

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, JANUARY 23, 2024 AT BERKLEY CITY HALL BY CHAIR LISA KEMPNER.

The minutes from this meeting are in summary form capturing the actions taken on each agenda item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city's government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen, on-demand, on the city's YouTube channel: <https://www.youtube.com/user/cityofberkley>

PRESENT: Shiloh Dahlin Josh Stapp
Joe Bartus Lisa Hamameh
Lisa Kempner Mike Woods
Eric Arnsman

ABSENT: None

ALSO, PRESENT: Kristen Kapelanski, Community Development Director
Greg Patterson, City Council Liaison

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APPROVAL OF AGENDA

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

Voice vote to approve the agenda

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

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APPROVAL OF THE MINUTES

Motion by Commissioner Woods to approve the minutes of the regular Planning Commission meeting on October 24, 2023 and supported by Commissioner Dahlin.

Voice vote to approve the meeting minutes of October 24, 2023.

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

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APPROVAL OF THE MINUTES

Motion by Commissioner Bartus to approve the minutes of the joint Planning Commission and City Council meeting on November 30, 2023 and supported by Commissioner Dahlin.

Voice vote to approve the meeting minutes of November 30, 2023.

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

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COMMUNICATIONS

Two copies of Michigan Planner and a brochure of training opportunities were shared with the Commission members.

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CITIZEN COMMENTS

NONE

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OLD BUSINESS

NONE

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NEW BUSINESS

1. **PSP-01-24: 3120 W. Eleven Mile Rd.:** The applicant, Steve Ori, is requesting site plan approval for a façade change to a proposed building at 3120 W. Eleven Mile Rd., on the north side of Eleven Mile Rd., between Griffith Ave. and Gardner Ave.

Community Development Director Kapelanski went over the specifics of the site, including zoning and use requirements noting that no exterior changes outside of the façade are proposed. She noted should the Commission choose to approve, the motion should include that the applicant comply with the items in the staff and consultant review letters, including noting the required mural and green roof.

The applicant presented the plans and confirmed the mural and green roof will be added back onto the plan set.

The Commission discussed the project and asked general clarifying questions.

Motion by Commissioner Woods to approve the site plan for PSP-01-24 contingent on the applicant adding a mural and green roof to the plans.

Motion supported by Commissioner Hamameh.

Roll call vote for approval of the site plan request for PSP-01-24 3120 W. Eleven Mile Rd.

AYES: 7

NAYS: 0

ABSENT: None

2. Planning Commission Bylaws and Rules of Procedure

Chair Kempner noted her objection to the need for the Planning Commission to approve Commissioner absences.

The Commissioners confirmed that no changes to the Bylaws and Rules of Procedure are needed.

3. Committee Liaisons

Community Development Director Kapelanski went over potential liaison postings at the Environmental Committee and the Zoning Board of Appeals.

Commissioner Arnsman volunteered to be the Environmental Committee Liaison.

The Commission decided to leave the Zoning Board of Appeals liaison position vacant.

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LIAISON REPORT

Commissioner Stapp went over the items on the January 8, 2024 Council agenda.

Commissioner Bartus gave a summary of the November Chamber of Commerce meeting.

Councilmember Patterson noted the Zoning Board of Appeals is in need of two members and highlighted the Zoning Ordinance rewrite public engagement sessions.

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COMMISSIONER COMMENTS

Chair Kempner encouraged the Planning Commission to attend the Zoning Ordinance Rewrite Steering Committee sessions and the upcoming public engagement sessions.

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STAFF COMMENTS

Community Development Director Kapelanski directed the Planning Commission to the memo detailing the activities of the Zoning Ordinance Steering Committee and asked them to send any comments to her.

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ADJOURNMENT

Motion to adjourn by Commissioner Hamameh, supported by Commissioner Dahlin.

Voice vote for adjournment

AYES: 7

NAYS: 0

ABSENT: None

With no further business, the meeting was adjourned at 7:36 at p.m.