PUBLIC NOTICE

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

Tuesday, February 24, 2026
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 25, 2025*
COMMUNICATIONS
CITIZEN COMMENTS

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC HEARING Capital Improvement Plan**

2. **PUBLIC HEARING PRZ-01-26: 2429 Sunnyknoll Ave.:** The City is proposing to rezone 2429 Sunnyknoll Ave. on the south side of Sunnyknoll Ave., east of Coolidge Hwy. from R-1AB Single Family Residential District to R-1CD Single Family Residential District

3. **PUBLIC HEARING PRZ-02-26: 2431 Sunnyknoll Ave.:** The City is proposing to rezone 2431 Sunnyknoll Ave. on the south side of Sunnyknoll Ave., east of Coolidge Hwy. from R-1AB Single Family Residential District to R-1CD Single Family Residential District

4. **PUBLIC HEARING PRZ-03-26: 2435 Sunnyknoll Ave.:** The City is proposing to rezone 2435 Sunnyknoll Ave. on the south side of Sunnyknoll Ave., east of Coolidge Hwy. from R-1AB Single Family Residential District to R-1CD Single Family Residential District

5. **PUBLIC HEARING PRZ-04-26: 2437 Franklin Rd.:** The City is proposing to rezone 2437 Franklin Rd. on the south side of Franklin Rd., east of Coolidge Hwy. from R-1AB Single Family Residential District to R-1CD Single Family Residential District

6. **PUBLIC HEARING PRZ-05-26: 2451 Franklin Rd.:** The City is proposing to rezone 2451 Franklin Rd. on the south side of Franklin Rd., east of Coolidge Hwy. from R-1AB Single Family Residential District to R-1CD Single Family Residential District

7. **PUBLIC HEARING PRZ-06-26: 3170 Eleven Mile Rd.:** The City is proposing to rezone the rear 33.5 feet of 3170 Eleven Mile Rd. on the north side of Eleven Mile Rd., east of Gardner Ave. from R-1CD Single Family Residential District to Flex District

8. **PUBLIC HEARING PRZ-07-26: 3180 Eleven Mile Rd.:** The City is proposing to rezone the rear 33.5 feet of 3180 Eleven Mile Rd. on the north side of Eleven Mile Rd., east of Gardner Ave. from R-1CD Single Family Residential District to Flex District

9. **PUBLIC HEARING PRZ-08-26: 22-16-352-06:** The City is proposing to rezone Parcel 25-16-352-026 on the north side of Columbia Rd., west of Woodward Ave. to add the Parking Overlay District

10. **Discussion of potential Zoning Ordinance amendment to regulate data centers**

11. **Bylaws and Rules of Procedure**

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 25, 2025 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

DRAFT

PRESENT: Dana Kaplan, Shiloh Dahlin, Lisa Kempner, Eric Arnsman, Mike Woods, Josh Stapp, Joe Bartus

ABSENT: None

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

APPROVAL OF AGENDA

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

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 Stapp to approve the minutes of the September 23, 2025 regular Planning Commission meeting and supported by Commissioner Bartus.

Voice vote to approve the meeting minutes of September 23, 2025.

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

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COMMUNICATIONS

Community Development Director Kapelanski shared that the latest issue of the Michigan Association of Planning magazine was provided for the Commissioners.

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CITIZEN COMMENTS

NONE

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OLD BUSINESS
NONE

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NEW BUSINESS

1. **PUBLIC HEARING PSU-05-25 and PSP-14-25: 2960 Twelve Mile Rd.:** The applicant, Berkley Entertainment, LLC, is requesting Special Land Use approval to occupy the property as a private assembly space for a live theater use and Site Plan approval for proposed façade changes in the Downtown District.

Community Development Director Kapelanski presented the site plan and special land use request. The property is proposed to be a live theater use, characterized as a private assembly use in the Zoning Ordinance. She noted the standards for both special land use requests and site plans have been analyzed in the staff review. She went over the proposed building façade changes, indicating the only items the Planning Commission should review are areas that are proposed to be altered, in this case, mainly the façade. With regard to the required transparency, the applicant would be required to increase the transparency to 17% (the existing condition of the building) or seek a variance from the Zoning Board of Appeals, since 30% transparency is required.

Community Development Director Kapelanski went over the discretionary special land use standards. She highlighted and went over the memo prepared by Spalding DeDecker, the City's engineering consultant, that addressed traffic/parking concerns. No parking is required since the lot is within 500 feet of a municipal lot and the applicant intends to lease their parking lots to the City to use as municipal parking. The adjacent lot, owned by Berkley First Church, is also tentatively confirmed to be leased as municipal parking. Staff is recommending as a condition of approval that a parking coordination plan be established for shows with over 550 people in attendance.

The Planning Commission asked some clarifying questions regarding the planned leased municipal lots.

Glenn Wilhelm, the applicant, introduced himself. He said they dealt with parking and noise concerns when they proposed and opened a similar venue in Rochester. None of those concerns materialized once the facility was open and they are approaching the Berkley Theater the same way. He is happy to talk with the City on a parking contingency plan for larger events, which should only be a few times a year.

Mr. Wilhelm explained the issues the use and current layout of the building proposes with the transparency requirements. Mark Dunneback, the project architect, went over the proposed materials and the floor plan.

Chair Kempner confirmed the Planning Commission cannot waive the transparency requirements in the Downtown District.

Mr. Wilhelm confirmed that the theater would have approximately 20 employees. The traffic/parking memo refers to a larger number of employees. This was based on the general occupancy numbers, not the number indicated by the applicant.

Chair Kempner opened the public hearing at 7:27PM.

Kurt Hite, 3525 Robina, was excited to see the concept drawings. He knows that parking is going to be a concern and understands that that is a tradeoff for the use, which he welcomes. He asked that employees not park in the street. He asked if the bathrooms upstairs would still be used.

Deno Bistolarides, represented the ownership of the property as the former Rite Aid. He thought this use was a great fit for the project and voiced his full support.

The applicant noted the upstairs bathrooms cannot be used because of ADA requirements.

Chair Kempner read correspondence from Jason Spenny. He initially emailed with concerns about parking overflow in the area but replied to his initial email and stated he no longer had concerns after reviewing the information in the Planning Commission packet.

No one else wished to speak. Chair Kempner closed the public hearing at 7:32PM.

The Commission discussed the site plan elements of the project. They generally had no concerns with the façade and thought the reduced transparency (below 30%) makes sense in this case. They were glad to see the preservation of the marquee.

Commissioner Arnsman confirmed the intention is to keep the marquee lit. He also confirmed the applicant had no issue with the suggested note for the color temperature.

Chair Kempner said she had some concerns about the parking. She asked the applicant if they were willing to work with the City if any issues come up. The applicant confirmed they would be happy to do so and also added employees would not be permitted to park on the residential street.

Community Development Director Kapelanski noted the DDA is in full support of the project.

Commissioner Bartus asked if the employees parking off-site had to be a condition of approval. Community Development Director Kapelanski agreed it would be difficult to enforce. Commissioner Bartus said one example where this wouldn't make sense is if employees were there during off hours.

The Commission went through the special land use and all agreed that all standards were met.

The Commission discussed the proposed conditions. They agreed the employee parking condition was not necessary and that it could be addressed in the contingency plan for larger events.

Motion by Commissioner Bartus and supported by Commissioner Woods, in the matter of Berkley Theater, PSP-14-25 located at 2960 Twelve Mile Rd., motion to approve the Site Plan request with the following findings:

a) The standards of Section 15.05 of the Zoning Ordinance have been met;

And with the following conditions:

a) The applicant obtaining a variance from the Zoning Board of Appeals for the deficient transparency or maintains the existing transparency percentage of the front façade as it sits today (17%) as an existing condition;
b) Compliance with staff review letters including the required color temperature requirements for lighting; and
c) The applicant receiving special land use approval from the City Council.

Roll call vote on the motion to approve PSP-14-25, the Berkley Theater, located at 2960 Twelve Mile Rd.

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

Motion by Commissioner Bartus and supported by Commissioner Stapp, in the matter of Berkley Theater, PSU-05-25 located at 2960 Twelve Mile Rd., motion to recommend approval of the Special Land Use request with the following findings:

a) The use is designed and constructed in a manner harmonious with the character of adjacent properties and the surrounding area, as compare to the impacts of permitted uses;
b) The use is compatible and in accordance with the goals and objectives of the Master Plan;
c) The use is located and designed in a manner that will minimize the impact of traffic;

d) The use is adequately served by essential public facilities and services;
e) The use is designed, constructed, operated and maintained to comply with all applicable ordinance standards;
f) The use does not unreasonably impact the quality of natural features and the environment when compared to typical uses; and
g) The factors in Section 10.03.H of the Zoning Ordinance have been considered and conditions are found satisfactory;

And with the following conditions

a) The applicant must coordinate with the City on any events expected to increase the occupancy of the building beyond 550 persons in order to establish a parking and egress coordination plan. The applicant will finalize details of this plan with City staff prior to the Certificate of Occupancy being granted.

Roll call vote on the motion to recommend approval of PSU-05-25, the Berkley Theater, located at 2960 Twelve Mile Rd.

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

2. PUBLIC HEARING: An ordinance to amend Article 2 Definitions, Article 5 Use Based Districts, Article 6 Site Design Based Districts, Article 8 Specific Use Provisions, Article 9 General Provisions, Article 13 Exterior Lighting Standards, Article 14 Off-Street Parking, Loading and Access Standards, Article 15 Site Plan Review Procedures and Requirements and Article 16 Nonconforming Lots, Uses and Structures of Chapter 138 Zoning of the Berkley Code of Ordinances to add definitions for medical office and outdoor service areas and to clarify the definition for carports, to remove egress windows as projections, to match two-family site layout approval processes in the RC district with the approval process for a two-family use, to include regulations for residential street types in the Downtown, Gateway Corridor, Woodward Corridor and Flex districts, to prohibit gun shops within 1,000 feet of a an existing child day center or child group day care home, to clarify setback requirements for accessory structures on corner lots, to prohibit properties from outlining windows and buildings with LED or similar lighting in any district, to provide dimensional requirements for compact car spaces, to clarify that a sketch plan is required for site plan review and to clarify requirements for non-conforming lots in site design-based districts.

Community Director Kapelanski listed the proposed amendments detailed in the staff memo. She said there are not many more 'clean-up' amendments expected but there are some areas dealing with signs that staff will be asking the Commission to discuss.

Chair Kempner opened the public hearing at 8:12PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 8:12PM.

The Planning Commission asked some clarifying questions on the amendment.

Motion by Commissioner Woods and supported by Commissioner Dahlin, in the matter of motion to recommend approval of an ordinance to amend Article 2 Definitions, Article 5 Use Based Districts, Article 6 Site Design Based Districts, Article 8 Specific Use Provisions, Article 9 General Provisions, Article 13 Exterior Lighting Standards, Article 14 Off-Street Parking, Loading and Access Standards, Article 15 Site Plan Review Procedures and Requirements and Article 16 Nonconforming Lots, Uses and Structures of Chapter 138 Zoning of the Berkley Code of Ordinances to add definitions for medical office and outdoor service areas and to clarify the definition for carports, to remove egress windows as projections, to match two-family site layout approval processes in the RC district with the approval process for a two-family use, to include regulations for residential street types in the Downtown, Gateway Corridor, Woodward Corridor and Flex districts, to prohibit gun shops within 1,000 feet of a

an existing child day center or child group day care home, to clarify setback requirements for accessory structures on corner lots, to prohibit properties from outlining windows and buildings with LED or similar lighting in any district, to provide dimensional requirements for compact car spaces, to clarify that a sketch plan is required for site plan review and to clarify requirements for non-conforming lots in site design-based districts.

Roll call vote on the motion to recommend approval of the proposed zoning ordinance amendment.

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

3. <u>2026 Meeting Schedule</u>

The Planning Commission discussed the proposed calendar.

Commissioner Stapp suggested the May, November and December meeting dates be moved up a week to accommodate holidays. The Commission agreed.

Motion by Commissioner Stapp and supported by Commissioner Dahlin to approved the 2026 meeting calendar with the May, November and December meeting dates moved up a week.

Roll call vote on the motion to approve the amended 2026 meeting calendar.

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

<u>LIAISON REPORT</u>
Commissioners provided updates on the Chamber of Commerce, the Downtown Development Authority and Zoning Board of Appeals.

Councilmember Patterson provided an update on the City Council's recent meetings.

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<u>COMMISSIONER COMMENTS</u>

NONE

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<u>STAFF COMMENTS</u>
Community Development Director Kapelanski summarized the overall takeaways from the Michigan Association of Planning conference.

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<u>ADJOURNMENT</u>
Motion to adjourn by Commissioner Arnsman, supported by Commissioner Woods.

Voice vote for adjournment

DRAFT

AYES: 7
NAYS: 0
ABSENT: None

With no further business, the meeting was adjourned at 8:28PM.

DRAFT

City of Berkley

Summary of Budget Requests

CIP, Capital Outlay, Light-Duty Vehicles, and Service Improvements

2026-2027 Budget

ID #	DEPT	Account #	DESCRIPTION	GL FUND	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	TOTAL
1	536-000 WATER & SEWER SERVICE	592-536-982-000	Concrete Repair	592 - Water Sewer Fund	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 1,200,000
2	536-000 WATER & SEWER SERVICE	592-536-975-000	Lead Service Replacement Program (was Lead Service Line Replacements)	592 - Water Sewer Fund	$ 1,000,000	$ 1,000,000	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 6,800,000
3	536-000 WATER & SEWER SERVICE	592-902-971-150	Sewer Lining Program (was "Annual Sewer Lining Program")	592 - Water Sewer Fund	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 3,600,000
4	464-000 STREET MAINT OPERATIONS	202-464-975-100	Tri-Party Project (RCOC Greenfield Rd 11 to 12 Mi)	202 - Major Street Fund	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ 150,000
5	464-000 STREET MAINT OPERATIONS	202-464-975-100	Bacon Ave (12 Mile to Catalpa) - Water Main and Paving Project - Phase 1	202 - Major Street Fund	$ 367,200	$ -	$ -	$ -	$ -	$ -	$ 367,200
	901-000 CAPITAL PROJECTS	443-901-975-000		443 - Infrastructure Millage Fund	$ 2,444,100	$ -	$ -	$ -	$ -	$ -	$ 2,444,100
	536-000 WATER & SEWER SERVICE	592-536-975-000		592 - Water Sewer Fund	$ 520,600	$ -	$ -	$ -	$ -	$ -	$ 520,600
6	536-000 WATER & SEWER SERVICE	592-536-982-592	Water Meter Replacements	592 - Water Sewer Fund	$ 335,000	$ 335,000	$ 335,000	$ 335,000	$ 335,000	$ 335,000	$ 2,010,000
7	464-000 STREET MAINT OPERATIONS	202-464-982-000	Equipment - 4 Ton Asphalt Trailer Replacement	202 - Major Street Fund	$ 52,000	$ -	$ -	$ -	$ -	$ -	$ 52,000
8	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - Interdepartmental Pool Vehicle (replacement)	101 - General Fund	$ 33,000	$ -	$ -	$ -	$ -	$ -	$ 33,000
9	536-000 WATER & SEWER SERVICE	592-536-982-592	Equipment - Mini Excavator and Related Attachments (replacement)	592 - Water Sewer Fund	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ 200,000
10	443-000 PUBLIC WORKS GARAGE	101-441-982-000	Equipment - Mobile Column Lift (Qty - 2)	101 - General Fund	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ 30,000
11	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - 3/4 Ton Pickup and Equipment Replacement #11	592 - Water Sewer Fund	$ 71,000	$ -	$ -	$ -	$ -	$ -	$ 71,000
12	441-000 PUBLIC WORKS	101-441-982-000	Vehicle - 3/4 Ton Pickup and Equipment Replacement #2	101 - General Fund	$ 71,000	$ -	$ -	$ -	$ -	$ -	$ 71,000
13	536-000 WATER & SEWER SERVICE	592-536-982-592	Equipment - Concrete Cutting Road Saw and Trailer (replacement)	592 - Water Sewer Fund	$ 90,000	$ -	$ -	$ -	$ -	$ -	$ 90,000
14	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - Utilimaster Walk In Van (replacement)	592 - Water Sewer Fund	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ 300,000
15	441-000 PUBLIC WORKS	101-441-982-000	Equipment - John Deere UTV (replacement)	101 - General Fund	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ 60,000
16	528-000 SOLID WASTE SERVICES	226-528-982-000	Equipment - Large Brush Chipper (replacement)	226 - Solid Waste	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ 75,000
17	528-000 SOLID WASTE SERVICES	226-528-982-000	Equipment - Leaf Vacuum Trailer/Body (replacement)	226 - Solid Waste	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ 60,000
18	751-000 PARKS & REC ADMINISTRATION	208-751-971-150	Bacon Park - Drainage	208 - Recreation Revolving Fund	$ -	$ -	$ -	$ 80,000	$ -	$ -	$ 80,000
19	751-000 PARKS & REC ADMINISTRATION	208-751-971-150	Community Tennis Courts - Tennis Court Replacement & Gate Addition	208 - Recreation Revolving Fund	$ 120,000	$ -	$ -	$ -	$ -	$ -	$ 120,000
20	751-000 PARKS & REC ADMINISTRATION	208-751-971-150	Wall/Fencing east side of C Center	208 - Recreation Revolving Fund	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
21	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility with Grappler (replacement)	101 - General Fund	$ 88,000	$ -	$ -	$ -	$ -	$ -	$ 88,000
22	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility (replacement)	101 - General Fund	$ 80,000	$ -	$ -	$ -	$ -	$ -	$ 80,000
23	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Enclosed Trailer	101 - General Fund	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ 15,000

City of Berkley

Summary of Budget Requests

CIP, Capital Outlay, Light-Duty Vehicles, and Service Improvements

2026-2027 Budget

ID #	DEPT	Account #	DESCRIPTION	GL FUND	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	TOTAL
24	901-000 CAPITAL PROJECTS	445-901-985-000	Vehicle - Fire Engine Replacement *Will be receiving federal grant reimbursement of $358,000 after final payment in FY 27-28	445 - Public Improvements Fund	$ 540,000	$ 630,000	$ -	$ -	$ -	$ -	$ 1,170,000
25	267-000 FACILITIES	101-267-976-271	Library - Carpet	101 - General Fund	$ -	$ 140,000	$ -	$ -	$ -	$ -	$ 140,000
26	745-000 BUILDING DEPARTMENT	101-745-983-000	Plotter (Split with DPW)	101 - General Fund	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ 3,500
27	441-000 PUBLIC WORKS	101-441-983-000	Plotter (Split with Building)	101 - General Fund	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ 3,500
28	901-000 CAPITAL PROJECTS	809-901-975-001	Sidewalk Replacements	809 - Sidewalks	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 2,400,000
29	464-000 STREET MAINT OPERATIONS	202-464-975-100	Harvard Rd (Coolidge to Cass) * - Water Main and Paving Project - Phase 2, Division 1 * *Tentative, subject to change*	202 - Major Street Fund	$ -	$ 381,000	$ -	$ -	$ -	$ -	$ 381,000
	901-000 CAPITAL PROJECTS	443-901-975-000		443 - Infrastructure Millage Fund	$ -	$ 1,621,000	$ 750,000	$ -	$ -	$ -	$ 2,371,000
	536-000 WATER & SEWER SERVICE	592-536-975-000		592 - Water Sewer Fund	$ -	$ 698,000	$ 300,000	$ -	$ -	$ -	$ 998,000
30	536-000 WATER & SEWER SERVICE	592-536-982-592	Equipment - Rubber Tire Backhoe and Attachments (replacement)	592 - Water Sewer Fund	$ -	$ 185,000	$ -	$ -	$ -	$ -	$ 185,000
31	536-000 WATER & SEWER SERVICE	592-536-982-592	Equipment - Rubber Tire Backhoe (2020)	592 - Water Sewer Fund	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ 200,000
32	536-000 WATER & SEWER SERVICE	592-536-982-592	Equipment - Rubber Tire Loader	592 - Water Sewer Fund	$ -	$ -	$ -	$ 225,000	$ -	$ -	$ 225,000
33	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - F-550 Hook Truck (replacement)	101 - General Fund	$ -	$ 175,000	$ -	$ -	$ -	$ -	$ 175,000
34	441-000 PUBLIC WORKS	101-441-982-000	Equipment - Zero Turn Mower (replacement)	101 - General Fund	$ -	$ 22,000	$ -	$ -	$ -	$ -	$ 22,000
35	345-000 PUBLIC SAFETY OPERATIONS	101-267-976-345	Public Safety - Carports	101 - General Fund	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000
36	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility	101 - General Fund	$ -	$ 88,000	$ -	$ -	$ -	$ -	$ 88,000
37	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility	101 - General Fund	$ -	$ 88,000	$ -	$ -	$ -	$ -	$ 88,000
38	441-000 PUBLIC WORKS	275-902-971-150	CDBG Community Park Architectural Barrier Removal	275 - CDBG Fund	$ 90,000	$ -	$ -	$ -	$ -	$ -	$ 90,000
39	441-000 PUBLIC WORKS	275-902-971-150	CDBG Soft Surface Installation Community Park	275 - CDBG Fund	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000
40	267-000 FACILITIES		Multi-Purpose Room Floor Replacement (Community Center)	101 - General Fund	$ -	$ -	$ -	$ 60,000	$ -	$ -	$ 60,000
41	215-000 CITY CLERK'S OFFICE	101-215-982-000	New Election Tabulators/Touch Writers	101 - General Fund	$ -	$ 90,000	$ -	$ -	$ -	$ -	$ 90,000
42	464-000 STREET MAINT OPERATIONS	202-464-982-000	Equipment - Brine Maker w/ Storage Unit	202 - Major Street Fund	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ 30,000
43	464-000 STREET MAINT OPERATIONS	203-464-982-000	Equipment - Brine Maker w/ Storage Unit	203 - Local Street Fund	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ 30,000
44	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - F-250	101 - General Fund	$ -	$ 72,000	$ -	$ -	$ -	$ -	$ 72,000
45	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - Ford Explorer	101 - General Fund	$ -	$ 65,000	$ -	$ -	$ -	$ -	$ 65,000

City of Berkley

Summary of Budget Requests

CIP, Capital Outlay, Light-Duty Vehicles, and Service Improvements

2026-2027 Budget

ID #	DEPT	Account #	DESCRIPTION	GL FUND	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	TOTAL
46	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - F-150	592 - Water Sewer Fund	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ 75,000
47	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - Hydro Excavation Machine	592 - Water Sewer Fund	$ -	$ -	$ -	$ 500,000	$ -	$ -	$ 500,000
48	443-000 PUBLIC WORKS GARAGE	101-441-982-000	Mobile Column Lift	101 - General Fund	$ -	$ -	$ -	$ 85,000	$ -	$ -	$ 85,000
49	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - Sewer Truck and Camera	592 - Water Sewer Fund	$ -	$ -	$ -	$ 300,000	$ -	$ -	$ 300,000
50	464-000 STREET MAINT OPERATIONS	202-464-985-000	Vehicle - X Broom Street Sweeper	202 - Major Street Fund	$ -	$ -	$ -	$ 350,000	$ -	$ -	$ 350,000
51	528-000 SOLID WASTE SERVICES	226-528-982-000	Equipment - Large Brush Chipper (replacement)	226 - Solid Waste	$ -	$ -	$ -	$ -	$ -	$ 80,000	$ 80,000
52	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - Combination Sewer Cleaner	592 - Water Sewer Fund	$ -	$ -	$ -	$ -	$ 650,000	$ -	$ 650,000
53	528-000 SOLID WASTE SERVICES	226-528-982-000	Vehicle - F-250	226 - Solid Waste	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
54	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - F-250	592 - Water Sewer Fund	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
55	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - Ford Transit Van	592 - Water Sewer Fund	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
56	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - John Deere Tractor	101 - General Fund	$ -	$ -	$ -	$ -	$ 65,000	$ -	$ 65,000
57	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - John Deere UTV	101 - General Fund	$ -	$ -	$ -	$ -	$ 65,000	$ -	$ 65,000
58	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - Tandem Hook Truck	592 - Water Sewer Fund	$ -	$ -	$ -	$ -	$ 315,000	$ -	$ 315,000
59	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - F-250	101 - General Fund	$ -	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000
60	536-000 WATER & SEWER SERVICE	592-536-985-000	Vehicle - Tandem Hook Truck	592 - Water Sewer Fund	$ -	$ -	$ -	$ -	$ -	$ 325,000	$ 325,000
61	464-000 STREET MAINT OPERATIONS	202-464-985-000	Vehicle - X Broom Street Sweeper	202 - Major Street Fund	$ -	$ -	$ -	$ -	$ -	$ 400,000	$ 400,000
62	464-000 STREET MAINT OPERATIONS	202-464-975-100	Harvard Rd (Coolidge to Cass) * - Water Main and Paving Project- Phase 2, Division 2 ** Tentative, subject to change*	202 - Major Street Fund	$ -	$ -	$ 400,000	$ 160,000	$ -	$ -	$ 560,000
	901-000 CAPITAL PROJECTS	443-901-975-000		443 - Infrastructure Millage Fund	$ -	$ -	$ 920,000	$ 1,340,000	$ -	$ -	$ 2,260,000
	536-000 WATER & SEWER SERVICE	592-536-975-000		592 - Water Sewer Fund	$ -	$ -	$ 340,000	$ 600,000	$ -	$ -	$ 940,000
63	751-000 PARKS & REC ADMINISTRATION		Oxford Park - Drainage	101 - General Fund	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ 75,000
64				208 - Recreation Revolving Fund	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ 75,000
65	751-000 PARKS & REC ADMINISTRATION		Angell Park - Tennis Court Replacement & Gate Addition	101 - General Fund	$ -	$ -	$ -	$ 37,500	$ -	$ -	$ 37,500
66				208 - Recreation Revolving Fund	$ -	$ -	$ -	$ 37,500	$ -	$ -	$ 37,500

City of Berkley

Summary of Budget Requests

CIP, Capital Outlay, Light-Duty Vehicles, and Service Improvements

2026-2027 Budget

ID #	DEPT	Account #	DESCRIPTION	GL FUND	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	TOTAL
67	441-000 PUBLIC WORKS	101-441-971-150	Lazenby Field - Netting	101 - General Fund	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ 5,000
68	751-000 PARKS & REC ADMINISTRATION	208-751-971-150		208 - Recreation Revolving Fund	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ 10,000
69	751-000 PARKS & REC ADMINISTRATION	208-751-971-150	Community Fields - Fence Baseball Fields	208 - Recreation Revolving Fund	$ -	$ 77,250	$ -	$ -	$ -	$ -	$ 77,250
70	536-000 WATER & SEWER SERVICE		Underground Fuel Tank Replacement - DPW	592 - Water Sewer Fund	$ -	$ -	$ -	$ 750,000	$ -	$ -	$ 750,000
71	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - Tandem Axle Hook Truck (replacement)	101 - General Fund	$ -	$ -		$ 295,000	$ -	$ -	$ 295,000
72	441-000 PUBLIC WORKS	592-536-982-592	Equipment - Telehandler (Replacement - 2002)	592 - Water Sewer Fund	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ 200,000
73	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - F-550 Hook Truck (replacement)	101 - General Fund	$ -	$ -	$ -	$ 190,000	$ -	$ -	$ 190,000
74	441-000 PUBLIC WORKS	592-536-985-000	Vehicle - Transit Meter Van #1	592 - Water Sewer Fund	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ 75,000
75	441-000 PUBLIC WORKS	101-441-985-000	Vehicle - Tandem Hook Truck (replacement - 2019)	101 - General Fund	$ -	$ -	$ 280,000	$ -	$ -	$ -	$ 280,000
76	441-000 PUBLIC WORKS	101-267-976-441	Generator - DPW	101 - General Fund	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000
77	345-000 PUBLIC SAFETY OPERATIONS	101-267-976-345	Public Safety - Locker rooms	101 - General Fund	$ -		$ 180,000	$ -	$ -	$ -	$ 180,000
78	267-000 FACILITIES	101-267-976-271	Library Entrance Doors	101 - General Fund	$ 65,000	$ -	$ -	$ -	$ -	$ -	$ 65,000
79	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility	101 - General Fund	$ -	$ -	$ 99,704	$ -	$ -	$ -	$ 99,704
80	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility	101 - General Fund	$ -	$ -	$ 99,704	$ -	$ -	$ -	$ 99,704
81	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-001	15 In-Car Computer Replacements	101 - General Fund	$ -	$ -	$ 37,500	$ -	$ -	$ -	$ 37,500
82	430-000 ANIMAL CONTROL	101-430-985-000	Vehicle - ACO Vehicle Replacement	101 - General Fund	$ -	$ -	$ 103,455	$ -	$ -	$ -	$ 103,455
83	443-000 PUBLIC WORKS GARAGE	101-443-982-000	Two Post Equipment Hoist	101 - General Fund	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ 15,000
84	790-000 LIBRARY	101-267-976-271	Library restroom renovation	101 - General Fund	$ -	$ -	$ -	$ 130,000	$ -	$ -	$ 130,000
85	441-000 PUBLIC WORKS	101-441-982-000	Zero Turn Mower	101 - General Fund	$ -	$ -	$ 22,000	$ -	$ -	$ -	$ 22,000
86	464-000 STREET MAINT OPERATIONS	202-464-975-100	Wakefield (12 Mile to Webster) * - Water Main and Paving Project- Phase 3, Division 1 ** Tentative, subject to change*	202 - Major Street Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	901-000 CAPITAL PROJECTS	443-901-975-000		443 - Infrastructure Millage Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	536-000 WATER & SEWER SERVICE	592-536-975-000		592 - Water Sewer Fund	$ -	$ -	$ -	$ 1,500,000	$ 2,250,000	$ -	$ 3,750,000
87	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility	101 - General Fund	$ -	$ -	$ -	$ 106,480	$ -	$ -	$ 106,480
88	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility	101 - General Fund	$ -	$ -	$ -	$ 106,480	$ -	$ -	$ 106,480

City of Berkley

Summary of Budget Requests

CIP, Capital Outlay, Light-Duty Vehicles, and Service Improvements

2026-2027 Budget

ID #	DEPT	Account #	DESCRIPTION	GL FUND	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	TOTAL
89	464-000 STREET MAINT OPERATIONS	202-464-975-100	Wakefield (12 Mile to Webster) * - Water Main and Paving Project- Phase 3, Division 2 ** Tentative, subject to change*	202 - Major Street Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	901-000 CAPITAL PROJECTS	443-901-975-000		443 - Infrastructure Millage Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	536-000 WATER & SEWER SERVICE	592-536-975-000		592 - Water Sewer Fund	$ -	$ -	$ -	$ -	$ 750,000	$ -	$ 750,000
90	MULTIPLE DEPARTMENTS		Coolidge Paving Project	443 - Infrastructure Millage Fund	$ -	$ -	$ -	$ -	$ 6,000,000	$ 6,000,000	$ 12,000,000
91	901-000 CAPITAL PROJECTS		Light Pole Replacement (at all Parks)	208 - Recreation Revolving Fund	$ -	$ -	$ -	$ -	$ -	$ 1,000,000	$ 1,000,000
92	MULTIPLE DEPARTMENTS		Façade grant Incentive Program	101 - General Fund	$ -	$ -	$ -	$ -	$ 82,500	$ -	$ 82,500
93				208 - Recreation Revolving Fund	$ -	$ -	$ -	$ -	$ 82,500	$ -	$ 82,500
94	845-000 RECREATION CLASSES		Oxford Park - Walking Trails	101 - General Fund	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000
95				208 - Recreation Revolving Fund	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000
96	751-000 PARKS & REC ADMINISTRATION		Community Center - Parking Lot	101 - General Fund	$ -	$ -	$ -	$ -	$ 450,000	$ -	$ 450,000
97	751-000 PARKS & REC ADMINISTRATION		Parks and Recreation Fitness Court	101 - General Fund	$ -	$ -	$ -	$ 120,000	$ -	$ -	$ 120,000
98	MULTIPLE DEPARTMENTS		Dorthea Public Plaza *(to be offset by grant)*	101 - General Fund	$ -	$ -	$ -	$ -	$ 1,136,624	$ -	$ 1,136,624
99	464-000 STREET MAINT OPERATIONS	101-267-976-441	Salt Dome Replacement	101 - General Fund	$ -	$ -	$ -	$ -	$ -	$ 1,000,000	$ 1,000,000
100	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility	101 - General Fund	$ -	$ -	$ -	$ -	$ 117,125	$ -	$ 117,125
101	345-000 PUBLIC SAFETY OPERATIONS	101-345-985-000	Vehicle - Ford Police Interceptor Utility	101 - General Fund	$ -	$ -	$ -	$ -	$ 117,125	$ -	$ 117,125
102	267-000 FACILITIES	101-267-976-101	City Hall Façade Upgrades	101 - General Fund	$ -	$ -	$ -	$ -	$ -	$ 200,000	$ 200,000
103	267-000 FACILITIES	101-267-931-101	City Hall HVAC improvements	101 - General Fund	$ -	$ -	$ -	$ -	$ -	$ 1,000,000	$ 1,000,000
104	MULTIPLE DEPARTMENTS		Cummings Parking Lot	101 - General Fund	$ -	$ -	$ -	$ -	$ -	$ 894,900	$ 894,900
				TOTAL:	$ 8,148,900	$ 7,067,250	$ 6,832,363	$ 9,932,960	$ 15,040,874	$ 13,809,900	$ 60,832,247

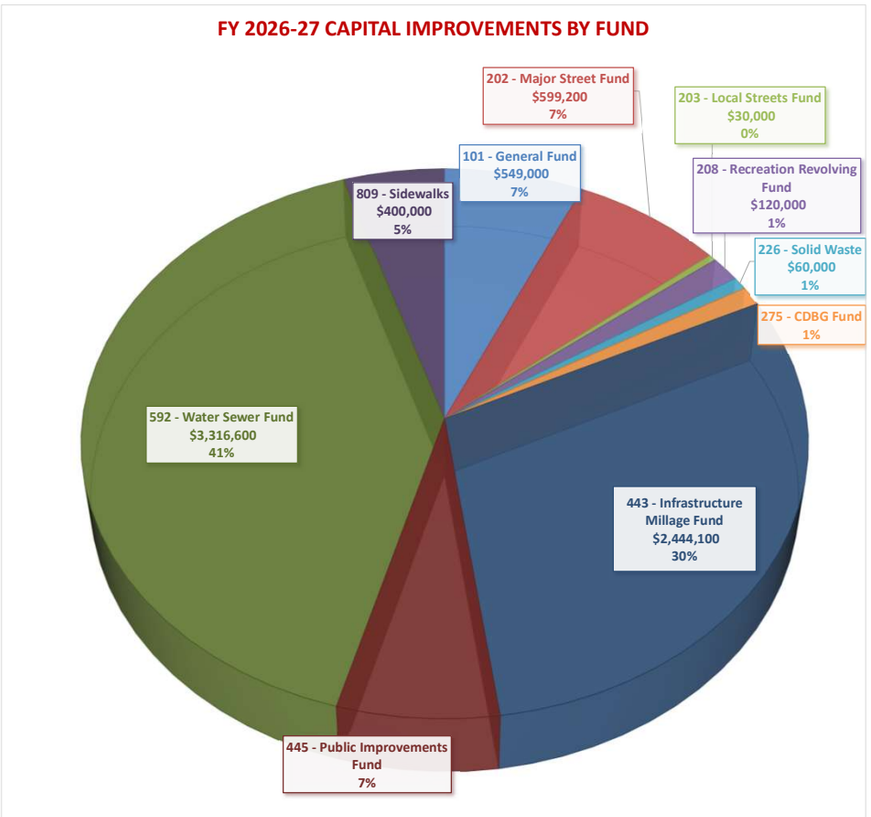
City of Berkley

Summary of Budget Requests

CIP, Capital Outlay, Light-Duty Vehicles, and Service Improvements

2026-2027 Budget

ID #	DEPT	Account #	DESCRIPTION	GL FUND	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	TOTAL



FY 2026-27 CAPITAL IMPROVEMENTS BY FUND

	Budget	Projected		Forecast			
By Fund	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**	**FY 2031-32**	**TOTAL**
101 - General Fund	$ 549,000	$ 830,000	$ 827,363	$ 1,205,460	$ 2,033,374	$ 3,219,900	$ 8,665,097
202 - Major Street Fund	$ 599,200	$ 381,000	$ 400,000	$ 510,000	$ -	$ 400,000	$ 2,290,200
203 - Local Streets Fund	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ 30,000
208 - Recreation Revolving Fund	$ 120,000	$ 137,250	$ 10,000	$ 192,500	$ 82,500	$ 1,050,000	$ 1,592,250
226 - Solid Waste	$ 60,000	$ -	$ 75,000	$ -	$ 75,000	$ 80,000	$ 290,000
275 - CDBG Fund	$ 90,000	$ 50,000	$ -	$ -	$ -	$ -	$ 140,000
443 - Infrastructure Millage Fund	$ 2,444,100	$ 1,621,000	$ 1,670,000	$ 1,340,000	$ 6,000,000	$ 6,000,000	$ 19,075,100
445 - Public Improvements Fund	$ 540,000	$ 630,000	$ -	$ -	$ -	$ -	$ 1,170,000
592 - Water Sewer Fund	$ 3,316,600	$ 3,018,000	$ 3,450,000	$ 6,285,000	$ 6,450,000	$ 2,660,000	$ 25,179,600
809 - Sidewalks	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 2,400,000
Grand Total	$ 8,148,900	$ 7,067,250	$ 6,832,363	$ 9,932,960	$ 15,040,874	$ 13,809,900	$ 60,832,247

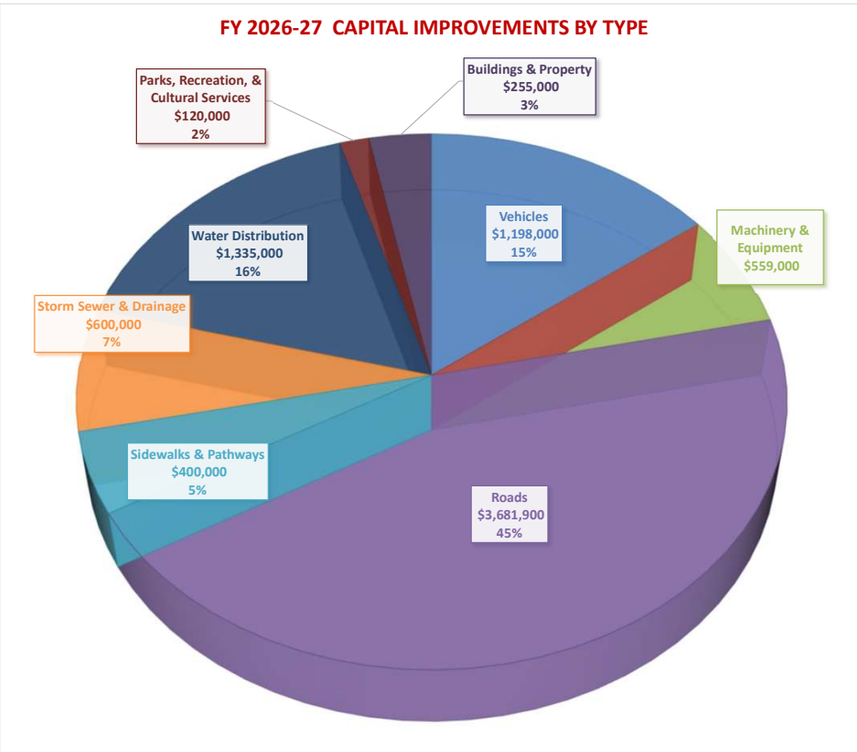
City of Berkley

Summary of Budget Requests

CIP, Capital Outlay, Light-Duty Vehicles, and Service Improvements

2026-2027 Budget

ID #	DEPT	Account #	DESCRIPTION	GL FUND	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	TOTAL



FY 2026-27 CAPITAL IMPROVEMENTS BY TYPE

	Budget	Projected		Forecast			
By Capital Outlay Type	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**	**FY 2031-32**	**TOTAL**
Vehicles	$ 1,198,000	$ 1,118,000	$ 695,363	$ 1,922,960	$ 1,554,250	$ 800,000	$ 7,288,573
Technology	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Machinery & Equipment	$ 559,000	$ 312,000	$ 497,000	$ 310,000	$ -	$ 80,000	$ 1,758,000
Roads	$ 3,681,900	$ 2,900,000	$ 2,910,000	$ 3,800,000	$ 9,200,000	$ 6,200,000	$ 28,691,900
Sidewalks & Pathways	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 2,400,000
Storm Sewer & Drainage	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 3,600,000
Water Distribution	$ 1,335,000	$ 1,335,000	$ 1,535,000	$ 1,535,000	$ 1,535,000	$ 1,535,000	$ 8,810,000
Parks, Recreation, & Cultural Services	$ 120,000	$ 137,250	$ 15,000	$ 425,000	$ 615,000	$ 1,100,000	$ 2,412,250
Parking Lots	$ -	$ -	$ -	$ -	$ -	$ 894,900	$ 894,900
Buildings & Property	$ 255,000	$ 265,000	$ 180,000	$ 940,000	$ 1,136,624	$ 2,200,000	$ 4,976,624
Grand Total	$ 8,148,900	$ 7,067,250	$ 6,832,363	$ 9,932,960	$ 15,040,874	$ 13,809,900	$ 60,832,247

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

NOTICE OF PUBLIC MEETING
BERKLEY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, in accordance with Section 138-656 of the Berkley City Code, that there will be a meeting of the Berkley Planning Commission to be held at the City of Berkley in the Council Chambers, 3338 Coolidge Hwy, Berkley Michigan, on **Tuesday, February 24, 2026** at 7:00pm, or as near thereto as the matter may be reached.

CAPITAL IMPROVEMENTS PLAN (CIP)

The CIP is a program that projects and coordinates public expenditures for improvements to the transportation and utility systems, municipal faciltiies and other capital improvement projects over a six-year period. Preparation of the CIP is done under the authority of PA 33 of 2008, the Michigan Planning Enabling Act, as amended.

The CIP is available for review at Berkley City Hall.

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or emailed to planning@berkleymi.gov before 5:00p.m on the date of the Planning Commission meeting.

You can watch the meeting: youtube.com/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Oakland Press
Friday, February 6, 2026

CITY OF BERKLEY
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Members of the Planning Commission
From: Kristen Kapelanski, Community Development Director
Date: February 24, 2026
Subject: PRZ-01-26 2429 Sunnyknoll Ave.

Background

- The City Council approved an updated Zoning Ordinance and Zoning Map in March 2025.
- This was the culmination of a two-year process to rewrite the Zoning Ordinance and revise the Zoning Map to match the community vision laid out in the City's Master Plan.
- The previous Zoning Ordinance included four zoning districts for single-family properties. In an effort to consolidate zoning districts and create regulations that better match the actual layout of the City's existing subdivisions, the new Zoning Ordinance condensed the single-family zoning districts from four to two.
- Each single-family property in the City was rezoned to match the current lot size and dimensional regulations of each property to one of the two proposed single-family zoning districts. Generally, anything previously zoned R-1A or R-1B became R-1AB, and anything previously zoned R-1C or R-1D became R-1CD.
- There are thousands of single-family properties in the City, and despite the City's best efforts to confirm that the new zoning district of every property matched the property's current layout, a few parcels were zoned incorrectly, including 2429 Sunnyknoll Ave.
- It is important to ensure that the zoning regulations for each property are in line with the existing site dimensions of the property in order for the property to remain legally conforming in terms of zoning. Absent this correction, the property would be deemed legal non-conforming, which could create future issues if additions or alterations to any structures were proposed, or if any structures were to be damaged by fire, natural disaster, etc.

Summary

- In order to correct this issue, the City has proposed a rezoning of 2429 Sunnyknoll Ave. from R-1AB District to R-1CD District.
- In accordance with Zoning Ordinance regulations, a public notice was posted in the newspaper, notices were mailed to all properties within 300 ft. and temporary signage was placed on the property.
- The property owner also received individualized correspondence explaining the reason for the proposed rezoning.

Sample Motions

Approval

In the matter of PRZ-01-26 2429 Sunnyknoll Ave., motion to recommend approval to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Denial

In the matter of PRZ-01-26 2429 Sunnyknoll Ave., motion to recommend denial to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is not consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is not compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are not compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is not adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is not demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

PRZ-01-26 2429 Sunnyknoll Ave.

2/5/2026, 4:20:16 PM

Light_Gray_Canvas_Reference

OC Tax Parcels

OC Site Address

Light_Gray_Canvas_Base

1:585

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Oakland County, Michigan, SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

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

NOTICE OF PUBLIC MEETING
BERKLEY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, in accordance with Section 3.09 of Chapter 138 of the Berkley City Code, that there will be a meeting of the Berkley Planning Commission to be held at the City of Berkley in the Council Chambers, 3338 Coolidge Hwy, Berkley Michigan, on **Tuesday, February 24, 2026** at 7:00pm, or as near thereto as the matter may be reached.

APPLICATION PRZ-01-26

The City of Berkley is proposing to rezone property at 2429 Sunnyknoll Ave. from R-1AB Single Family Residential District to R-1CD Single Family Residental District.

The complete application information is available for review at https://berkleymi.gov/community-development/development-projects.

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or emailed to planning@berkleymi.gov before 5:00p.m on the date of the Planning Commission meeting.

You can watch the meeting: https://www.youtube.com/user/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

THE CITY OF BERKLEY
Community Development Department
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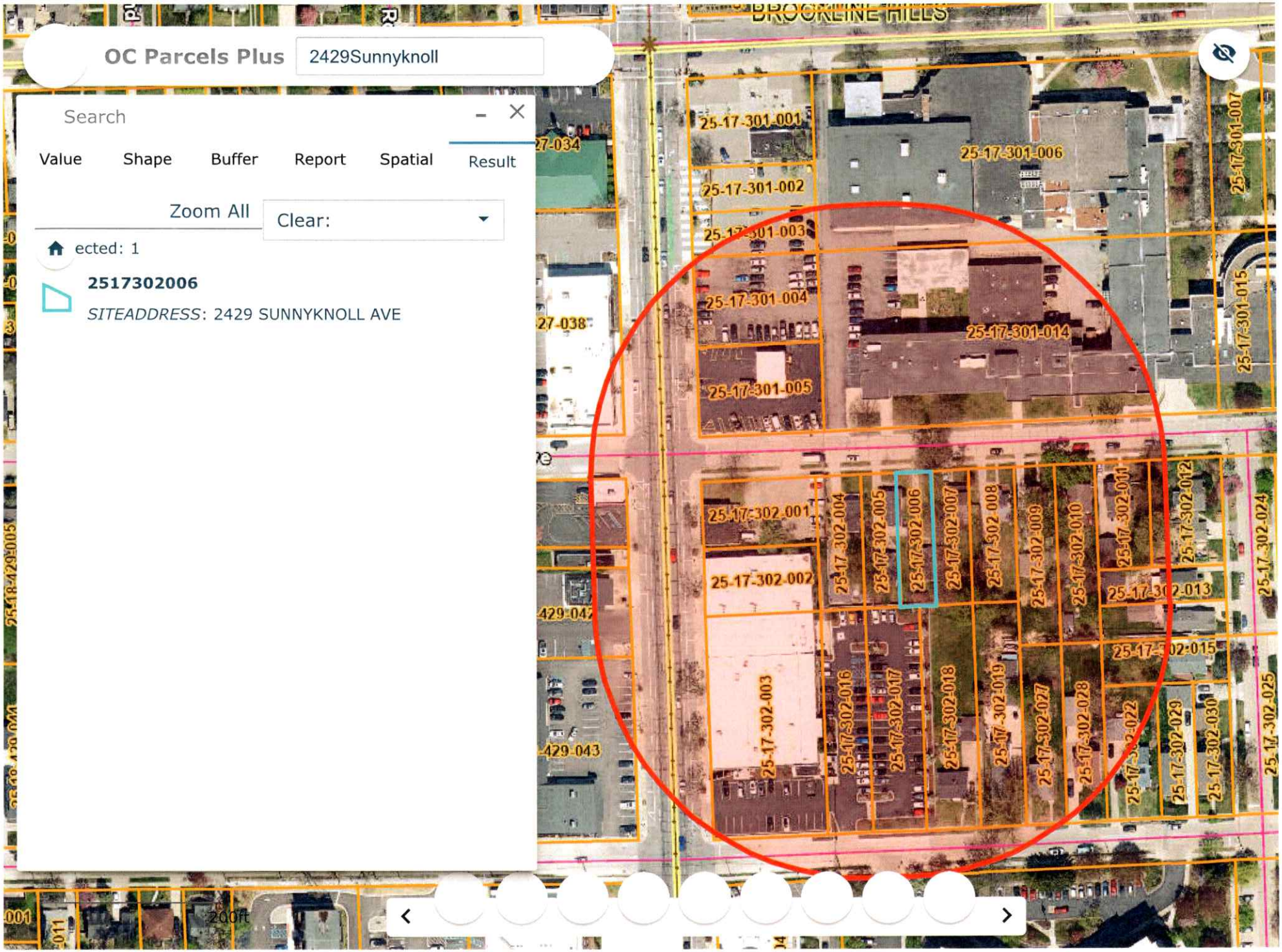
You can watch the meeting: https://www.youtube.com/user/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Oakland Press
Friday, February 6, 2026


OC Parcels Plus
2429Sunnyknoll
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BROOKLINE HILLS
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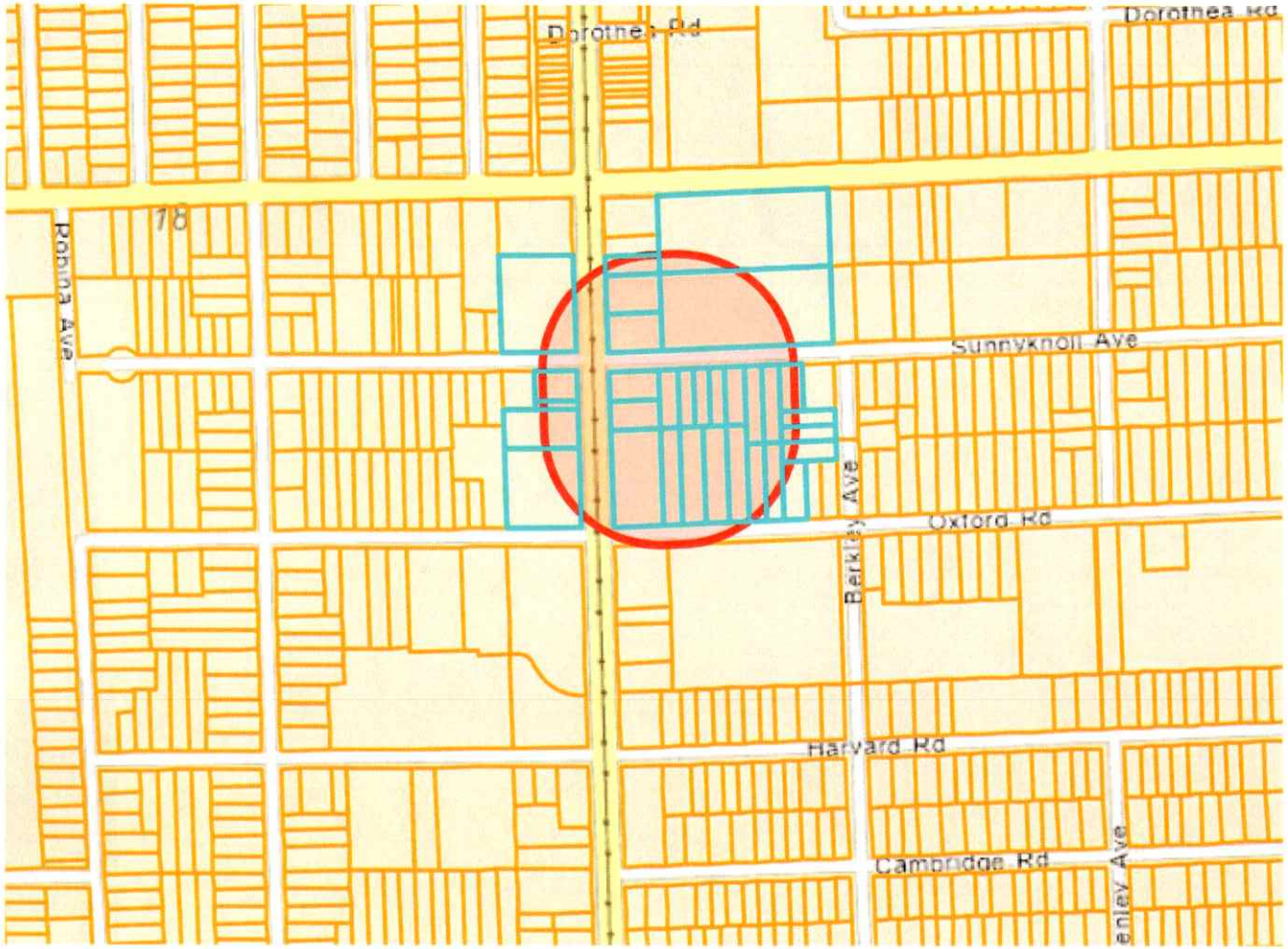
Dorothea Rd
Dorothea Rd
78
Robina Ave
Sunnyknoll Ave
Berkley Ave
Oxford Rd
Harvard Rd
Cambridge Rd
enley Ave

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BIG D LOCK CITY ENTERPRISES LLC
2448 COOLIDGE HWY
BERKLEY MI 48072 1553

Occupant
2434 OXFORD RD
BERKLEY MI 48072 1787

Occupant
2440 OXFORD RD
BERKLEY MI 48072 1787

ROBERT P LUSK
MARGARET BROSNAHA-LUSK
2325 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

BRIAN D CABBLE
NICOLE CHUBAROV
2343 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

Occupant
2338 COOLIDGE HWY
BERKLEY MI 48072 1500

NICHOLAS KUHAJDA
2360 OXFORD RD
BERKLEY MI 48072 1740

AMY CANNAZZARO
2365 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

SD INVESTMENTS LLC
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ANN ARBOR MI 48108 7944

ANDREW WHITAKER
2380 OXFORD RD
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GEOFFREY RICHMOND
2361 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

LINDSEY BALDWIN
2399 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

THERESE MARIE LICKER
JUSTIN KYLE LICKER
2350 OXFORD RD
BERKLEY MI 48072 1740

KEVIN W MURPHY
2395 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

KATHLEEN R CARLETON
2429 SUNNYKNOLL AVE
BERKLEY MI 48072 1792

KADIE JACABSEN
MAX HARTMAN
2435 SUNNYKNOLL AVE
BERKLEY MI 48072 1792

BRIAN BRANNACK
2431 SUNNYKNOLL AVE
BERKLEY MI 48072 1792

Occupant
2416 COOLIDGE HWY
BERKLEY MI 48072 1570

Occupant
2524 COOLIDGE HWY
BERKLEY MI 48072 1573

Occupant
2338 COOLIDGE HWY
BERKLEY MI 48072 1500

2416 COOLIDGE LLC
425 LEXINGTON BLVD
ROYAL OAK MI 48073 2525

BERKLEY SCHOOL DISTRICT
14501 TALBOT ST
OAK PARK MI 48237 1160

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

CHRISTOPHER DEHONDT
2389 BERKLEY AVE
BERKLEY MI 48072 1724

JAMES DZENDZEL
2390 OXFORD RD
BERKLEY MI 48072 1740

DINA M GARGANO
2400 OXFORD RD
BERKLEY MI 48072 1787

DONNA J DOWNES
2371 BERKLEY AVE
BERKLEY MI 48072 1724

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

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BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

BERKLEY BOARD OF EDUCATION
3127 BACON AVE
BERKLEY MI 48072

ANGELA L EDWARDS
2353 BERKLEY AVE
BERKLEY MI 48072 1724

JEREMY W SHORT
KIMBERLY L SHORT
2310 OXFORD RD
BERKLEY MI 48072

ERICA S WEISSMAN
JEFFREY D WEISSMAN
2326 OXFORD RD
BERKLEY MI 48072 1740

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CITY OF BERKLEY
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Members of the Planning Commission
From: Kristen Kapelanski, Community Development Director
Date: February 24, 2026
Subject: PRZ-02-26 2429 Sunnyknoll Ave.

Background

- The City Council approved an updated Zoning Ordinance and Zoning Map in March 2025.
- This was the culmination of a two-year process to rewrite the Zoning Ordinance and revise the Zoning Map to match the community vision laid out in the City's Master Plan.
- The previous Zoning Ordinance included four zoning districts for single-family properties. In an effort to consolidate zoning districts and create regulations that better match the actual layout of the City's existing subdivisions, the new Zoning Ordinance condensed the single-family zoning districts from four to two.
- Each single-family property in the City was rezoned to match the current lot size and dimensional regulations of each property to one of the two proposed single-family zoning districts. Generally, anything previously zoned R-1A or R-1B became R-1AB, and anything previously zoned R-1C or R-1D became R-1CD.
- There are thousands of single-family properties in the City, and despite the City's best efforts to confirm that the new zoning district of every property matched the property's current layout, a few parcels were zoned incorrectly, including 2431 Sunnyknoll Ave.
- It is important to ensure that the zoning regulations for each property are in line with the existing site dimensions of the property in order for the property to remain legally conforming in terms of zoning. Absent this correction, the property would be deemed legal non-conforming, which could create future issues if additions or alterations to any structures were proposed, or if any structures were to be damaged by fire, natural disaster, etc.

Summary

- In order to correct this issue, the City has proposed a rezoning of 2431 Sunnyknoll Ave. from R-1AB District to R-1CD District.
- In accordance with Zoning Ordinance regulations, a public notice was posted in the newspaper, notices were mailed to all properties within 300 ft. and temporary signage was placed on the property.
- The property owner also received individualized correspondence explaining the reason for the proposed rezoning.

Sample Motions

Approval

In the matter of PRZ-02-26 2431 Sunnyknoll Ave., motion to recommend approval to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Denial

In the matter of PRZ-02-26 2431 Sunnyknoll Ave., motion to recommend denial to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is not consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is not compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are not compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is not adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is not demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

PRZ-02-26 2431 Sunnyknoll Ave.

2/5/2026, 4:25:55 PM

Light_Gray_Canvas_Reference

OC Tax Parcels

OC Site Address

Light_Gray_Canvas_Base

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0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Oakland County, Michigan, SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

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

NOTICE OF PUBLIC MEETING
BERKLEY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, in accordance with Section 3.09 of Chapter 138 of the Berkley City Code, that there will be a meeting of the Berkley Planning Commission to be held at the City of Berkley in the Council Chambers, 3338 Coolidge Hwy, Berkley Michigan, on **Tuesday, February 24, 2026** at 7:00pm, or as near thereto as the matter may be reached.

APPLICATION PRZ-02-26

The City of Berkley is proposing to rezone property at 2431 Sunnyknoll Ave. from R-1AB Single Family Residential District to R-1CD Single Family Residental District.

The complete application information is available for review at https://berkleymi.gov/community-development/development-projects.

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or emailed to planning@berkleymi.gov before 5:00p.m on the date of the Planning Commission meeting.

You can watch the meeting: https://www.youtube.com/user/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

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

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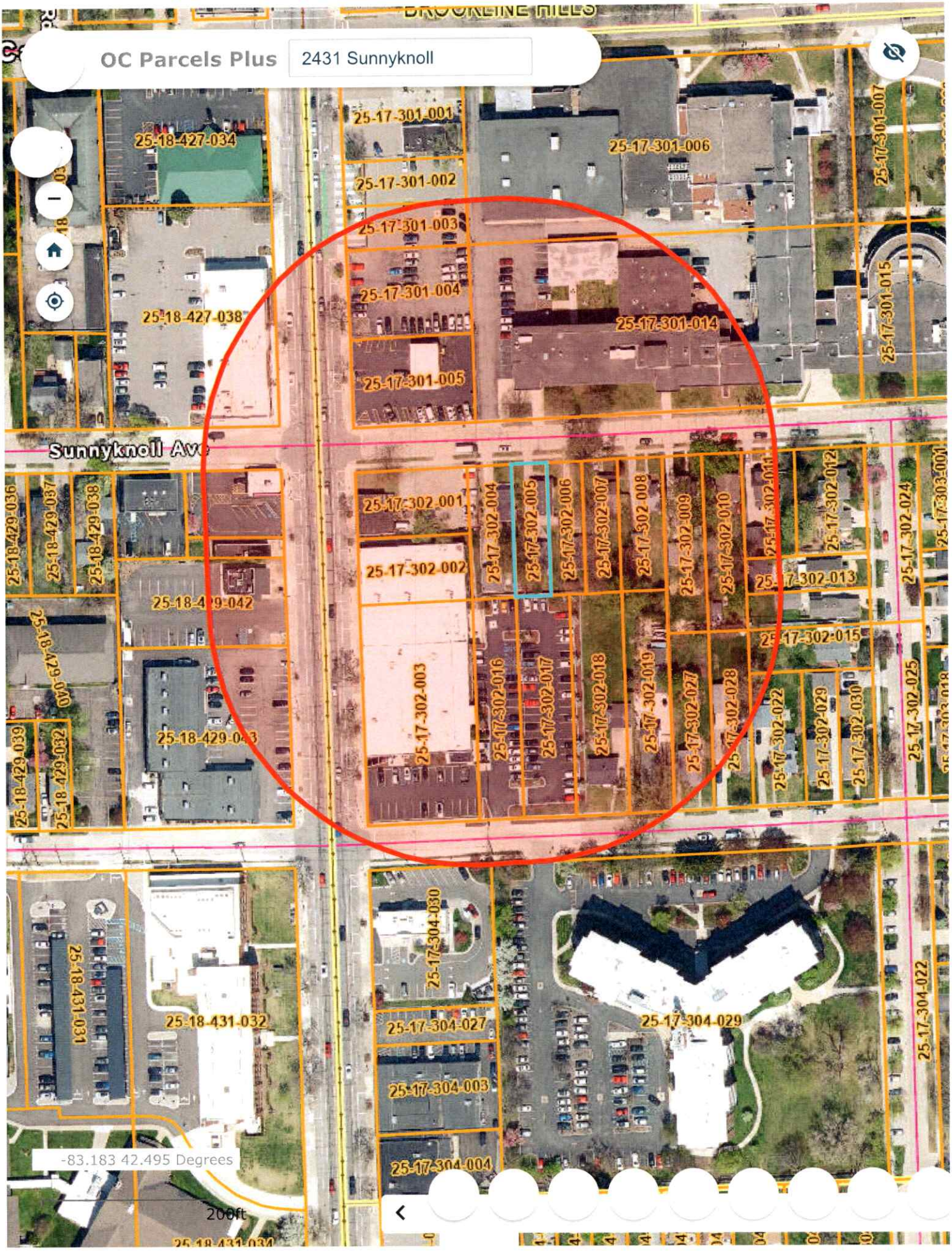
You can watch the meeting: https://www.youtube.com/user/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Oakland Press
Friday, February 6, 2026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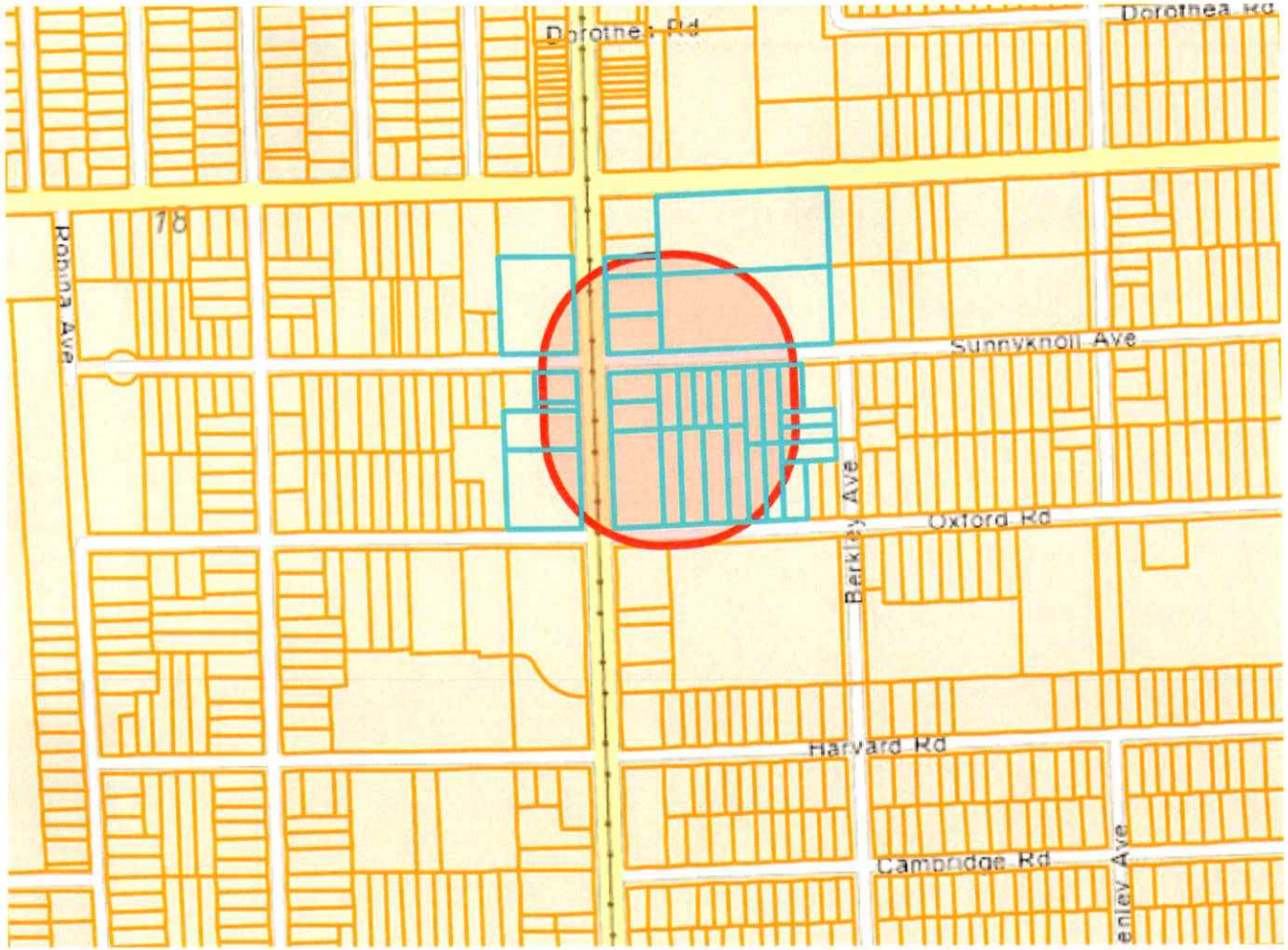
Dorothea Rd
Dorothea Rd
18
Robina Ave
Sunnyknoll Ave
Berkley Ave
Oxford Rd
Harvard Rd
Cambridge Rd
enley Ave

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BIG D LOCK CITY ENTERPRISES LLC
2448 COOLIDGE HWY
BERKLEY MI 48072 1553

Occupant
2434 OXFORD RD
BERKLEY MI 48072 1787

2416 COOLIDGE LLC
425 LEXINGTON BLVD
ROYAL OAK MI 48073 2525

ROBERT P LUSK
MARGARET BROSNAHA-LUSK
2325 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

CHRISTOPHER DEHONDT
2389 BERKLEY AVE
BERKLEY MI 48072 1724

BRIAN D CABBLE
NICOLE CHUBAROV
2343 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

Occupant
2338 COOLIDGE HWY
BERKLEY MI 48072 1500

Occupant
2375 COOLIDGE HWY
BERKLEY MI 48072 1550

AMY CANNAZZARO
2365 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

BERKLEY MPS HOLDINGS
PO BOX 354
CLARKSTON MI 48347 0354

GEOFFREY RICHMOND
2361 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

Occupant
2415 COOLIDGE HWY
BERKLEY MI 48072 1571

DONNA J DOWNES
2371 BERKLEY AVE
BERKLEY MI 48072 1724

KEVIN W MURPHY
2395 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

W & S ENTERPRISES INC
275 BILTMORE DR
TROY MI 48084 5449

Occupant
2440 OXFORD RD
BERKLEY MI 48072 1787

BRIAN BRANNACK
2431 SUNNYKNOLL AVE
BERKLEY MI 48072 1792

KAREN TYSON
2399 COOLIDGE HWY
BERKLEY MI 48072 1550

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

Occupant
2338 COOLIDGE HWY
BERKLEY MI 48072 1500

LINDSEY BALDWIN
2399 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

NICHOLAS KUHAJDA
2360 OXFORD RD
BERKLEY MI 48072 1740

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

KATHLEEN R CARLETON
2429 SUNNYKNOLL AVE
BERKLEY MI 48072 1792

ANDREW WHITAKER
2380 OXFORD RD
BERKLEY MI 48072 1740

DINA M GARGANO
2400 OXFORD RD
BERKLEY MI 48072 1787

Occupant
2416 COOLIDGE HWY
BERKLEY MI 48072 1570

THERESE MARIE LICKER
JUSTIN KYLE LICKER
2350 OXFORD RD
BERKLEY MI 48072 1740

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Occupant
2301 COOLIDGE HWY
BERKLEY MI 48072 1550

ERICA S WEISSMAN
JEFFREY D WEISSMAN
2326 OXFORD RD
BERKLEY MI 48072 1740

BERKLEY GMPS COMPANY LLC
PO BOX 354
CLARKSTON MI 48347 0354

Occupant
2485 COOLIDGE HWY
BERKLEY MI 48072

KADIE JACABSEN
MAX HARTMAN
2435 SUNNYKNOLL AVE
BERKLEY MI 48072 1792

STELLA'S MARKETPLACE LLC
PO BOX 251273
WEST BLOOMFIELD MI 48325

Occupant
2524 COOLIDGE HWY
BERKLEY MI 48072 1573

BERKLEY SCHOOL DISTRICT
14501 TALBOT ST
OAK PARK MI 48237 1160

JAMES DZENDZEL
2390 OXFORD RD
BERKLEY MI 48072 1740

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

BERKLEY BOARD OF EDUCATION
3127 BACON AVE
BERKLEY MI 48072

ANGELA L EDWARDS
2353 BERKLEY AVE
BERKLEY MI 48072 1724

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CITY OF BERKLEY
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Members of the Planning Commission
From: Kristen Kapelanski, Community Development Director
Date: February 24, 2026
Subject: PRZ-03-26 2435 Sunnyknoll Ave.

Background

- The City Council approved an updated Zoning Ordinance and Zoning Map in March 2025.
- This was the culmination of a two-year process to rewrite the Zoning Ordinance and revise the Zoning Map to match the community vision laid out in the City's Master Plan.
- The previous Zoning Ordinance included four zoning districts for single-family properties. In an effort to consolidate zoning districts and create regulations that better match the actual layout of the City's existing subdivisions, the new Zoning Ordinance condensed the single-family zoning districts from four to two.
- Each single-family property in the City was rezoned to match the current lot size and dimensional regulations of each property to one of the two proposed single-family zoning districts. Generally, anything previously zoned R-1A or R-1B became R-1AB, and anything previously zoned R-1C or R-1D became R-1CD.
- There are thousands of single-family properties in the City, and despite the City's best efforts to confirm that the new zoning district of every property matched the property's current layout, a few parcels were zoned incorrectly, including 2435 Sunnyknoll Ave.
- It is important to ensure that the zoning regulations for each property are in line with the existing site dimensions of the property in order for the property to remain legally conforming in terms of zoning. Absent this correction, the property would be deemed legal non-conforming, which could create future issues if additions or alterations to any structures were proposed, or if any structures were to be damaged by fire, natural disaster, etc.

Summary

- In order to correct this issue, the City has proposed a rezoning of 2435 Sunnyknoll Ave. from R-1AB District to R-1CD District.
- In accordance with Zoning Ordinance regulations, a public notice was posted in the newspaper, notices were mailed to all properties within 300 ft. and temporary signage was placed on the property.
- The property owner also received individualized correspondence explaining the reason for the proposed rezoning.

Sample Motions

Approval

In the matter of PRZ-03-26 2435 Sunnyknoll Ave., motion to recommend approval to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Denial

In the matter of PRZ-03-26 2435 Sunnyknoll Ave., motion to recommend denial to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is not consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is not compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
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d) There is not adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is not demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

PRZ-03-26 2435 Sunnyknoll Ave.

2/5/2026, 4:30:45 PM

Light_Gray_Canvas_Reference

OC Tax Parcels

OC Site Address

Light_Gray_Canvas_Base

1:585

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Oakland County, Michigan, SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

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

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BERKLEY PLANNING COMMISSION

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APPLICATION PRZ-03-26

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The complete application information is available for review at https://berkleymi.gov/community-development/development-projects.

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or emailed to planning@berkleymi.gov before 5:00p.m on the date of the Planning Commission meeting.

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KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

THE CITY OF BERKLEY
Community Development Department
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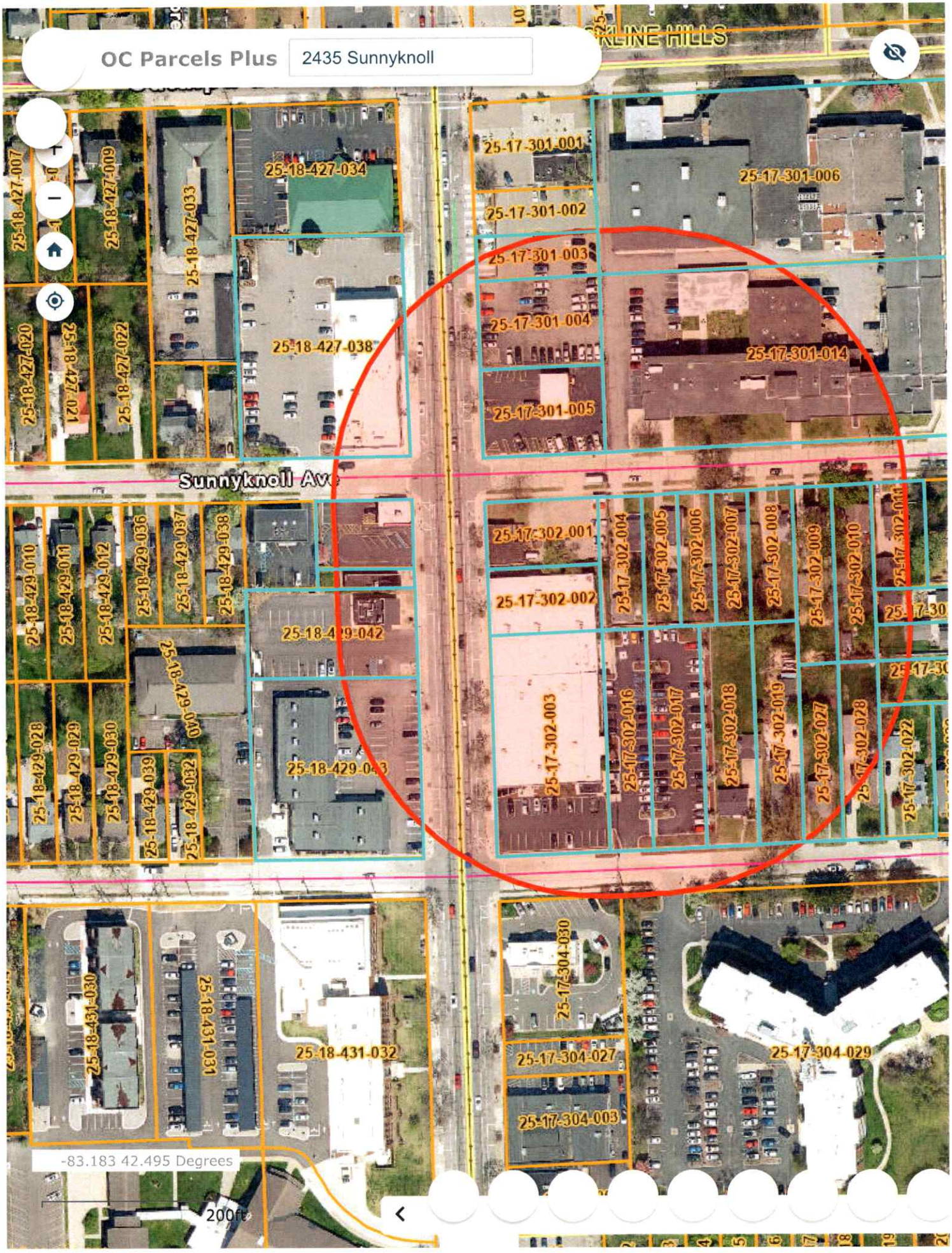
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Oakland Press
Friday, February 6, 2026


OC Parcels Plus
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Sunnyknoll Ave
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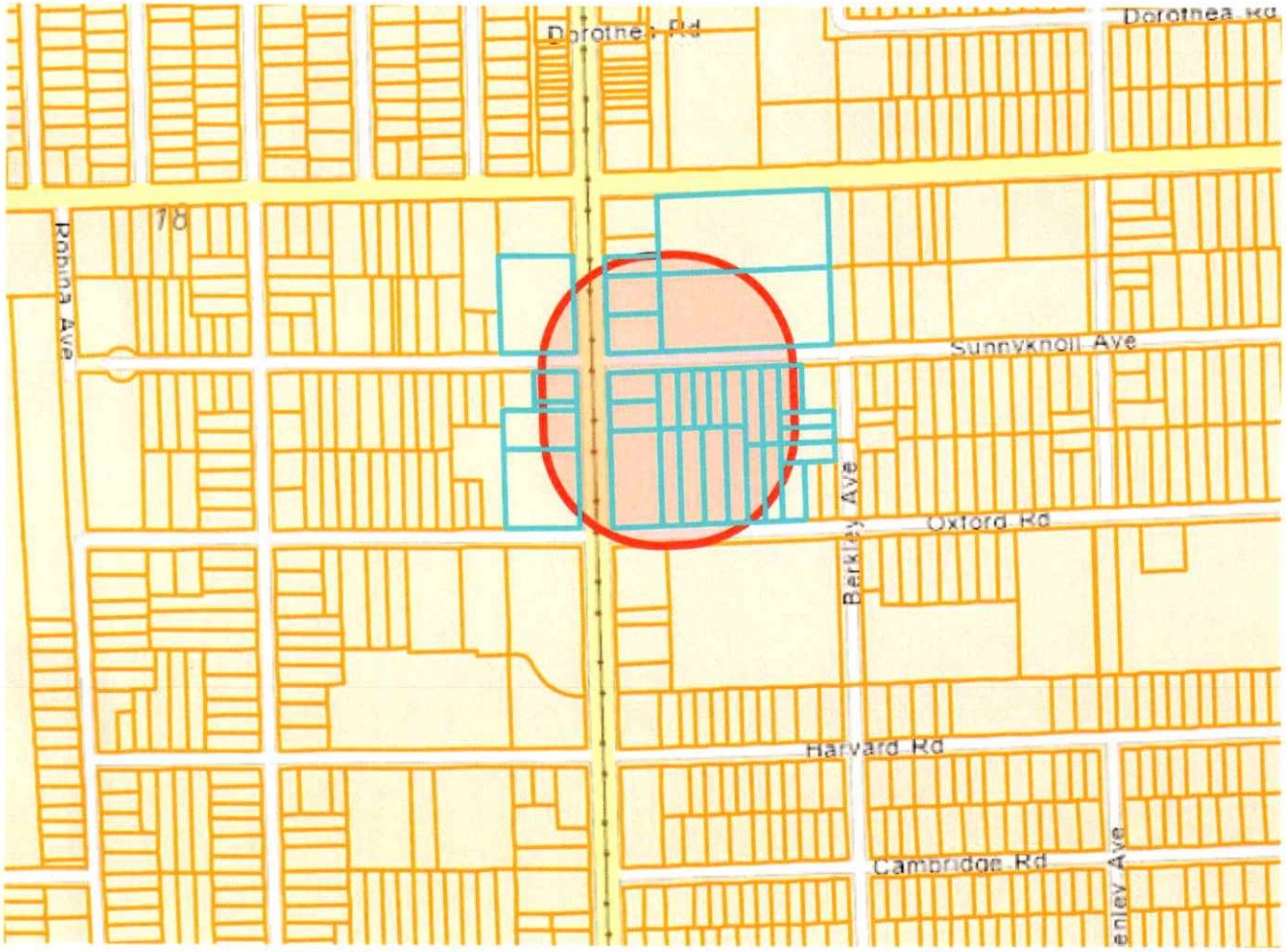
Dorothea Rd
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18
Robina Ave
Sunnyknoll Ave
Barkley Ave
Oxford Rd
Harvard Rd
Cambridge Rd
enley Ave

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BIG D LOCK CITY ENTERPRISES LLC
2448 COOLIDGE HWY
BERKLEY MI 48072 1553

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

CHRISTOPHER DEHONDT
2389 BERKLEY AVE
BERKLEY MI 48072 1724

BRIAN D CABBLE
NICOLE CHUBAROV
2343 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

Occupant
2338 COOLIDGE HWY
BERKLEY MI 48072 1500

Occupant
2375 COOLIDGE HWY
BERKLEY MI 48072 1550

AMY CANNAZZARO
2365 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

BERKLEY MPS HOLDINGS
PO BOX 354
CLARKSTON MI 48347 0354

GEOFFREY RICHMOND
2361 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

Occupant
2415 COOLIDGE HWY
BERKLEY MI 48072 1571

DONNA J DOWNES
2371 BERKLEY AVE
BERKLEY MI 48072 1724

KEVIN W MURPHY
2395 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

W & S ENTERPRISES INC
275 BILTMORE DR
TROY MI 48084 5449

Occupant
2440 OXFORD RD
BERKLEY MI 48072 1787

BRIAN BRANNACK
2431 SUNNYKNOLL AVE
BERKLEY MI 48072 1792

KAREN TYSON
2399 COOLIDGE HWY
BERKLEY MI 48072 1550

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

Occupant
2338 COOLIDGE HWY
BERKLEY MI 48072 1500

LINDSEY BALDWIN
2399 SUNNYKNOLL AVE
BERKLEY MI 48072 1744

NICHOLAS KUHAJDA
2360 OXFORD RD
BERKLEY MI 48072 1740

SD INVESTMENTS LLC
810 KELPIE DR
ANN ARBOR MI 48108 7944

KATHLEEN R CARLETON
2429 SUNNYKNOLL AVE
BERKLEY MI 48072 1792

ANDREW WHITAKER
2380 OXFORD RD
BERKLEY MI 48072 1740

DINA M GARGANO
2400 OXFORD RD
BERKLEY MI 48072 1787

Occupant
2416 COOLIDGE HWY
BERKLEY MI 48072 1570

THERESE MARIE LICKER
JUSTIN KYLE LICKER
2350 OXFORD RD
BERKLEY MI 48072 1740

Occupant
2434 OXFORD RD
BERKLEY MI 48072 1787

2416 COOLIDGE LLC
425 LEXINGTON BLVD
ROYAL OAK MI 48073 2525

Occupant
2301 COOLIDGE HWY
BERKLEY MI 48072 1550

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Étiquette do format 25 mm x 67 mm compatible avec Avery ®5160/8160
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BERKLEY GMPS COMPANY LLC
PO BOX 354
CLARKSTON MI 48347 0354

STELLA'S MARKETPLACE LLC
PO BOX 251273
WEST BLOOMFIELD MI 48325

KADIE JACABSEN
MAX HARTMAN
2435 SUNNYKNOLL AVE
BERKLEY MI 48072 1792

Occupant
2524 COOLIDGE HWY
BERKLEY MI 48072 1573

BERKLEY SCHOOL DISTRICT
14501 TALBOT ST
OAK PARK MI 48237 1160

JAMES DZENDZEL
2390 OXFORD RD
BERKLEY MI 48072 1740

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

BERKLEY BOARD OF EDUCATION
3127 BACON AVE
BERKLEY MI 48072

ANGELA L EDWARDS
2353 BERKLEY AVE
BERKLEY MI 48072 1724

Occupant
2485 COOLIDGE HWY
BERKLEY MI 48072

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CITY OF BERKLEY
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Members of the Planning Commission
From: Kristen Kapelanski, Community Development Director
Date: February 24, 2026
Subject: PRZ-04-26 2437 Franklin Rd.

Background

- The City Council approved an updated Zoning Ordinance and Zoning Map in March 2025.
- This was the culmination of a two-year process to rewrite the Zoning Ordinance and revise the Zoning Map to match the community vision laid out in the City's Master Plan.
- The previous Zoning Ordinance included four zoning districts for single-family properties. In an effort to consolidate zoning districts and create regulations that better match the actual layout of the City's existing subdivisions, the new Zoning Ordinance condensed the single-family zoning districts from four to two.
- Each single-family property in the City was rezoned to match the current lot size and dimensional regulations of each property to one of the two proposed single-family zoning districts. Generally, anything previously zoned R-1A or R-1B became R-1AB, and anything previously zoned R-1C or R-1D became R-1CD.
- There are thousands of single-family properties in the City, and despite the City's best efforts to confirm that the new zoning district of every property matched the property's current layout, a few parcels were zoned incorrectly, including 2437 Franklin Rd.
- It is important to ensure that the zoning regulations for each property are in line with the existing site dimensions of the property in order for the property to remain legally conforming in terms of zoning. Absent this correction, the property would be deemed legal non-conforming, which could create future issues if additions or alterations to any structures were proposed, or if any structures were to be damaged by fire, natural disaster, etc.

Summary

- In order to correct this issue, the City has proposed a rezoning of 2437 Franklin Rd. from R-1AB District to R-1CD District.
- In accordance with Zoning Ordinance regulations, a public notice was posted in the newspaper, notices were mailed to all properties within 300 ft. and temporary signage was placed on the property.
- The property owner also received individualized correspondence explaining the reason for the proposed rezoning.

Sample Motions

Approval

In the matter of PRZ-04-26 2437 Franklin Rd., motion to recommend approval to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Denial

In the matter of PRZ-04-26 2437 Franklin Rd., motion to recommend denial to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is not consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is not compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are not compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is not adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is not demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

PRZ-04-26 2437 Franklin Rd.

2/5/2026, 4:33:07 PM

OC Tax Parcels

OC Site Address

Light_Gray_Canvas_Base

1:430

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Oakland County, Michigan, SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

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

NOTICE OF PUBLIC MEETING
BERKLEY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, in accordance with Section 3.09 of Chapter 138 of the Berkley City Code, that there will be a meeting of the Berkley Planning Commission to be held at the City of Berkley in the Council Chambers, 3338 Coolidge Hwy, Berkley Michigan, on **Tuesday, February 24, 2026** at 7:00pm, or as near thereto as the matter may be reached.

APPLICATION PRZ-04-26

The City of Berkley is proposing to rezone property at 2437 Franklin Rd. from R-1AB Single Family Residential District to R-1CD Single Family Residental District.

The complete application information is available for review at https://berkleymi.gov/community-development/development-projects.

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or emailed to planning@berkleymi.gov before 5:00p.m on the date of the Planning Commission meeting.

You can watch the meeting: https://www.youtube.com/user/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

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

NOTICE OF PUBLIC MEETING
BERKLEY PLANNING COMMISSION

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APPLICATION PRZ-04-26

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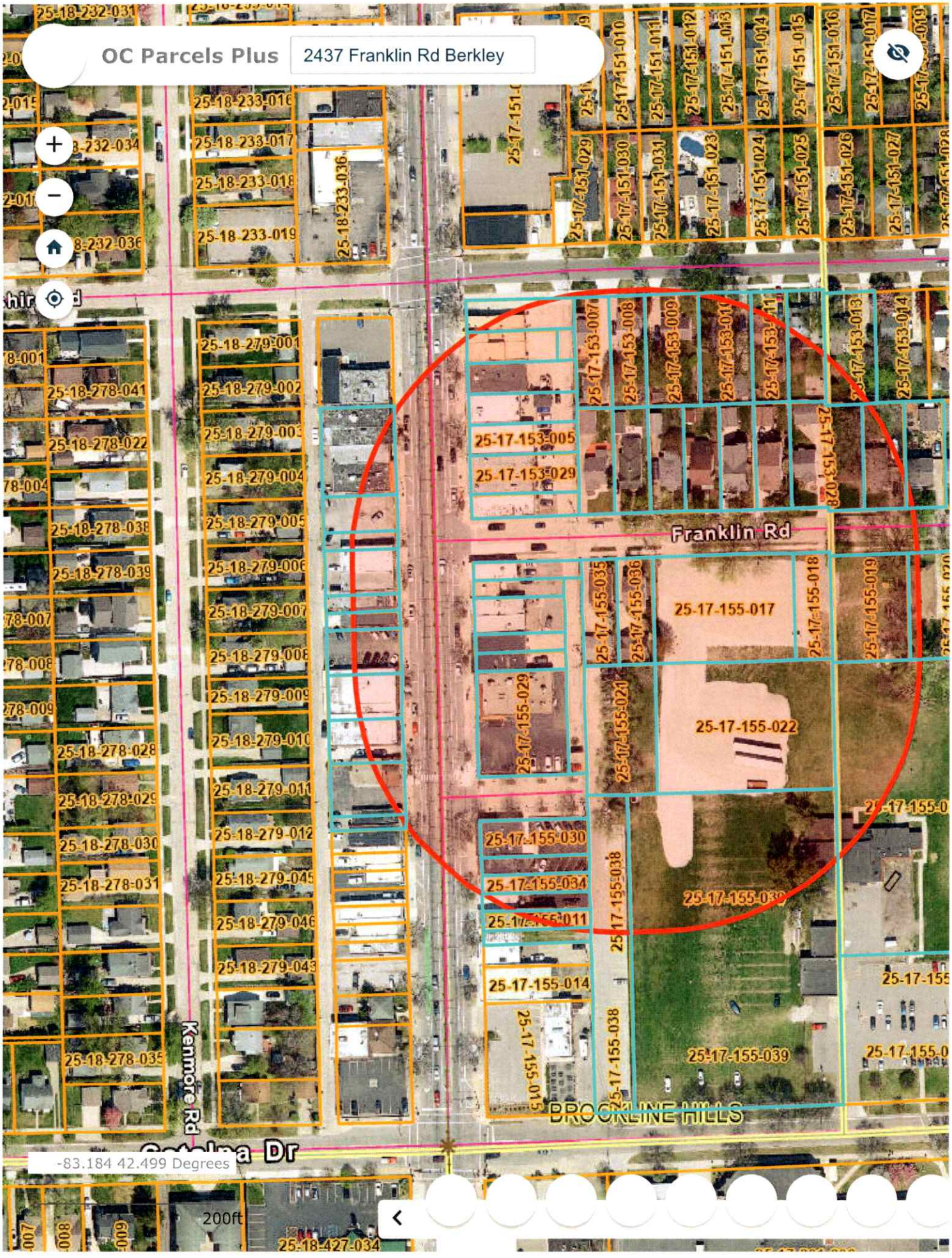
The complete application information is available for review at https://berkleymi.gov/community-development/development-projects.

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or emailed to planning@berkleymi.gov before 5:00p.m on the date of the Planning Commission meeting.

You can watch the meeting: https://www.youtube.com/user/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Oakland Press
Friday, February 6, 2026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Franklin Rd
Kenmore Rd
Catalpa Dr
BROOKLINE HILLS
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25-17-153-029
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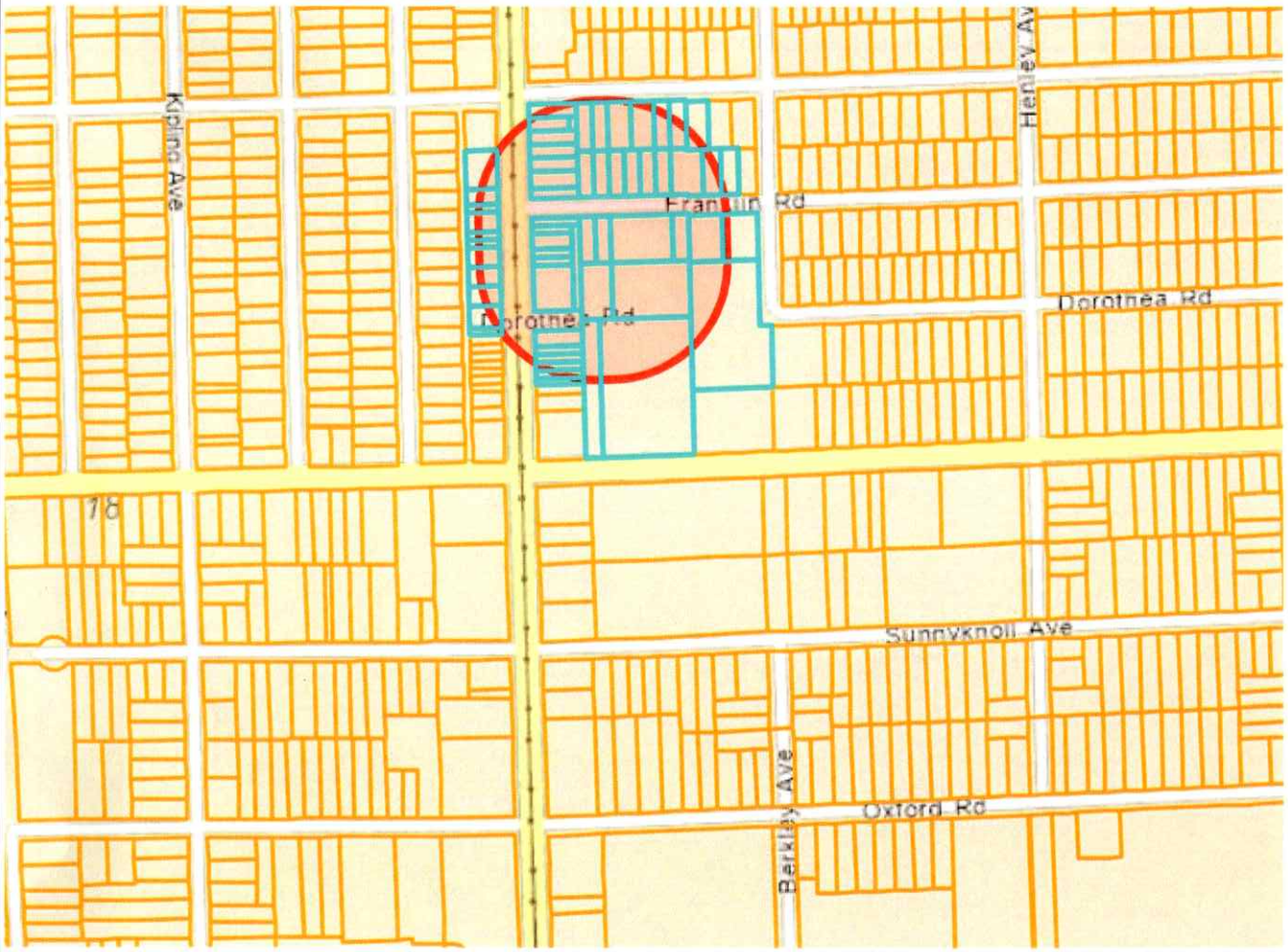
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Henley Av
Franklin Rd
Dorothea Rd
Dorothea Rd
18
Sunnyknoll Ave
Berkley Ave
Oxford Rd

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FREDERIC INVESTMENTS LLC
2695 COOLIDGE HWY
BERKLEY MI 48072 1554

BERKLEY WELLNESS LLC
25831 CONCORD RD
HUNTINGTON WOODS MI 48070 1636

PINCH PROPERTIES LLC
13135 LINCOLN DR
HUNTINGTON WOODS MI 48070 1441

Occupant
2688 COOLIDGE HWY
BERKLEY MI 48072 1555

Occupant
2745 COOLIDGE HWY
BERKLEY MI 48072 1556

LAAM MANAGEMENT LLC
2680 COOLIDGE HWY
BERKLEY MI 48072 1555

BOMBSHELL TREAT BAR
1250 BIRMINGHAM BLVD
BIRMINGHAM MI 48009 4101

SR3 LLC
500 S OLD WOODWARD AVE STE 200
BIRMINGHAM MI 48009 6627

0612 INVESTMENT PROPERTIES LLC
2670 COOLIDGE HWY
BERKLEY MI 48072 1555

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

Occupant
2783 COOLIDGE HWY
BERKLEY MI 48072 1556

Occupant
2676 COOLIDGE HWY
BERKLEY MI 48072 1555

Occupant
2329 FRANKLIN RD
BERKLEY MI 48072 1815

UNIVERSAL ELECTRIC
1361 HOSKINS DR
HOWELL MI 48855 6736

0612 INVESTMENT PROPERTIES LLC
2670 COOLIDGE HWY
BERKLEY MI 48072 1555

BERKLEY SCHOOL DISTRICT
14501 TALBOT ST
OAK PARK MI 48237 1160

JOHN A GOODWIN
2437 FRANKLIN RD
BERKLEY MI 48072 3304

Occupant
2666 COOLIDGE HWY
BERKLEY MI 48072 1555

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

Occupant
2789 COOLIDGE HWY
BERKLEY MI 48072 1556

2666 COOLIDGE HIGHWAY LLC
25892 WOODWARD AVE
ROYAL OAK MI 48067 0910

Occupant
2365 FRANKLIN RD
BERKLEY MI 48072 1815

ROSEWOOD INVESTMENTS LLC
2799 COOLIDGE HWY
BERKLEY MI 48072 1556

ROBERT MCGOWAN
2660 COOLIDGE HWY
BERKLEY MI 48072 1555

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

DECADENT JOURNEYS LLC
2752 COOLIDGE HWY
BERKLEY MI 48072 1557

Occupant
2733 COOLIDGE HWY
BERKLEY MI 48072 1556

Occupant
2770 COOLIDGE HWY
BERKLEY MI 48072 1557

Occupant
2790 COOLIDGE HWY
BERKLEY MI 48072 1557

SR3 LLC
500 S OLD WOODWARD AVE STE 200
BIRMINGHAM MI 48009 6627

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Occupant
2730 COOLIDGE HWY
BERKLEY MI 48072 1557

JOSEPH SHAGENA
GINA SHAGENA
2379 WILTSHIRE RD
BERKLEY MI 48072 1823

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

CAMELOT COOLIDGE LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

KENNETH L JOHNSON
2365 WILTSHIRE RD
BERKLEY MI 48072 1823

Occupant
2717 COOLIDGE HWY
BERKLEY MI 48072 1556

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

Occupant
2351 WILTSHIRE RD
BERKLEY MI 48072 1823

BLACK DOG ATELIER LLC
26736 WYOMING RD
HUNTINGTON WOODS MI 48070 1235

Occupant
2782 COOLIDGE HWY
BERKLEY MI 48072 1557

MADELINE C ROTY
3223 GARDEN AVE
ROYAL OAK MI 48073 6526

NICHOLAS P DANOWSKI
ARIEL G REGNER
2425 WILTSHIRE RD
BERKLEY MI 48072 3320

SCOTT C MORROW
JOHN M NIEBAUER
10 WELLESLEY DR
PLEASANT RIDGE MI 48069 1240

GARY HOYE
2395 WILTSHIRE RD
BERKLEY MI 48072 1823

Occupant
2330 CATALPA DR
BERKLEY MI 48072 1290

Occupant
2758 COOLIDGE HWY
BERKLEY MI 48072 1557

RICHARD COMBE
LISA COMBE
2451 WILTSHIRE RD
BERKLEY MI 48072 3320

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

BERKLEY BRICK & MORTAR
2756 MORTENSON BLVD
BERKLEY MI 48072 1817

ARTHUR CURTIS
TIFFANY CURTIS
2437 WILTSHIRE RD
BERKLEY MI 48072 3320

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

Occupant
2705 COOLIDGE HWY
BERKLEY MI 48072 1556

MARIE NALEZYTY
2451 FRANKLIN RD
BERKLEY MI 48072 3304

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

JOEL BACOW
1525 E NINE MILE RD
FERNDALE MI 48220

Occupant
2769 COOLIDGE HWY
BERKLEY MI 48072

GEORGE DOUGLAS BLAKE
JACKLYN MARIE BURNETT
2450 FRANKLIN RD
BERKLEY MI 48072 3303

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

2769 COOLIDGE LLC
2392 CAMBRIDGE RD
BERKLEY MI 48072 1709

ULLMAN'S 61 LLC
2816 COOLIDGE HWY
BERKLEY MI 48072 1559

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Occupant
2826 COOLIDGE HWY
BERKLEY MI 48072 1559

THOMAS E NASH
SHARI PEACOCK-NASH
2324 FRANKLIN RD
BERKLEY MI 48072 1816

MARTIN B SMITH
2426 FRANKLIN RD
BERKLEY MI 48072 3303

CPIC OF BERKLEY
28913 WOODWARD AVE
BERKLEY MI 48072 0923

ROSEMARY M WOOLLEY
KAREN H HAUG
2366 FRANKLIN RD
BERKLEY MI 48072 1816

CHRISTINE A VETERE
RYAN A ROSSI
2438 FRANKLIN RD
BERKLEY MI 48072 3303

LAUREN GREENBERG
2396 FRANKLIN RD
BERKLEY MI 48072

MELISSA M SAWYERS
2412 FRANKLIN RD
BERKLEY MI 48072 3303

CARLSON MERSINGER LLC
2851 RUSSELL BLVD
ST LOUIS MO 63104 2141

KEVIN MULVANEY
NICOLE MULVANEY
2380 FRANKLIN RD
BERKLEY MI 48072

Occupant
2823 COOLIDGE HWY
BERKLEY MI 48072 1558

CARLSON MERSINGER LLC
2851 RUSSELL BLVD
ST LOUIS MO 63104 2141

Occupant
2880 COOLIDGE HWY
BERKLEY MI 48072 1559

CARLSON MERSINGER LLC
2851 RUSSELL BLVD
ST LOUIS MO 63104 2141

BERKLIDGE GROUP LLC
999 S LOGAN ST STE 300
DENVER CO 80209 5801

Occupant
2838 COOLIDGE HWY
BERKLEY MI 48072 1559

Occupant
2870 COOLIDGE HWY
BERKLEY MI 48072 1559

FSZ HOLDINGS LLC
31150 NORTHWESTERN HWY # 100
FARMINGTON HILLS MI 48072

BERKLIDGE GROUP LLC
999 S LOGAN ST STE 300
DENVER CO 80209 5801

Occupant
2850 COOLIDGE HWY
BERKLEY MI 48072 1559

Occupant
2860 COOLIDGE HWY
BERKLEY MI 48072 1559

FSZ HOLDINGS LLC
31150 NORTHWESTERN HWY # 100
FARMINGTON HILLS MI 48072

BERKLIDGE GROUP LLC
999 S LOGAN ST STE 300
DENVER CO 80209 5801

ALEXANDRA S DZINGLE
2338 FRANKLIN RD
BERKLEY MI 48072 1816

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CITY OF BERKLEY
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Members of the Planning Commission
From: Kristen Kapelanski, Community Development Director
Date: February 24, 2026
Subject: PRZ-05-26 2451 Franklin Rd.

Background

- The City Council approved an updated Zoning Ordinance and Zoning Map in March 2025.
- This was the culmination of a two-year process to rewrite the Zoning Ordinance and revise the Zoning Map to match the community vision laid out in the City's Master Plan.
- The previous Zoning Ordinance included four zoning districts for single-family properties. In an effort to consolidate zoning districts and create regulations that better match the actual layout of the City's existing subdivisions, the new Zoning Ordinance condensed the single-family zoning districts from four to two.
- Each single-family property in the City was rezoned to match the current lot size and dimensional regulations of each property to one of the two proposed single-family zoning districts. Generally, anything previously zoned R-1A or R-1B became R-1AB, and anything previously zoned R-1C or R-1D became R-1CD.
- There are thousands of single-family properties in the City, and despite the City's best efforts to confirm that the new zoning district of every property matched the property's current layout, a few parcels were zoned incorrectly, including 2451 Franklin Rd.
- It is important to ensure that the zoning regulations for each property are in line with the existing site dimensions of the property in order for the property to remain legally conforming in terms of zoning. Absent this correction, the property would be deemed legal non-conforming, which could create future issues if additions or alterations to any structures were proposed, or if any structures were to be damaged by fire, natural disaster, etc.

Summary

- In order to correct this issue, the City has proposed a rezoning of 2451 Franklin Rd. from R-1AB District to R-1CD District.
- In accordance with Zoning Ordinance regulations, a public notice was posted in the newspaper, notices were mailed to all properties within 300 ft. and temporary signage was placed on the property.
- The property owner also received individualized correspondence explaining the reason for the proposed rezoning.

Sample Motions

Approval

In the matter of PRZ-05-26 2451 Franklin Rd., motion to recommend approval to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Denial

In the matter of PRZ-05-26 2451 Franklin Rd., motion to recommend denial to the City Council of the City-initiated rezoning from R-1AB Single Family Residential District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is not consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is not compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are not compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is not adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is not demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

PRZ-05-26 2451 Franklin Rd.

2/5/2026, 4:35:35 PM

Light_Gray_Canvas_Reference

OC Tax Parcels

OC Site Address

Light_Gray_Canvas_Base

1:430

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

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

NOTICE OF PUBLIC MEETING
BERKLEY PLANNING COMMISSION

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The City of Berkley is proposing to rezone property at 2451 Franklin Rd. from R-1AB Single Family Residential District to R-1CD Single Family Residental District.

The complete application information is available for review at https://berkleymi.gov/community-development/development-projects.

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You can watch the meeting: https://www.youtube.com/user/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

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

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KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Oakland Press
Friday, February 6, 2026

OC Parcels Plus 2451 Franklin

Search

Value Shape Buffer Report Spatial Result

Zoom All Clear:

selected: 59

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2517155030
SITEADDRESS: 2688 COOLIDGE HWY

2517155017
SITEADDRESS:

2517155019
SITEADDRESS:

2517155018
SITEADDRESS: 2365 FRANKLIN RD

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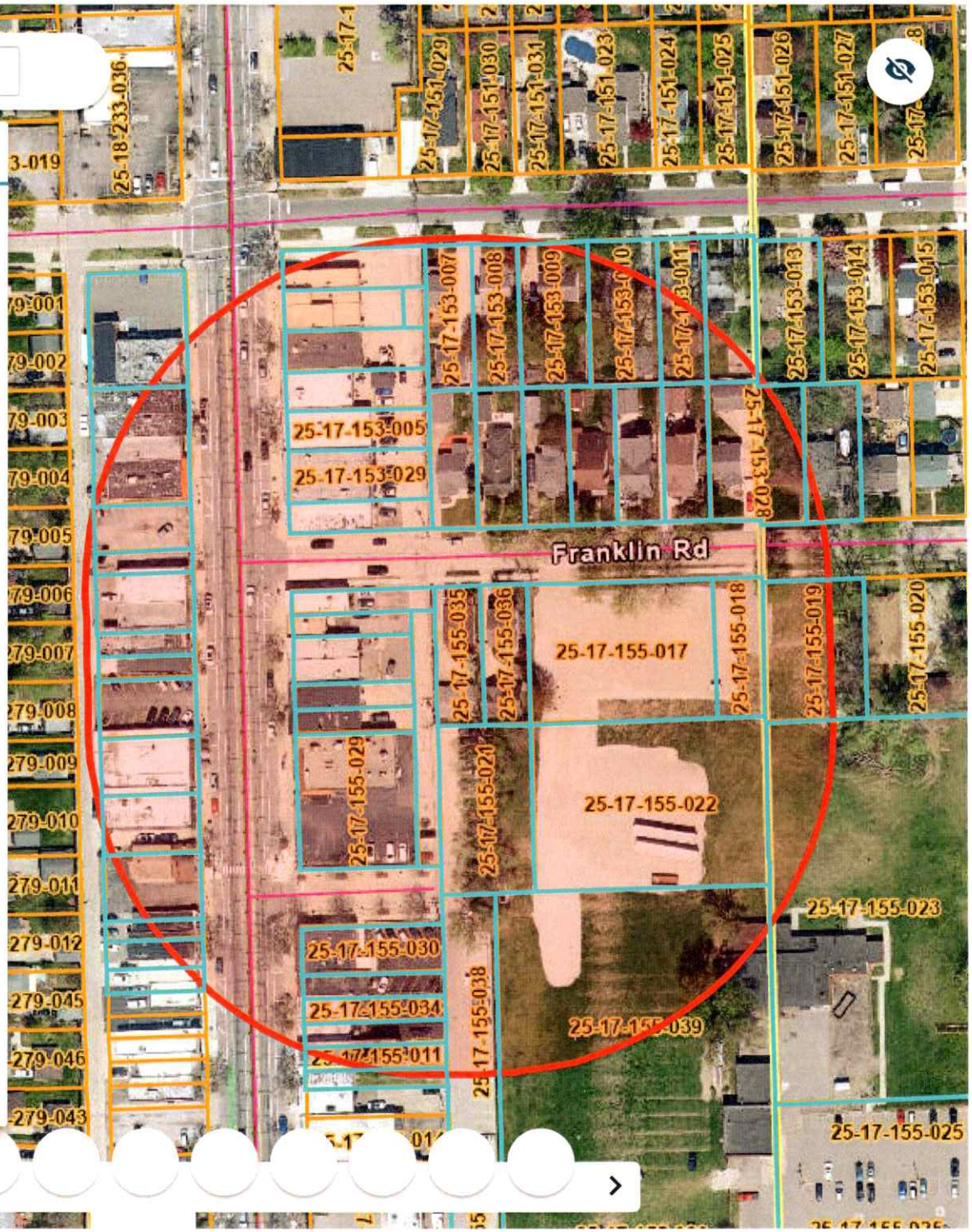

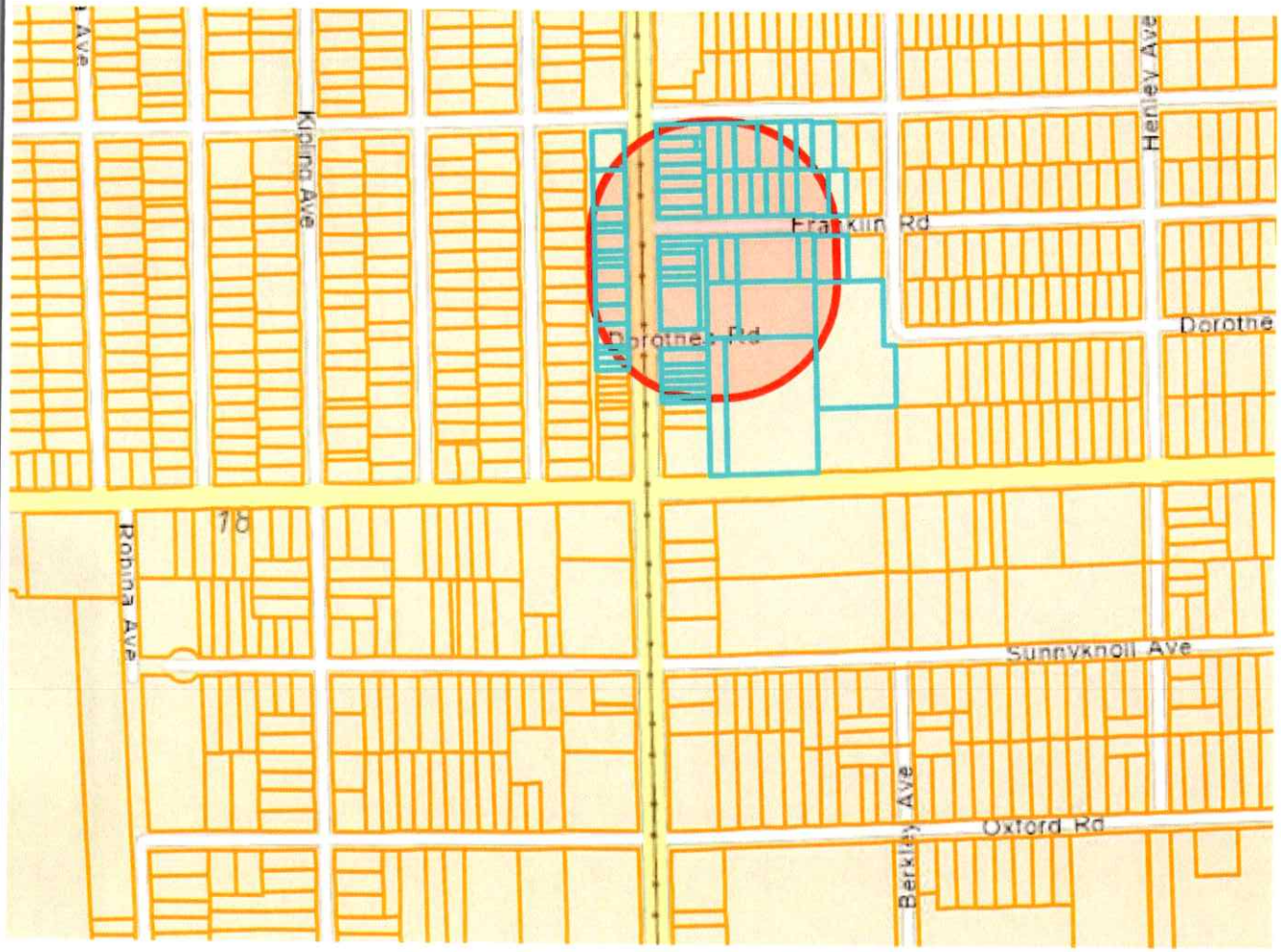
Ave
Kipling Ave
Henley Ave
Franklin Rd
Dorothe
Dorothea Rd
78
Robina Ave
Sunnyknoll Ave
Berkley Ave
Oxford Rd

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FREDERIC INVESTMENTS LLC
2695 COOLIDGE HWY
BERKLEY MI 48072 1554

SR3 LLC
500 S OLD WOODWARD AVE STE 200
BIRMINGHAM MI 48009 6627

LAAM MANAGEMENT LLC
2680 COOLIDGE HWY
BERKLEY MI 48072 1555

Occupant
2688 COOLIDGE HWY
BERKLEY MI 48072 1555

Occupant
2783 COOLIDGE HWY
BERKLEY MI 48072 1556

0612 INVESTMENT PROPERTIES LLC
2670 COOLIDGE HWY
BERKLEY MI 48072 1555

BOMBSHELL TREAT BAR
1250 BIRMINGHAM BLVD
BIRMINGHAM MI 48009 4101

UNIVERSAL ELECTRIC
1361 HOSKINS DR
HOWELL MI 48855 6736

Occupant
2691 COOLIDGE HWY
BERKLEY MI 48072 1554

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

JOHN A GOODWIN
2437 FRANKLIN RD
BERKLEY MI 48072 3304

FREDERIC INVESTMENTS LLC
2695 COOLIDGE HWY
BERKLEY MI 48072 1554

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

Occupant
2789 COOLIDGE HWY
BERKLEY MI 48072 1556

Occupant
2676 COOLIDGE HWY
BERKLEY MI 48072 1555

Occupant
2365 FRANKLIN RD
BERKLEY MI 48072 1815

ROSEWOOD INVESTMENTS LLC
2799 COOLIDGE HWY
BERKLEY MI 48072 1556

0612 INVESTMENT PROPERTIES LLC
2670 COOLIDGE HWY
BERKLEY MI 48072 1555

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

DECADENT JOURNEYS LLC
2752 COOLIDGE HWY
BERKLEY MI 48072 1557

Occupant
2666 COOLIDGE HWY
BERKLEY MI 48072 1555

Occupant
2770 COOLIDGE HWY
BERKLEY MI 48072 1557

Occupant
2790 COOLIDGE HWY
BERKLEY MI 48072 1557

2666 COOLIDGE HIGHWAY LLC
25892 WOODWARD AVE
ROYAL OAK MI 48067 0910

BERKLEY WELLNESS LLC
25831 CONCORD RD
HUNTINGTON WOODS MI 48070 1636

PINCH PROPERTIES LLC
13135 LINCOLN DR
HUNTINGTON WOODS MI 48070 1441

ROBERT MCGOWAN
2660 COOLIDGE HWY
BERKLEY MI 48072 1555

Occupant
2745 COOLIDGE HWY
BERKLEY MI 48072 1556

JAMES LOSSIA
2859 COOLIDGE HWY
BERKLEY MI 48072 1558

Occupant
2733 COOLIDGE HWY
BERKLEY MI 48072 1556

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SR3 LLC
500 S OLD WOODWARD AVE STE 200
BIRMINGHAM MI 48009 6627

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

2769 COOLIDGE LLC
2392 CAMBRIDGE RD
BERKLEY MI 48072 1709

Occupant
2730 COOLIDGE HWY
BERKLEY MI 48072 1557

JOSEPH SHAGENA
GINA SHAGENA
2379 WILTSHIRE RD
BERKLEY MI 48072 1823

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

CAMELOT COOLIDGE LLC
2060 COOLIDGE HWY
BERKLEY MI 48072 1546

KENNETH L JOHNSON
2365 WILTSHIRE RD
BERKLEY MI 48072 1823

Occupant
2717 COOLIDGE HWY
BERKLEY MI 48072 1556

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

Occupant
2351 WILTSHIRE RD
BERKLEY MI 48072 1823

BLACK DOG ATELIER LLC
26736 WYOMING RD
HUNTINGTON WOODS MI 48070 1235

Occupant
2782 COOLIDGE HWY
BERKLEY MI 48072 1557

MADELINE C ROTY
3223 GARDEN AVE
ROYAL OAK MI 48073 6526

NICHOLAS P DANOWSKI
ARIEL G REGNER
2425 WILTSHIRE RD
BERKLEY MI 48072 3320

SCOTT C MORROW
JOHN M NIEBAUER
10 WELLESLEY DR
PLEASANT RIDGE MI 48069 1240

GARY HOYE
2395 WILTSHIRE RD
BERKLEY MI 48072 1823

Occupant
2330 CATALPA DR
BERKLEY MI 48072 1290

Occupant
2758 COOLIDGE HWY
BERKLEY MI 48072 1557

RICHARD COMBE
LISA COMBE
2451 WILTSHIRE RD
BERKLEY MI 48072 3320

BERKLEY SCHOOL DISTRICT
14700 W LINCOLN ST
OAK PARK MI 48237 1366

BERKLEY BRICK & MORTAR
2756 MORTENSON BLVD
BERKLEY MI 48072 1817

ARTHUR CURTIS
TIFFANY CURTIS
2437 WILTSHIRE RD
BERKLEY MI 48072 3320

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

Occupant
2705 COOLIDGE HWY
BERKLEY MI 48072 1556

MARIE NALEZYTY
2451 FRANKLIN RD
BERKLEY MI 48072 3304

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

JOEL BACOW
1525 E NINE MILE RD
FERNDALE MI 48220

Occupant
2769 COOLIDGE HWY
BERKLEY MI 48072

GEORGE DOUGLAS BLAKE
JACKLYN MARIE BURNETT
2450 FRANKLIN RD
BERKLEY MI 48072 3303

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ULLMAN'S 61 LLC
2816 COOLIDGE HWY
BERKLEY MI 48072 1559

BERKLIDGE GROUP LLC
999 S LOGAN ST STE 300
DENVER CO 80209 5801

MARTIN B SMITH
2426 FRANKLIN RD
BERKLEY MI 48072 3303

Occupant
2826 COOLIDGE HWY
BERKLEY MI 48072 1559

ROSEMARY M WOOLLEY
KAREN H HAUG
2366 FRANKLIN RD
BERKLEY MI 48072 1816

CHRISTINE A VETERE
RYAN A ROSSI
2438 FRANKLIN RD
BERKLEY MI 48072 3303

CPIC OF BERKLEY
28913 WOODWARD AVE
BERKLEY MI 48072 0923

MELISSA M SAWYERS
2412 FRANKLIN RD
BERKLEY MI 48072 3303

CARLSON MERSINGER LLC
2851 RUSSELL BLVD
ST LOUIS MO 63104 2141

LAUREN GREENBERG
2396 FRANKLIN RD
BERKLEY MI 48072

Occupant
2823 COOLIDGE HWY
BERKLEY MI 48072 1558

CARLSON MERSINGER LLC
2851 RUSSELL BLVD
ST LOUIS MO 63104 2141

KEVIN MULVANEY
NICOLE MULVANEY
2380 FRANKLIN RD
BERKLEY MI 48072

CARLSON MERSINGER LLC
2851 RUSSELL BLVD
ST LOUIS MO 63104 2141

MHG INC
2689 COOLIDGE HWY
BERKLEY MI 48072 1554

Occupant
2880 COOLIDGE HWY
BERKLEY MI 48072 1559

Occupant
2838 COOLIDGE HWY
BERKLEY MI 48072 1559

BERKLIDGE GROUP LLC
999 S LOGAN ST STE 300
DENVER CO 80209 5801

FSZ HOLDINGS LLC
31150 NORTHWESTERN HWY # 100
FARMINGTON HILLS MI 48072

Occupant
2870 COOLIDGE HWY
BERKLEY MI 48072 1559

Occupant
2850 COOLIDGE HWY
BERKLEY MI 48072 1559

BERKLIDGE GROUP LLC
999 S LOGAN ST STE 300
DENVER CO 80209 5801

FSZ HOLDINGS LLC
31150 NORTHWESTERN HWY # 100
FARMINGTON HILLS MI 48072

Occupant
2860 COOLIDGE HWY
BERKLEY MI 48072 1559

ALEXANDRA S DZINGLE
2338 FRANKLIN RD
BERKLEY MI 48072 1816

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CITY OF BERKLEY
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Members of the Planning Commission
From: Kristen Kapelanski, Community Development Director
Date: February 24, 2026
Subject: PRZ-06-26 3170 Eleven Mile Rd.

Background

- The City Council approved an updated Zoning Ordinance and Zoning Map in March 2025.
- This was the culmination of a two-year process to rewrite the Zoning Ordinance and revise the Zoning Map to match the community vision laid out in the City's Master Plan.
- The previous Zoning Ordinance included nearly twice as many commercial zoning districts. These were consolidated throughout the City, with most properties in the Eleven Mile Road corridor rezoned to Flex District (a commercial zoning district).
- There are thousands of commercial properties in the City, and despite the City's best efforts to confirm that the new zoning district of every property matched the property's current layout, a few parcels were zoned incorrectly, including a portion of 3170 Eleven Mile Rd.
- It is important to ensure that the zoning regulations for each property are in line with the existing site dimensions of the property in order for the property to remain legally conforming in terms of zoning. Absent this correction, the property would be deemed legal non-conforming, which could create future issues if additions or alterations to any structures were proposed, or if any structures were to be damaged by fire, natural disaster, etc.

Summary

- In order to correct this issue, the City has proposed a rezoning of the rear 33.5 feet of 3170 Eleven Mile Rd. from R-1CD District to Flex District to match the zoning of the rest of the property.
- In accordance with Zoning Ordinance regulations, a public notice was posted in the newspaper, notices were mailed to all properties within 300 ft. and temporary signage was placed on the property.
- The property owner also received individualized correspondence explaining the reason for the proposed rezoning.

Sample Motions

Approval

In the matter of PRZ-06-26 3170 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning from R-1CD Single Family Residential District to Flex District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Denial

In the matter of PRZ-06-26 3170 Eleven Mile Rd., motion to recommend denial to the City Council of the City-initiated rezoning from R-1CD Single Family Residential District to Flex District with the following findings per Section 18.04 of the Zoning Ordinance:

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PRZ-06-26 3170 Eleven Mile Rd.

2/5/2026, 4:39:36 PM

Light_Gray_Canvas_Reference

OC Tax Parcels

OC Site Address

Light_Gray_Canvas_Base

1:436

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

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COMMUNITY DEVELOPMENT DIRECTOR

THE CITY OF BERKLEY
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KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Oakland Press
Friday, February 6, 2026

OC Parcels Plus | 3170 Eleven Mile

Search

Value | Shape | Buffer | Report | Spatial | Result

Zoom All | Clear:

selected: 55

2518453011
SITEADDRESS: 1806 GARDNER AVE

2518454013
SITEADDRESS: 1800 GRIFFITH AVE

2518452012
SITEADDRESS: 1796 TYLER AVE

2518452011
SITEADDRESS: 1814 TYLER AVE

2518454023
SITEADDRESS: 1781 ROBINA AVE

2518454014
SITEADDRESS: 1782 GRIFFITH AVE

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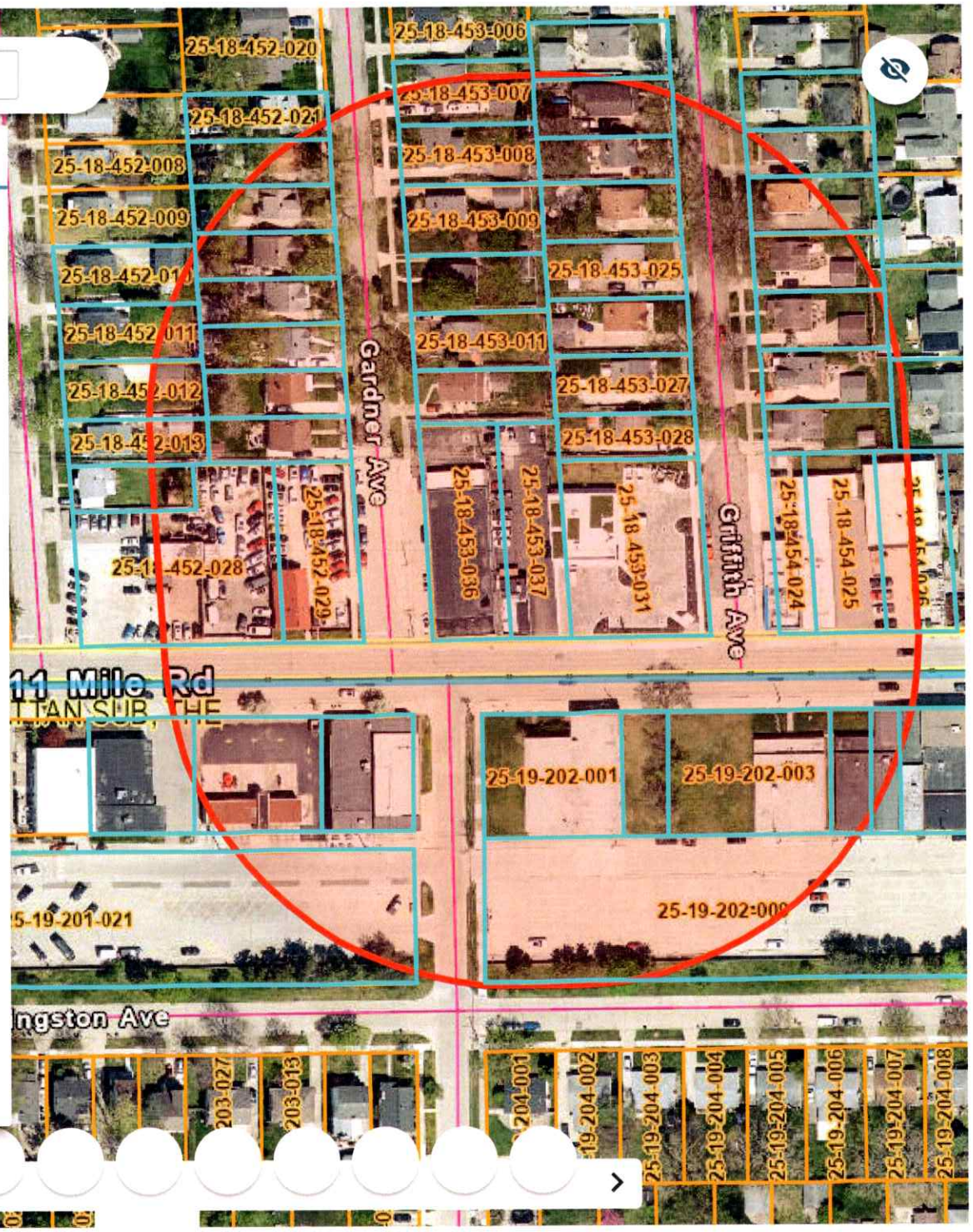

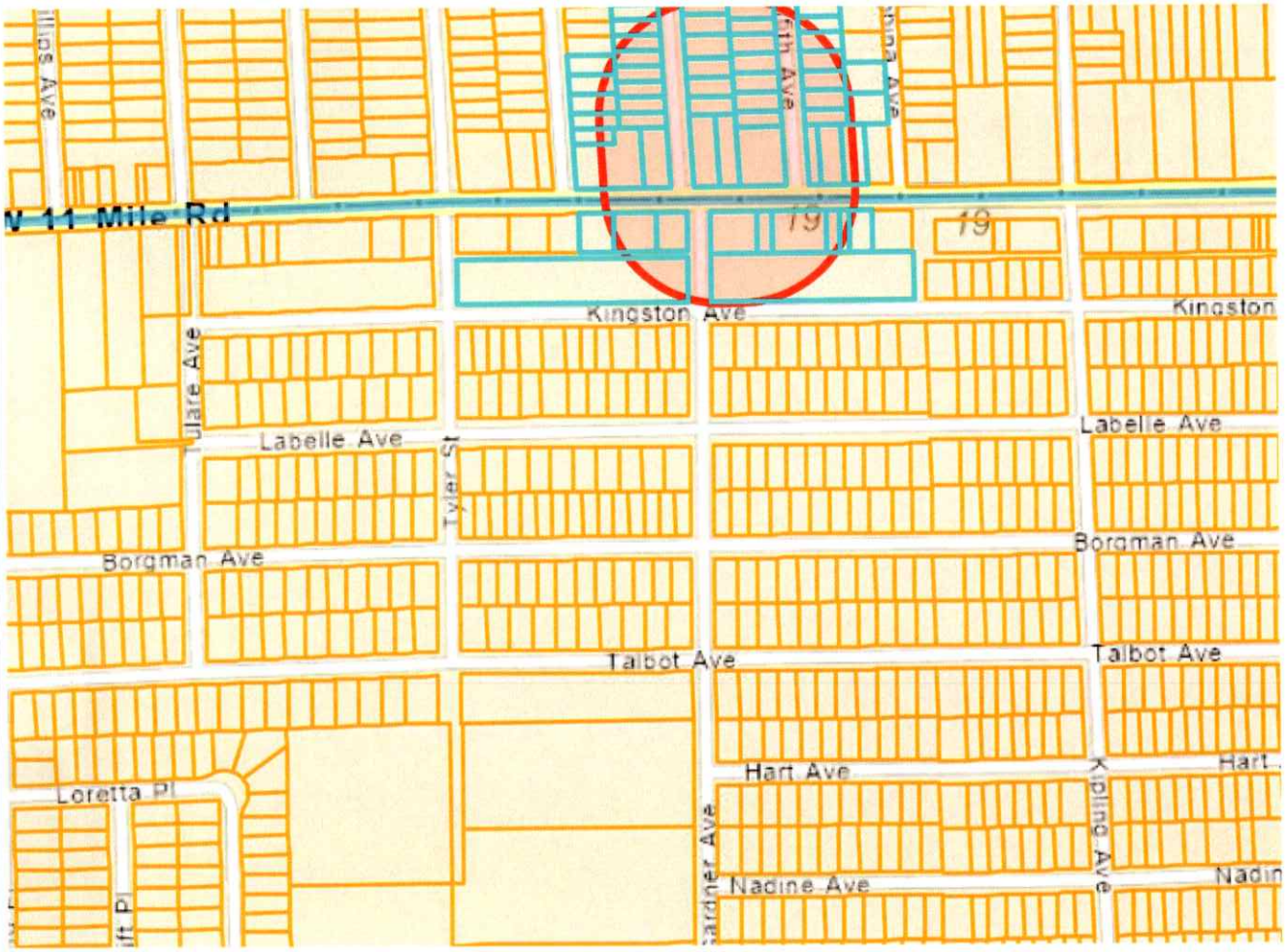
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Kingston
Tulare Ave
Labelle Ave
Tyler St
Borgman Ave
Talbot Ave
Loretta Pl
Hart Ave
Kipling Ave
Nadine Ave
19
19

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KATHRYN SCHWARB GREGORY
1806 GARDNER AVE
BERKLEY MI 48072 1271

CONSTANCE HOFFMAN TRUST
1781 GRIFFITH AVE
BERKLEY MI 48072 1222

JOSHUA DUANE VANSLAMBROUCK
1861 GARDNER AVE
BERKLEY MI 48072 1273

ROSHAN SHAH
1800 GRIFFITH AVE
BERKLEY MI 48072 1279

THOMAS PURCELL
KIMBERLY PURCELL
1795 GARDNER AVE
BERKLEY MI 48072 1218

1888 GRIFFITH BERKLEY LLC
1888 GRIFFITH AVE
BERKLEY MI 48072 1279

ROBERT SCHILLING
1796 TYLER AVE
BERKLEY MI 48072 1237

JAMES SCHOLTZ
CYNTHIA SCHOLTZ
1913 GRIFFITH AVE
BERKLEY MI 48072 1282

PAUL VANSLAMBROUCK
BARBARA VANSLAMBROUCK
1887 GRIFFITH AVE
BERKLEY MI 48072 1281

KRISTY A LEACHMAN
1814 TYLER AVE
BERKLEY MI 48072 4020

BERKLEY 11 MILE PROPERTIES LLC
3120 11 MILE RD
BERKLEY MI 48072 1207

KIMBERLEY KOZLOWSKI
JIMMY COLLINS
1845 GRIFFITH AVE
BERKLEY MI 48072 1281

TERRY WEINGARDEN
SUSAN WEINGARDEN
1781 ROBINA AVE
BERKLEY MI 48072 1224

Occupant
3224 11 MILE RD
BERKLEY MI 48072 1208

BRETT ANGER
AMY A ANGER
1782 TYLER AVE
BERKLEY MI 48072 1237

MATTHEW NICKEL
EMMA NICKEL
1782 GRIFFITH AVE
BERKLEY MI 48072 1223

BERKLEY MOTORS LLC
18413 UNIVERSITY PARK DR
LIVONIA MI 48152 2629

Occupant
14441 W 11 MILE RD
OAK PARK MI 48237 1153

BRICK TECH ARCHITECTURAL INC
3040 11 MILE RD
BERKLEY MI 48072 1206

RICHARD BARBER
1772 TYLER AVE
BERKLEY MI 48072 1237

CSO WORLDWIDE LLC
931 RIDGEDALE AVE
BIRMINGHAM MI 48009 5789

PAUL HENSON JR
NANCY S COLLETT
1805 GARDNER AVE
BERKLEY MI 48072 1273

Occupant
3280 11 MILE RD
BERKLEY MI 48072 1208

Occupant
14233 W 11 MILE RD
OAK PARK MI 48237 1152

ASHLEY A ARMBRUSTER
1799 GRIFFITH AVE
BERKLEY MI 48072 1222

3280 ELEVEN MILE LLC
GEORGE BANOT
39439 VASSAR CT
STERLING HEIGHTS MI 48313 5575

14233 INVESTMENTS LLC
30119 LINCOLNSHIRE E
BEVERLY HILLS MI 48025 4745

JOHN MARTZ
AUBREY KONAL
1775 GARDNER AVE
BERKLEY MI 48072 1218

JUDITH SCHMIDT
1863 GRIFFITH AVE
BERKLEY MI 48072 1281

Occupant
14283 W 11 MILE RD
OAK PARK MI 48237 1152

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KEVIN R KERWIN
14251 W 11 MILE RD
OAK PARK MI 48237 1152

JOSHUA RAY
KELLY RAY
1829 GARDNER AVE
BERKLEY MI 48072 1273

QUALITY CAR WASH II INC
PO BOX 7042
HUNTINGTON WOODS MI 48070 7042

MICHAEL C LEWIS
JUDY A LEWIS
1821 ROBINA AVE
BERKLEY MI 48072 4002

LINDA LEE KELLY
1853 GARDNER AVE
BERKLEY MI 48072 1273

DAVID KAUFFMAN
1900 GARDNER AVE
BERKLEY MI 48072 1272

REBEKAH TURNER
1814 GRIFFITH AVE
BERKLEY MI 48072 1279

ROBERT LATHROP
AMY S LATHROP
1829 GRIFFITH AVE
BERKLEY MI 48072 1281

LELAND S JENNERS
1846 GRIFFITH AVE
BERKLEY MI 48072 1279

Occupant
14401 W 11 MILE RD
OAK PARK MI 48237 1153

CHRISTIAN BARR
GENEVIEVE JONES
1830 GRIFFITH AVE
BERKLEY MI 48072 1279

Occupant
1843 GARDNER AVE
BERKLEY MI 48072 1273

MARTHA EDWARD HOLDINGS LLC
418 N WASHINGTON AVE
ROYAL OAK MI 48067 1755

LUCAS M THOMAS
1817 GARDNER AVE
BERKLEY MI 48072 1273

MELI ZIKAKIS
KIMON FLORIAS
1559 BENNAVILLE AVE
BIRMINGHAM MI 48009 7180

ISWAG INC
14231 W 11 MILE RD
OAK PARK MI 48237 1152

KATELIN O'NEIL
1830 TYLER AVE
BERKLEY MI 48072 4020

CITY OF OAK PARK
14000 OAK PARK BLVD
OAK PARK MI 48237 2082

KEVIN R KERWIN
14251 W 11 MILE RD
OAK PARK MI 48237 1152

ANDRE K WATKINS
CANDACE COOK
1813 GRIFFITH AVE
BERKLEY MI 48072 1281

DANIEL PYLAR
1798 GARDNER AVE
BERKLEY MI 48072 1219

Occupant
14241 W 11 MILE RD
OAK PARK MI 48237 1152

CORTNEY STROTHER
1846 GARDNER AVE
BERKLEY MI 48072 1271

ACME TUBE BENDING
3180 11 MILE RD
BERKLEY MI 48072

BEDS 4 KIDS
821 W 11 MILE RD
ROYAL OAK MI 48067 2447

NICHOLAS ALLEN
ANNELISE NIERMANN
1830 GARDNER AVE
BERKLEY MI 48072 1271

PALOKAJ LLC
3170 11 MILE RD
BERKLEY MI 48072

KEVIN R KERWIN
14251 W 11 MILE RD
OAK PARK MI 48237 1152

Occupant
14421 W 11 MILE RD
OAK PARK MI 48237 1153

KELLY A KOSSUTH
1864 GARDNER AVE
BERKLEY MI 48072 1271

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ALICE R ROSS
1864 GRIFFITH AVE
BERKLEY MI 48072 1279

Occupant
14500 KINGSTON AVE
OAK PARK MI 48237

CITY OF OAK PARK
14000 OAK PARK BLVD
OAK PARK MI 48237 2082

C & A ENTERPRISE LLC
3080 11 MILE RD
BERKLEY MI 48072 1206

Occupant
3060 11 MILE RD
BERKLEY MI 48072 1206

HABERMAN REAL ESTATE LLC
1061 BADDER DR
TROY MI 48083 2859

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Étiquette do format 25 mm x 67 mm compatible avec Avery ®5160/8160
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CITY OF BERKLEY
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Members of the Planning Commission
From: Kristen Kapelanski, Community Development Director
Date: February 24, 2026
Subject: PRZ-07-26 3180 Eleven Mile Rd.

Background

- The City Council approved an updated Zoning Ordinance and Zoning Map in March 2025.
- This was the culmination of a two-year process to rewrite the Zoning Ordinance and revise the Zoning Map to match the community vision laid out in the City's Master Plan.
- The previous Zoning Ordinance included nearly twice as many commercial zoning districts. These were consolidated throughout the City, with most properties in the Eleven Mile Road corridor rezoned to Flex District (a commercial zoning district).
- There are thousands of commercial properties in the City, and despite the City's best efforts to confirm that the new zoning district of every property matched the property's current layout, a few parcels were zoned incorrectly, including a portion of 3180 Eleven Mile Rd.
- It is important to ensure that the zoning regulations for each property are in line with the existing site dimensions of the property in order for the property to remain legally conforming in terms of zoning. Absent this correction, the property would be deemed legal non-conforming, which could create future issues if additions or alterations to any structures were proposed, or if any structures were to be damaged by fire, natural disaster, etc.

Summary

- In order to correct this issue, the City has proposed a rezoning of the rear 33.5 feet of 3180 Eleven Mile Rd. from R-1CD District to Flex District to match the zoning of the rest of the property.
- In accordance with Zoning Ordinance regulations, a public notice was posted in the newspaper, notices were mailed to all properties within 300 ft. and temporary signage was placed on the property.
- The property owner also received individualized correspondence explaining the reason for the proposed rezoning.

Sample Motions

Approval

In the matter of PRZ-07-26 3180 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning from R-1CD Single Family Residential District to Flex District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Denial

In the matter of PRZ-07-26 3180 Eleven Mile Rd., motion to recommend denial to the City Council of the City-initiated rezoning from R-1CD Single Family Residential District to Flex District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is not consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is not compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are not compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is not adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is not demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

PRZ-07-26 3180 Eleven Mile Rd.

2/5/2026, 4:41:11 PM

Light_Gray_Canvas_Reference

OC Tax Parcels

OC Site Address

Light_Gray_Canvas_Base

1:436

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

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

NOTICE OF PUBLIC MEETING
BERKLEY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, in accordance with Section 3.09 of Chapter 138 of the Berkley City Code, that there will be a meeting of the Berkley Planning Commission to be held at the City of Berkley in the Council Chambers, 3338 Coolidge Hwy, Berkley Michigan, on **Tuesday, February 24, 2026** at 7:00pm, or as near thereto as the matter may be reached.

APPLICATION PRZ-07-26

The City of Berkley is proposing to rezone the rear 33.5 feet of the property at 3180 Eleven Mile Rd. from R-1CD District to Flex District.

The complete application information is available for review at https://berkleymi.gov/community-development/development-projects.

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or emailed to planning@berkleymi.gov before 5:00p.m on the date of the Planning Commission meeting.

You can watch the meeting: https://www.youtube.com/user/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

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

NOTICE OF PUBLIC MEETING
BERKLEY PLANNING COMMISSION

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KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Oakland Press
Friday, February 6, 2026

OC Parcels Plus 3180 Eleven Mile

Search

Value Shape Buffer Report Spatial Result

Zoom All Clear:

selected: 1

2518453036

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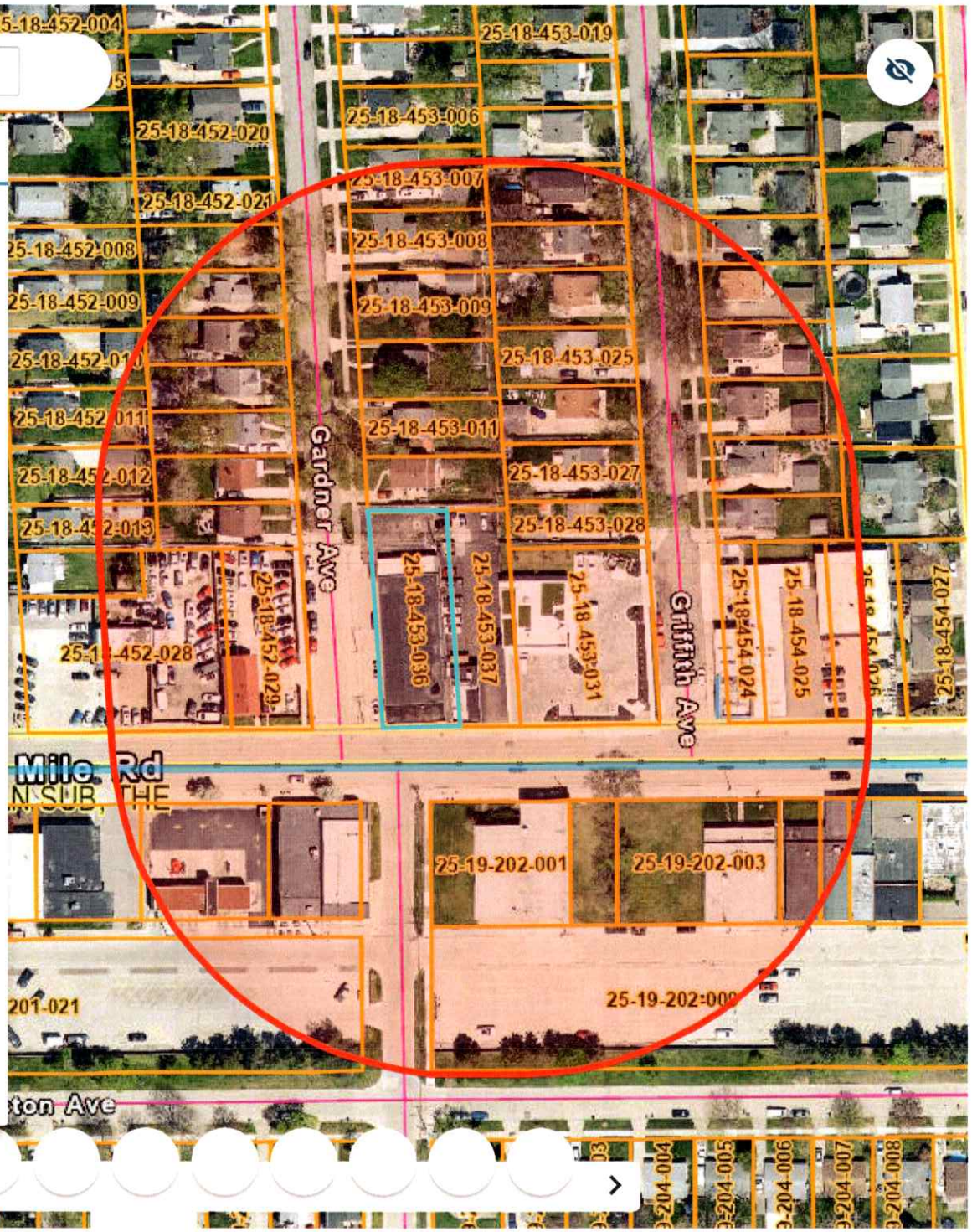

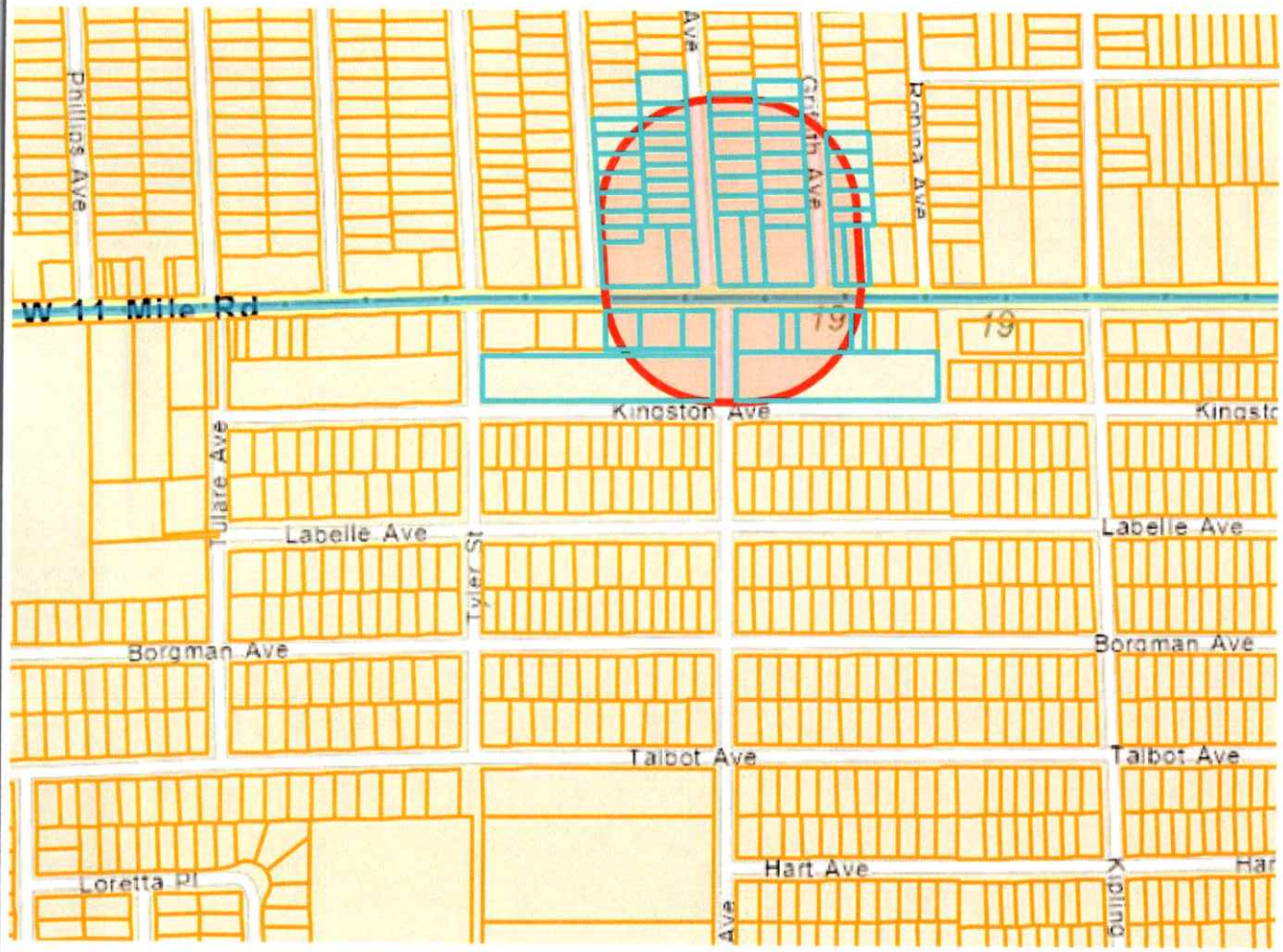
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Ave
Griffith Ave
Ronna Ave
W 11 Mile Rd
19
19
Kingston Ave
Kingsto
Tulare Ave
Labelle Ave
Tyler St
Labelle Ave
Borgman Ave
Borgman Ave
Talbot Ave
Talbot Ave
Loretta Pl
Hart Ave
Har
Ave
Quinby

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KATHRYN SCHWARB GREGORY
1806 GARDNER AVE
BERKLEY MI 48072 1271

JAMES SCHOLTZ
CYNTHIA SCHOLTZ
1913 GRIFFITH AVE
BERKLEY MI 48072 1282

PAUL VANSLAMBROUCK
BARBARA VANSLAMBROUCK
1887 GRIFFITH AVE
BERKLEY MI 48072 1281

ROSHAN SHAH
1800 GRIFFITH AVE
BERKLEY MI 48072 1279

BERKLEY 11 MILE PROPERTIES LLC
3120 11 MILE RD
BERKLEY MI 48072 1207

KIMBERLEY KOZLOWSKI
JIMMY COLLINS
1845 GRIFFITH AVE
BERKLEY MI 48072 1281

ROBERT SCHILLING
1796 TYLER AVE
BERKLEY MI 48072 1237

Occupant
3224 11 MILE RD
BERKLEY MI 48072 1208

BRETT ANGER
AMY A ANGER
1782 TYLER AVE
BERKLEY MI 48072 1237

KRISTY A LEACHMAN
1814 TYLER AVE
BERKLEY MI 48072 4020

BERKLEY MOTORS LLC
18413 UNIVERSITY PARK DR
LIVONIA MI 48152 2629

Occupant
14441 W 11 MILE RD
OAK PARK MI 48237 1153

MATTHEW NICKEL
EMMA NICKEL
1782 GRIFFITH AVE
BERKLEY MI 48072 1223

RICHARD BARBER
1772 TYLER AVE
BERKLEY MI 48072 1237

CSO WORLDWIDE LLC
931 RIDGEDALE AVE
BIRMINGHAM MI 48009 5789

PAUL HENSON JR
NANCY S COLLETT
1805 GARDNER AVE
BERKLEY MI 48072 1273

Occupant
3280 11 MILE RD
BERKLEY MI 48072 1208

Occupant
14283 W 11 MILE RD
OAK PARK MI 48237 1152

ASHLEY A ARMBRUSTER
1799 GRIFFITH AVE
BERKLEY MI 48072 1222

3280 ELEVEN MILE LLC
GEORGE BANOT
39439 VASSAR CT
STERLING HEIGHTS MI 48313 5575

KEVIN R KERWIN
14251 W 11 MILE RD
OAK PARK MI 48237 1152

JOHN MARTZ
AUBREY KONAL
1775 GARDNER AVE
BERKLEY MI 48072 1218

BLAISE CORSO
1885 GARDNER AVE
BERKLEY MI 48072 1273

Occupant
1860 TYLER AVE
BERKLEY MI 48072 4020

CONSTANCE HOFFMAN TRUST
1781 GRIFFITH AVE
BERKLEY MI 48072 1222

JUDITH SCHMIDT
1863 GRIFFITH AVE
BERKLEY MI 48072 1281

THOMAS QUAKENBUSH
JUDITH QUAKENBUSH
2544 HOMEWOOD
TROY MI 48098

THOMAS PURCELL
KIMBERLY PURCELL
1795 GARDNER AVE
BERKLEY MI 48072 1218

JOSHUA DUANE VANSLAMBROUCK
1861 GARDNER AVE
BERKLEY MI 48072 1273

REBEKAH TURNER
1814 GRIFFITH AVE
BERKLEY MI 48072 1279

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Occupant
14401 W 11 MILE RD
OAK PARK MI 48237 1153

ROBERT LATHROP
AMY S LATHROP
1829 GRIFFITH AVE
BERKLEY MI 48072 1281

LELAND S JENNERS
1846 GRIFFITH AVE
BERKLEY MI 48072 1279

MARTHA EDWARD HOLDINGS LLC
418 N WASHINGTON AVE
ROYAL OAK MI 48067 1755

CHRISTIAN BARR
GENEVIEVE JONES
1830 GRIFFITH AVE
BERKLEY MI 48072 1279

Occupant
1843 GARDNER AVE
BERKLEY MI 48072 1273

KEVIN R KERWIN
14251 W 11 MILE RD
OAK PARK MI 48237 1152

LUCAS M THOMAS
1817 GARDNER AVE
BERKLEY MI 48072 1273

MELI ZIKAKIS
KIMON FLORIAS
1559 BENNAVILLE AVE
BIRMINGHAM MI 48009 7180

Occupant
14241 W 11 MILE RD
OAK PARK MI 48237 1152

KATELIN O'NEIL
1830 TYLER AVE
BERKLEY MI 48072 4020

CITY OF OAK PARK
14000 OAK PARK BLVD
OAK PARK MI 48237 2082

BEDS 4 KIDS
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ROYAL OAK MI 48067 2447

ANDRE K WATKINS
CANDACE COOK
1813 GRIFFITH AVE
BERKLEY MI 48072 1281

DANIEL PYLAR
1798 GARDNER AVE
BERKLEY MI 48072 1219

KEVIN R KERWIN
14251 W 11 MILE RD
OAK PARK MI 48237 1152

CORTNEY STROTHER
1846 GARDNER AVE
BERKLEY MI 48072 1271

ACME TUBE BENDING
3180 11 MILE RD
BERKLEY MI 48072

JOSHUA RAY
KELLY RAY
1829 GARDNER AVE
BERKLEY MI 48072 1273

NICHOLAS ALLEN
ANNELISE NIERMANN
1830 GARDNER AVE
BERKLEY MI 48072 1271

PALOKAJ LLC
3170 11 MILE RD
BERKLEY MI 48072

LINDA LEE KELLY
1853 GARDNER AVE
BERKLEY MI 48072 1273

Occupant
14421 W 11 MILE RD
OAK PARK MI 48237 1153

KELLY A KOSSUTH
1864 GARDNER AVE
BERKLEY MI 48072 1271

Occupant
1844 TYLER AVE
BERKLEY MI 48072 4020

QUALITY CAR WASH II INC
PO BOX 7042
HUNTINGTON WOODS MI 48070 7042

Occupant
14500 KINGSTON AVE
OAK PARK MI 48237

ANGELA SEABORN
183 CARTER DR
TROY MI 48098 4655

DAVID KAUFFMAN
1900 GARDNER AVE
BERKLEY MI 48072 1272

CITY OF OAK PARK
14000 OAK PARK BLVD
OAK PARK MI 48237 2082

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C & A ENTERPRISE LLC
3080 11 MILE RD
BERKLEY MI 48072 1206

Occupant
3060 11 MILE RD
BERKLEY MI 48072 1206

HABERMAN REAL ESTATE LLC
1061 BADDER DR
TROY MI 48083 2859

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CITY OF BERKLEY
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Members of the Planning Commission
From: Kristen Kapelanski, Community Development Director
Date: February 24, 2026
Subject: PRZ-08-26 Parcel #25-16-352-026

Background

- The City Council approved an updated Zoning Ordinance and Zoning Map in March 2025.
- This was the culmination of a two-year process to rewrite the Zoning Ordinance and revise the Zoning Map to match the community vision laid out in the City's Master Plan.
- The previous Zoning Ordinance included a Parking District. In the new Zoning Ordinance, parcels were designated as Parking Overlay, which allows parking as a use of the property, but also given a single-family residential designation, to account for cases where parking is planned, but not yet in place. In the case of this parcel (which is currently a parking lot), the Parking Overlay designation was mistakenly left off.
- It is important to ensure that the zoning regulations for each property are in line with the existing site dimensions of the property in order for the property to remain legally conforming in terms of zoning. Absent this correction, the property would be deemed legal non-conforming, which could create future issues if alterations were proposed, or if the property were to be damaged by natural disaster, etc.

Summary

- In order to correct this issue, the City has proposed a rezoning to add the Parking Overlay designation to the property.
- In accordance with Zoning Ordinance regulations, a public notice was posted in the newspaper, notices were mailed to all properties within 300 ft. and temporary signage was placed on the property.
- The property owner also received individualized correspondence explaining the reason for the proposed rezoning.

Sample Motions

Approval

In the matter of PRZ-08-26 Parcel #25-16-352-026, motion to recommend approval to the City Council of the City-initiated rezoning from R-1CD Single Family Residential District to Flex District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Denial

In the matter of PRZ-08-26 Parcel #25-16-352-026, motion to recommend denial to the City Council of the City-initiated rezoning from R-1CD Single Family Residential District to Flex District with the following findings per Section 18.04 of the Zoning Ordinance:

a) The rezoning is not consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
b) The rezoning is not compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
c) The potential uses allowed in the proposed zoning district are not compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
d) There is not adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
e) There is not demonstrated need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

PRZ-08-26 Parcel 25-16-352-026

2/5/2026, 4:45:10 PM

Light_Gray_Canvas_Reference

OC Tax Parcels

OC Site Address

Light_Gray_Canvas_Base

1:437

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

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

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BERKLEY PLANNING COMMISSION

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APPLICATION PRZ-08-26

The City of Berkley is proposing to rezone Parcel 25-16-352-026 to add the Parking Overlay District.

The complete application information is available for review at https://berkleymi.gov/community-development/development-projects.

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or emailed to planning@berkleymi.gov before 5:00p.m on the date of the Planning Commission meeting.

You can watch the meeting: https://www.youtube.com/user/cityofberkley

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

THE CITY OF BERKLEY
Community Development Department
3338 Coolidge, Berkley, Michigan 48072
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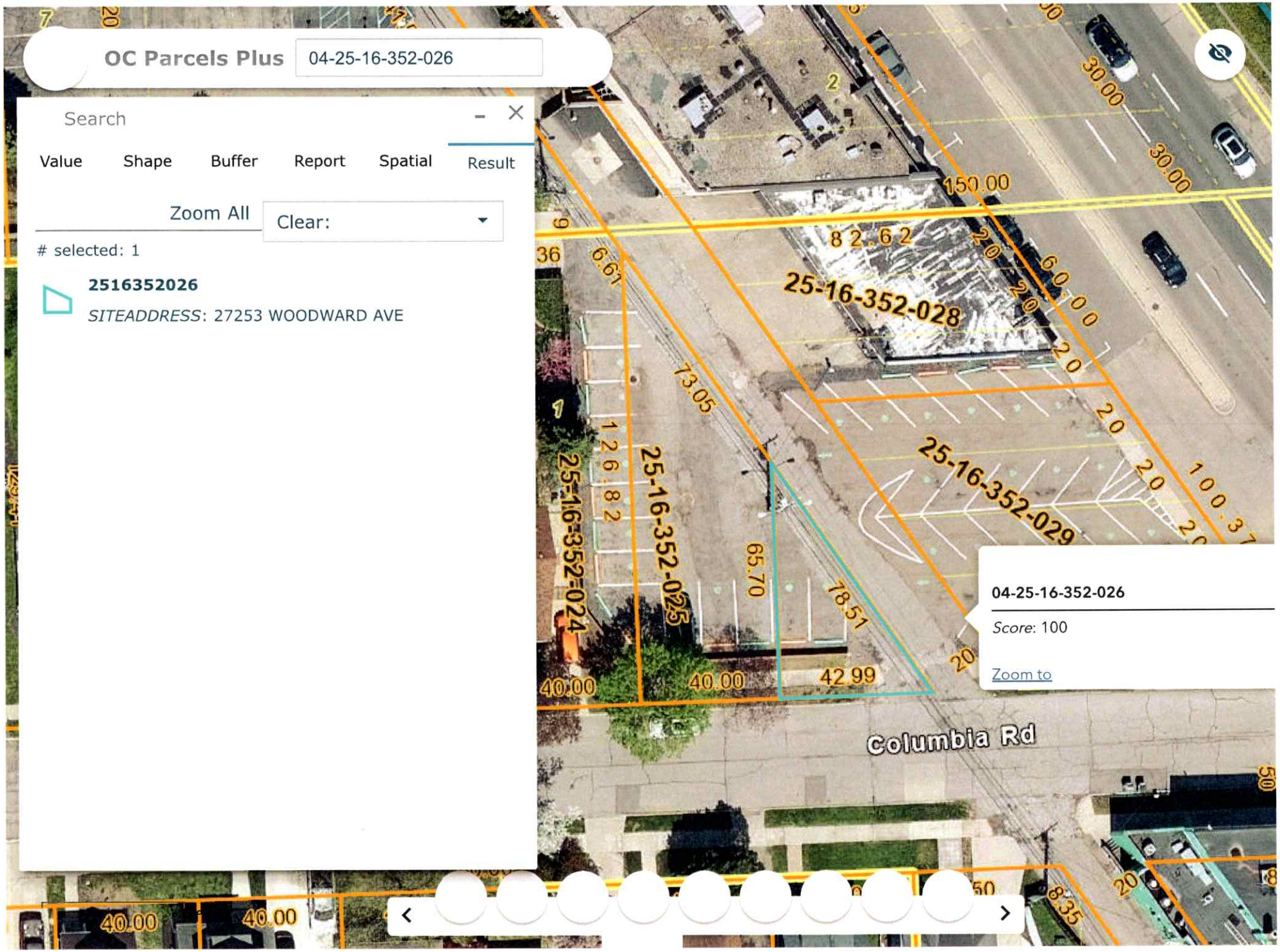
KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Oakland Press
Friday, February 6, 2026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Shape
Buffer
Report
Spatial
Result
Zoom All
Clear:
selected: 1
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25-16-352-028
25-16-352-029
25-16-352-025
25-16-352-024
Columbia Rd
04-25-16-352-026
Score: 100
Zoom to

OC Parcels Plus 04-25-16-352-026

Search

Value Shape Buffer Report Spatial Result

Zoom All Clear:

selected: 43

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2516352029
SITEADDRESS: 27253 WOODWARD AVE

2516353016
SITEADDRESS: 699 COLUMBIA RD

2516353008
SITEADDRESS: 799 COLUMBIA RD

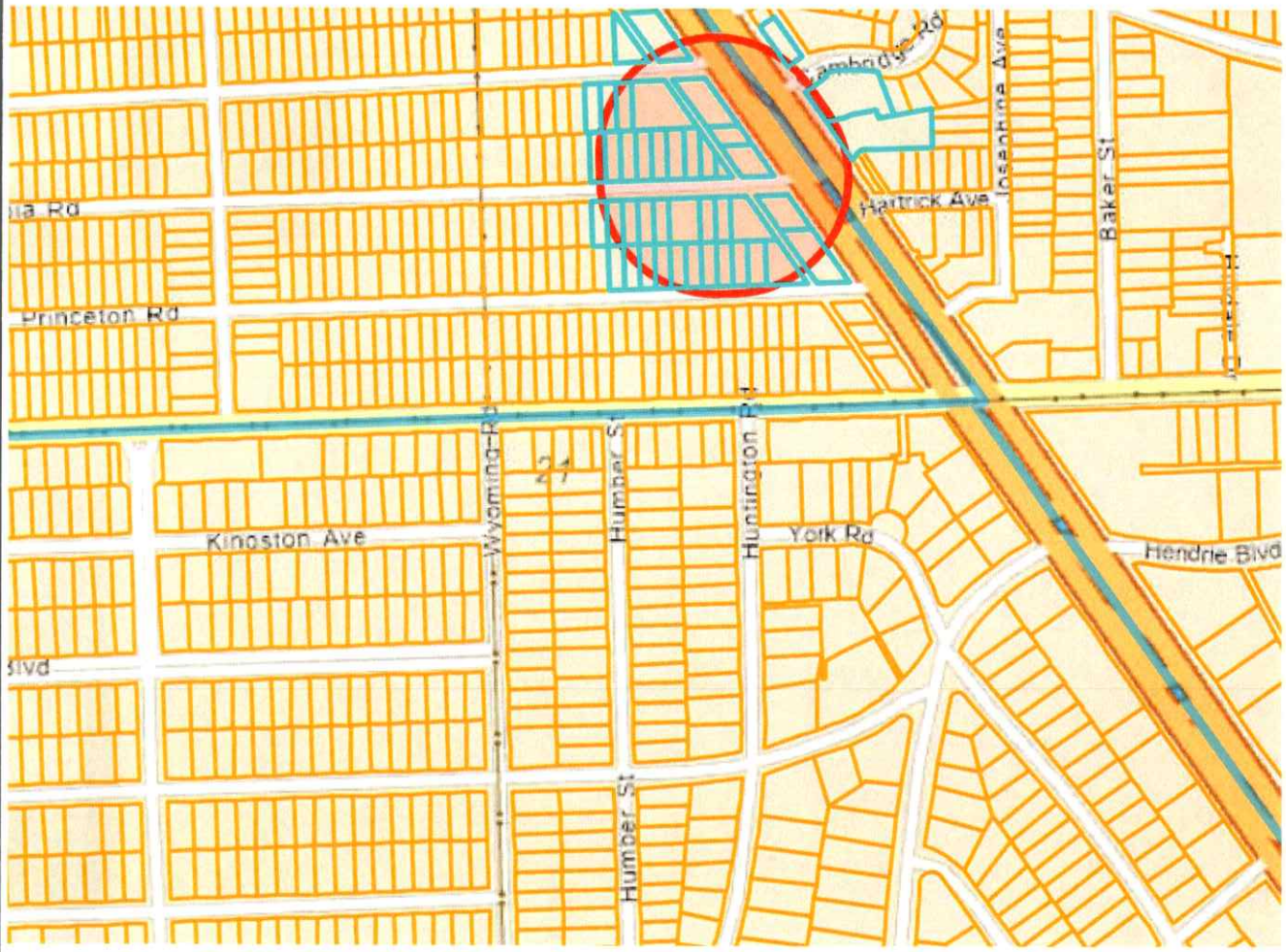
2516353009
SITEADDRESS: 785 COLUMBIA RD

2516353012
SITEADDRESS: 749 COLUMBIA RD

2516353010
SITEADDRESS: 773 COLUMBIA RD

2516353030
SITEADDRESS: 738 PRINCETON RD

2516353011
SITEADDRESS: 761 COLUMBIA RD


Cambridge Rd
Hartrick Ave
Baker St
Princeton Rd
Wyoming Rd
Humber St
Huntington Rd
Kingston Ave
York Rd
Hendrie Blvd
Humber St

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MICHELLE WEZNER
711 COLUMBIA RD
BERKLEY MI 48072 1960

RYAN SALMO
685 COLUMBIA RD
BERKLEY MI 48072 1947

DIANNA MALONEY
JOSEPH BARON
773 CAMBRIDGE RD
BERKLEY MI 48072 1931

Occupant
27253 WOODWARD AVE
BERKLEY MI 48072 0901

MICHAEL TETRICK
KELSEY TETRICK
674 PRINCETON RD
BERKLEY MI 48072 3056

ANTHONY M JOSEPH
799 CAMBRIDGE RD
BERKLEY MI 48072 1931

D & D 1881 LLC
1922 ROSEMONT RD
BERKLEY MI 48072 3305

AUDREY BEAUMARCHAIS
EVAN KATZ
700 PRINCETON RD
BERKLEY MI 48072 3063

TRENTON ZYLINSKI
762 COLUMBIA RD
BERKLEY MI 48072 1958

MICHAEL A MARTINE
699 COLUMBIA RD
BERKLEY MI 48072 1947

PAUL NAISMITH
750 PRINCETON RD
BERKLEY MI 48072 3063

BENJAMIN JOHN THEIEN
774 COLUMBIA RD
BERKLEY MI 48072 1958

JOHN VANDERYK
PHYLLIS VANDERYK
799 COLUMBIA RD
BERKLEY MI 48072 1960

KYRA LUYCKX
780 CAMBRIDGE RD
BERKLEY MI 48072 1932

CHRISTOPHER PFEIFFER
BARI A PFEIFFER
738 COLUMBIA RD
BERKLEY MI 48072 1958

JAMIEL HISHAM DADO
ELIZABETH LELIA ISAKSON-DADO
785 COLUMBIA RD
BERKLEY MI 48072 1960

ROBERT M OLDHAM
686 PRINCETON RD
BERKLEY MI 48072 3056

NICHOLAS AJLOUNY
750 COLUMBIA RD
BERKLEY MI 48072 1958

CATHERINE E SLUSSER
ASHLEY ANNE SLUSSER
749 COLUMBIA RD
BERKLEY MI 48072 1960

MICHAEL V GEHRINGER
774 PRINCETON RD
BERKLEY MI 48072 3063

Occupant
712 PRINCETON RD
BERKLEY MI 48072 3063

KRISTIN K REDMAN TRUSTEE
DALE J REDMAN
773 COLUMBIA RD
BERKLEY MI 48072 1960

GABRIEL WILLIAM NEISTEIN
ILENE CRANE
786 PRINCETON RD
BERKLEY MI 48072 3063

PAUL R MOONEY
MAISA KHARBUSH MOONEY
2051 VILLA RD UNIT 105
BIRMINGHAM MI 48009 6571

SRIDHAR RAGU
738 PRINCETON RD
BERKLEY MI 48072 3063

MARK E BAUM
762 PRINCETON RD
BERKLEY MI 48072 3063

BRETT SCHMITZ
724 PRINCETON RD
BERKLEY MI 48072 3063

TIMOTHY CRADDOK
761 COLUMBIA RD
BERKLEY MI 48072 1960

CHRISTINE WEBER TRUST
737 COLUMBIA RD
BERKLEY MI 48072 1960

Occupant
662 PRINCETON RD
BERKLEY MI 48072 3056

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JOHN BURES
27201 WOODWARD AVE
BERKLEY MI 48072 0901

DIANA ANGERS
785 CAMBRIDGE RD
BERKLEY MI 48072 1931

Occupant
27332 WOODWARD AVE
ROYAL OAK MI 48067 0900

Occupant
27387 WOODWARD AVE
BERKLEY MI 48072 0902

MICHAEL J CAMERON
724 COLUMBIA RD
BERKLEY MI 48072 1958

JACARANDA GARDENS LLC
PO BOX 94
ROYAL OAK MI 48068 0094

AFB WOODWARD LLC
30574 WOODWARD AVE
ROYAL OAK MI 48073 0915

D & D 1881 LLC
1922 ROSEMONT RD
BERKLEY MI 48072 3305

Occupant
27364 WOODWARD AVE
ROYAL OAK MI 48067 0927

Occupant
761 CAMBRIDGE RD
BERKLEY MI 48072 1931

DARREN S QUILLAN
786 COLUMBIA RD
BERKLEY MI 48072 1958

JAYMAC INC
5116 N TAMANAR WAY
PARADISE VALLEY AZ 85253 6947

AFB WOODWARD LLC
30574 WOODWARD AVE
ROYAL OAK MI 48073 0915

Occupant
27401 WOODWARD AVE
BERKLEY MI 48072 0903

Occupant
27333 WOODWARD AVE
BERKLEY MI 48072 0925

ROYAL OAK FORD SALES INC.
27550 N WOODWARD AVE
ROYAL OAK MI 48067 0929

AFB WOODWARD 2. LLC
30574 WOODWARD AVE
ROYAL OAK MI 48073 0915

Occupant
27253 WOODWARD AVE
BERKLEY MI 48072 0901

SCOTT MARSH
BRIDGET SESI
800 COLUMBIA RD
BERKLEY MI 48072 1959

D & D LLC
1922 ROSEMONT RD
BERKLEY MI 48072 3305

Occupant
27253 WOODWARD AVE
BERKLEY MI 48072 0901

J B SALES INC
27201 WOODWARD AVE
BERKLEY MI 48072 0901

D & D LLC
1922 ROSEMONT RD
BERKLEY MI 48072 3305

SIGN OF THE BEEFCARVER INC
27400 WOODWARD AVE
ROYAL OAK MI 48067 0928

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Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Berkley Planning Commission

FROM: Megan Masson-Minock, AICP, Principal
Michelle Marin, AICP, Associate Planner

DATE: February 11, 2026

RE: Data Center Regulations

CWA has prepared draft zoning ordinance amendments to regulate Data Centers within the City of Berkley, with principal use Data Centers permitted in the Flex District subject to performance and decommissioning standards. The proposed amendment responds to the increasing prevalence of data center and technology-related infrastructure in urban environments and the absence of use-specific standards in the current Zoning Ordinance.

The proposed zoning ordinance amendment would:

- Differentiate between Large, Small, and Accessory Data Centers.

Large	Small	Accessory
A Data Center that meets **any** of the following thresholds: 1. Gross floor area greater than **20,000 square feet**; 2. Designed peak electrical demand greater than **3 megawatts (MW)**; or 3. Use of water-based cooling systems with projected average water use exceeding **25,000 gallons per day**.	A Principal Use Data Center that does not meet the definition of a Large Data Center.	1. Incidental and subordinate to a principal permitted use Occupies no more than **5,000 square feet** 2. Primarily serves on-site operations.

- Permit Principal Use Data Centers in Use Group 8 (Industrial Uses) only. This use group is only permitted in the Flex District, on medium and large Site Types, and is subject to the Special Land Use approval process.

- Permit Accessory Data Centers in Use Groups 5 (Mixed Use High Impact) and Group 7 (Miscellaneous Commercial). Use Group 5 is permitted on medium and large Site Types in the Flex, District, Downtown District, Woodward Corridor, and Gateway Corridor, and is subject to the Special Land Use approval process in most cases. Group 7 is permitted on medium and large Site Types in the Flex District, Gateway

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Corridor, and Woodward Corridor, and is subject to the Special Land Use approval process.

- Require Special Land Use approval for Large Data Centers.
- Establish performance-based standards addressing noise, mechanical equipment, energy and sustainability, security, and safety.
- Require annual operational reporting for large data centers.
- Require Decommissioning Plan for small and large data centers.

Data Centers would be prohibited in residential zoning districts.

While Berkley is not expected to attract large, campus-style facilities, smaller and mid-scale data centers—often through reuse of existing buildings—are increasingly common in inner-ring suburban communities.

Unlike traditional office or light industrial uses, data centers can involve:

- Continuous mechanical noise from cooling systems;
- Backup generators with regular testing cycles; and
- Higher-than-typical demands on water and electrical infrastructure.

The proposed zoning ordinance amendment proactively addresses these impacts.

Scaled Regulation

The zoning ordinance amendment distinguishes between facility sizes to ensure proportional oversight:

- Small Data Centers are permitted by right because their impacts are expected to be comparable to other permitted Flex District uses.
- Large Data Centers require Special Land Use approval due to greater potential impacts on utilities and surrounding properties.
- Accessory Data Centers are allowed where clearly incidental to a principal use on medium and large Site Types in the Flex District, Downtown District, Gateway Corridor, and Woodward Corridor, typically subject to the Special Land Use process.

Thresholds for size, power demand, and water use are intentionally lower than those used in suburban or greenfield communities, reflecting Berkley's smaller parcels and constrained infrastructure.

Decommissioning Requirements

Given the rapid pace of technological change, many facilities constructed today are expected to become functionally obsolete within the next decade. For that reason, we recommend adopting standalone decommissioning regulations, that include:

- Performance guarantee equal to 125% of decommissioning cost
- 1 year time limit for site to be considered abandoned
- Unique removal and site restoration standards

Planning and Policy Consistency

The proposed amendments are consistent with the City's Master Plan goals related to:

- Supporting employment uses;
- Protecting residential neighborhoods; and
- Managing public infrastructure responsibly.

We look forward to discussing these proposed regulations at the February Planning Commission meeting.

Respectfully submitted,

CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Associate Planner

Amendment to Article 2 Definitions

Data Center
A building or portion of a building used primarily for the storage, processing, or transmission of digital data, including servers, data storage or processing systems, network equipment, power distribution systems, cooling equipment, and associated support infrastructure. A data center must be characterized by one (1) or more of the following: uninterruptible power supply (UPS) systems; redundant electrical distribution; emergency generators; dedicated cooling equipment; raised flooring; specialized fire suppression systems; and enhanced physical security. The term does not include accessory server rooms clearly incidental to a permitted principal use containing a limited amount of information technology equipment serving the internal needs of a building, typically supported by standard building electrical and mechanical systems, and not requiring emergency power, redundant distribution, or dedicated cooling systems.

Large Data Center
A Data Center that meets **any** of the following thresholds:

- Gross floor area greater than **20,000 square feet**;
- Designed peak electrical demand greater than **3 megawatts (MW)**; or
- Use of water-based cooling systems with projected average water use exceeding **25,000 gallons per day**.

Small Data Center
A Principal Use Data Center that does not meet the definition of a Large Data Center.

Accessory Data Center
A Data Center that is incidental and subordinate to a principal permitted use, occupies no more than **5,000 square feet**, and primarily serves on-site operations.

Amendment to Section 6.03.C. Use Groups

Group 5: Mixed Use High Impact

Add: Accessory Data Centers

Group 7: Miscellaneous Commercial

Add: Accessory Data Centers

Group 8: Industrial

Add: Accessory Data Centers

Add: Small Data Centers

Add: Large Data Centers

New Section 8.23: <u>Data Centers</u>

A. Purpose and Intent

The purpose of this ordinance is to establish a regulatory framework for siting, design, operation, and decommissioning of Data Centers in order to balance local economic benefits with the protection of public health, safety, welfare, natural resources, and neighborhood character. Standards are intended to:

1. Direct Data Centers to locations with existing and adequate infrastructure, redevelopment and infill of existing sites, and minimal land-use conflicts;
2. Avoid and mitigate nuisance impacts (noise, vibration, light/glare, air emissions);
3. Ensure efficient consumption and use of electricity and water, prioritizing renewable energy and conservation;
4. Promote context-appropriate architecture and robust screening;
5. Ensure compatibility with adjacent land uses and the City's Master Plan; and
6. Ensure responsible decommissioning and site restoration.

B. Design Requirements

1. Minimum Lot Area
    - Small Data Center: twenty thousand (20,000) square feet
    - Large Data Center: forty thousand (40,000) square feet
2. Setbacks
    a. Small Data Centers: Minimum distance from all property lines is twenty-five (25) feet
    b. Large Data Centers: Minimum distance from all property lines is thirty-five (35) feet
    c. Mechanical equipment must be located as far as practicable from residential lot lines
3. Building Height

a. Maximum height, including rooftop mechanical equipment and cooling towers, must comply with the underlying District standards

4. Lot Coverage

    a. Maximum lot coverage must not exceed 60%

C. Performance Standards

1. Noise

    a. For Large Data Centers, the City may require a post-installation acoustical study prepared by a qualified professional

2. Mechanical Equipment and Screening

    a. All rooftop and ground-mounted mechanical equipment, including HVAC, generators, cooling towers, and transformers, must be fully screened from public streets and residential properties and designed to integrate architecturally with the building.

    b. Cooling towers, generators, and transformers must include noise attenuation features where necessary to meet performance standards.

3. Energy and Sustainability

    a. Efficiency Target. Design for PUE of 1.3 or lower or demonstrate the highest efficiency reasonably achievable given site constraints; provide documentation at Site Plan and post-occupancy.

    b. Renewable Energy. Demonstrate that greater than 25% of projected annual energy demand will be met via on-site generation, power-purchase agreements, renewable energy credits, or utility green-power programs.

    c. Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.

    d. Reporting. See Section I for annual reporting requirements.

    e. Water Conservation.

        i. Cooling systems must be designed to minimize potable water consumption, with preference for air-cooled, hybrid, or closed-loop water systems.

ii. Facilities using water-based cooling must demonstrate the use of recycled, reclaimed, or non-potable water sources to the maximum extent feasible.

f. Small and Large Data Center Security and Emergency Access

i. Perimeter Security.

1. Sites must be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.

2. Security barriers must be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from public roads or residential areas.

ii. Access Control.

1. All site entrances must include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.

2. Visitor and delivery access points must be separated from employee access points wherever feasible.

iii. Emergency Access.

1. A minimum of two (2) points of emergency vehicle access must be provided, with clear signage and unobstructed pathways around the building.

2. Access drives must be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.

3. Fire lanes must be maintained free of obstructions at all times.

iv. Cameras.

1. Installation and maintenance of a perimeter camera surveillance system capable of monitoring all vehicular and pedestrian access points, building entrances, and outdoor mechanical/equipment areas.

2. Cameras must be positioned to minimize intrusion into adjoining residential properties and public rights-of-way, while still providing full coverage of the site.

3. Camera systems must be continuously operational (24 hours per day, 7 days per week) and recordings must be retained for a minimum of 30 days.

4. A security plan, including camera layout, monitoring procedures, and data retention policies, must be submitted as part of site plan review.

v. Fire Protection.

1. Sites must be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.

2. Suppression systems must comply with National Fire Protection Association (NFPA) standards and be approved by the Fire Marshal.

vi. Hazardous Materials.

1. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) must comply with federal, state, and local storage, reporting, and disposal requirements.

2. Applicants must provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.

3. Applicant must provide a fire protection plan.

vii. Emergency Response Plan. Applicants must submit an Emergency Response Plan to the City at the time of Site Plan review, which must include:

1. Site layout for emergency responders.

2. Fire suppression and alarm systems description.

3. Backup generator location and fuel storage details.

4. Contact information for on-site security and facility management.

5. Operators must provide annual training opportunities or site orientations to local fire, police, and emergency medical services.

D. Monitoring and Reporting

1. Commissioning Documentation: Prior to Certificate of Occupancy, submit commissioning results for mechanical/electrical systems and acoustical compliance.

2. By March 31 of each year, operators of Large Data Centers must submit an annual report to the City containing:

3. Energy Use
    - Total annual electricity consumption (MWh)
    - Peak demand (MW)
4. Water Use
    - Total annual water consumption (gallons)
    - Cooling system type
5. Noise Compliance
    - Summary of any noise complaints and corrective actions taken
6. Generator Operations
    - Total hours of generator testing and operation
    - Confirmation of compliance with applicable state and federal regulations

Failure to submit the required report may constitute a zoning violation subject to enforcement under the Zoning Ordinance.

E. Use of Consultants and Cost Recovery

1. The City may retain qualified consultants to review energy efficiency, water consumption and use, air quality, BESS safety, renewable energy, stormwater, noise, and related matters.

2. All reasonable costs must be escrowed by the applicant.

F. Decommissioning

1. Plan Required. As a condition of Special Land Use Approval and Site Plan approval for Small and Large Data Centers, the applicant must submit a Decommissioning and Site Restoration Plan that address:

    a) Triggers for decommissioning.

    b) Methods for removal of structures, equipment, utilities, and impervious surfaces.

    c) Recycling and disposal of equipment and hazardous materials.

    d) Final grading, soil stabilization, and revegetation.

    e) Restoration of the site to a condition compatible with surrounding uses.

2. Triggers for Decommissioning

    a) A center must be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.

    b) Decommissioning must begin within 6 months of abandonment and be completed within 12 months.

3. Performance Guarantee / Financial Assurance

    a) Prior to issuance of a building permit, the applicant must post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the City.

    b) The amount must equal 125% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the City.

    c) Estimates must be updated every 5 years and adjusted for inflation.

4. Removal Standards

    a) All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, must be removed.

    b) Below-ground infrastructure, such as foundations and utilities, must be removed to a minimum depth of 36 inches below grade unless otherwise approved.

c) Materials must be recycled to the maximum extent practicable.

5. Site Restoration

   a) The site must be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.

   b) The City may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and Zoning Ordinance.

6. Failure to Decommission

   a) If the owner fails to complete decommissioning in accordance with the approved plan, the City may draw upon the financial guarantee to complete the work and assess/lien subject parcel(s) for any cost in excess of the amount of the submitted bond

   b) Any costs exceeding the financial guarantee must remain the responsibility of the property owner.

H. Relationship to Other Ordinance Provisions

Where the standards of this section conflict with other provisions of the Zoning Ordinance, this section must govern. All other applicable building, fire, environmental, and utility regulations must apply.

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

MEMORANDUM

To: Planning Commission

From: Kristen Kapelanski, Community Development Director

Subject: **Planning Commission Bylaws and Rules of Procedure**

Date: February 24, 2026

The Planning Commission is required to review and update (as needed) the Bylaws and Rules of Procedure at the beginning of each year. Staff does not have any suggested changes. The Commission is asked to review the Bylaws and Rules of Procedure, propose any suggested amendments, and adopt the updated Bylaws and Rules of Procedure, if needed.

SECTION ONE - AUTHORITY

The City of Berkley Planning Commission (hereinafter referred to as the Commission) adopts these rules of procedure pursuant to Public Act 33 of 2008 as amended, and the Open Meetings Act.

SECTION TWO – MEMBERSHIP

(1) **Membership.** Members shall be appointed according to the procedure as established by Berkley ordinances. The Commission shall consist of seven members to be appointed by City Council.

a. **New Appointee Training.** New members appointed to serve on the Commission shall complete a training program within six (6) months after appointment date. The training program shall be approved by the Community Development Director or City Manager to ensure the program provides information and training on roles, responsibilities and planning and zoning best practices.

b. **Continued Education.** Each commissioner shall commit to 5-6 hours of continued education within each fiscal year. New appointees to the Commission shall not be required to complete the hours of continued education within the first fiscal year of appointment.

c. **Reference Materials.** Upon taking office, each member shall be sent via email a package of materials to assist them in their role, including but not limited to:
- Planning Commission Rules of Procedure
- Berkley Master Plan and sub-area plans
- Berkley Zoning Map
- The Michigan Planning Enabling Act
- The Michigan Zoning Enabling Act
- The Planning Commissioner's Handbook, published by the Michigan Municipal League
- **The Boards and Commissions Handbook adopted by the City Council**
- Other materials deemed necessary to familiarize a new member with the roles and responsibilities of the Commission.

(2) **Duties.**

a. **Attendance.** Each member has a duty to attend all meetings.

b. **Absences.** Members who are unable to attend a regularly scheduled meeting must contact the Community Development Director prior to the meeting to alert to the cause of absence. Refer to the adopted Boards and Commissions Handbook for attendance requirements.

c. **Resignations.** Refer to the adopted Boards and Commissions Handbook for resignation procedures.

d. **Preparation.** Members shall arrive prepared for the business at hand, having reviewed written materials and completed site visits, as necessary, to be educated on the agenda items.

e. **Ex Parte Contact.** Members shall avoid *Ex Parte* contact concerning questions or matters pending before the Commission.

i. *Ex Parte* contact shall include discussions among members, applicants, or the public outside of a Commission meeting, including emails, about matters pending before the Commission. Questions or concerns shall be directed to the Community Development Director.

SECTION THREE - OFFICERS

(1) **Selection.** At the July meeting, the commission shall select by a majority vote from its membership a chair, vice-chair, and secretary who shall serve for a twelve-month period and who shall be eligible for re-election. At the July meeting, if the selection of officers would be impracticable due to number of commissioners present or the length of the agenda, then the officers shall be elected no later than a September meeting**.**

(2) **Duties.** A chair shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. If the chair is not able to chair a meeting or portion of a meeting, the vice chair shall act in place of the chair for that meeting or portion of meeting. The vice-chair shall act in the capacity of the chair and shall succeed to the office of chair in the event of a vacancy in that office. If there is a vacancy in the office of vice-chair for whatever reason, the commission shall select a successor to the office of vice-chair at the earliest practicable time.

The Community Development Director or designee shall be responsible for the preparation of summary minutes, keeping of pertinent public records, delivering communications, petitions, reports, and related items of business of the commission, issuing notices of public hearings, and performing related administrative duties to assure efficient and informed commission operations.

(3) **Tenure.** The officers shall take office at the next meeting after their election. They shall hold their office until their successors are elected and assume office.

SECTION FOUR - MEETINGS

(1) **Notices.** All meetings shall be posted in accordance with the Open Meetings Act..

(2) **Regular meetings.** Regular meetings of the commission shall be held monthly in the City Hall on the fourth Tuesday of every month at 7:00 p.m. The dates and times of the meeting, or the cancellation, shall be posted at the City Hall. When a regular meeting date falls on or near a legal holiday, the Commission shall select suitable dates in the same month, in accordance with the Open Meetings Act.

(3) **Work session meetings.** Work session meetings of the commission shall be held at the City Hall or other designated location when the Commission determines that a work session is necessary.

(4) **Other meetings**. A special meeting can be called by the Community Development Director, the chair of the Commission, or in the chair's absence, the vice-chair.

(5) **Quorum.** In order for the Commission to conduct business or take any official action, a quorum consisting of four voting members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. All items scheduled to be heard, shall be scheduled for the next regular meeting. No additional public notice shall be required provided the date, time, and place are announced at the meeting.

(6) **Hearings.** Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinance cited in Section One.

Public hearings conducted by the Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure:

- Introduction of case by staff.
- The chair confirms that the applicant is present and receives an opportunity to describe case.
- The chair opens discussion. *The commission may ask the applicant or staff questions.*
- The chair opens the public hearing. *Each person must state his/her name and city of residence for the record and may address the Commission regarding the case not to exceed three minutes, to be modified at the discretion of the chair. If the case is very controversial, the chairperson may invite people to speak row by row to eliminate lines at the microphone.*
- The chair closes the public hearing.
- Discussion. *The Commission may ask staff or the applicant questions*
- The chair shall call for a motion.
- After a motion has been made and supported, there may be additional discussion.
- The chair will call for a roll call vote.

(7) **Motions.** The chair shall restate motions before a vote is taken. The name of the maker and supporters shall be recorded. The motion shall state whether the item is approved, approved with conditions, or denied.

(8) **Voting.** An affirmative vote of a simple majority of the appointed Commission shall be required for approval or to recommend approval. All members of the Commission, including the chair shall vote on all matters. In the case of roll call votes, the order of the voting members shall be varied. No member shall abstain from voting on any matter except in the case of a conflict of interest as provided below in Section 3.11 of these rules.

(9) **Conditions.** The Commission may modify a request or impose conditions in order to maintain the public health, safety and welfare, in accordance with the standards set forth in the zoning ordinance.

(10) **Withdrawals.** In the event that an applicant withdraws an application after the notices have been sent and the meeting posted, the Commission shall introduce the case and

motion to accept the withdrawal. In the event that an applicant withdraws an application before the notices have been sent and the meeting posted, the Commission shall receive a copy of the withdrawal, but no motion to accept the withdrawal shall be necessary.

(11) **Conflict of Interest.** After the introduction of a case, a possible conflict of interest shall be declared by a Commissioner or a fellow Commissioner. The Commission shall discuss and determine if such a conflict exists. Fellow Commissioners shall make and support a motion to excuse the Commissioner from deliberating. Voting shall be in accordance with subsection 3.8 above. Upon approval, the excused Commissioner shall leave the meeting room during deliberation of the case. The Commissioner shall be called back prior to the introduction of the next case. A Commissioner may want to consider declaring a conflict of interest if he or she is the applicant; if the applicant is a close friend or relative; if the applicant is a business partner; or if there may be an appearance of impropriety.

(12) **Order of Business.** A written agenda for all regular meetings shall be prepared as follows. The order of business shall be:

- Open the Meeting—*Call meeting to order*
- Pledge of Allegiance
- Roll Call
- Approval of Agenda
- Approval of Minutes—*Each set of minutes shall be approved individually*
- Communications
- Citizen Comments—*Comments regarding items not on the agenda*
- Old Business—*Items that have been postponed or referred to staff*
- New Business
- Liaison Reports—*Reports from Commissioners attending the Zoning Board of Appeals, Chamber of Commerce, Environmental Committee, Downtown Development Authority and City Council meetings*
- Commissioner/Staff Comments
- Adjourn

(13) **Rules of Order.** All meetings of the Commission shall be conducted in accordance with generally accepted parliamentary procedure, as governed by “Robert’s Rules of Orders.”

(14) **Notice of Decision.** A written notice containing the decision of the commission shall be sent to petitioners of a request.

SECTION FIVE - MEETING MINUTES AND REPORTS

The Community Development Director or designee shall prepare Commission summary minutes. The minutes shall contain a brief synopsis of the meeting including a complete restatement of all motions and recording of votes; a complete statement of the conditions or recommendations made on any action; and recording attendance. All communications, actions, and resolutions shall be attached to the minutes. The official records shall be deposited with the City Clerk.

In August, the Planning Commission shall submit an annual report to the City Council. The report shall contain a summary of the applications the Commission has heard and the actions taken.

SECTION SIX - OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS

All meetings of the Commission shall be opened to the public and held in a place available to the general public.

All deliberations and decisions of the Commission shall be made at a meeting open to the public.

A person shall be permitted to address a hearing of the Commission under the rules established in subsection 3.6 and to address the Commission concerning non-hearing matters under the rules established under subsection 3.12 to the extent that they are applicable.

A person shall not be excluded from a meeting of the Commission except for breach of the peace, committed at the meeting.

All records, files, publications, correspondence, and other materials are available to the public for reading, copying, and other purposes as governed by the Freedom of Information Act.

SECTION SEVEN - AMENDMENTS

The Commission may amend these rules by a concurring vote pursuant to subsection 3.8 during any regular meeting, provided that all members have received an advanced copy of the proposed amendments at least three days prior to the meeting at which such amendments are to be considered.

SECTION EIGHT – ANNUAL REVIEW

These rules of procedures shall be reviewed annually, at the January meeting, or if there is no January meeting, no later than the February meeting.

Care shall be taken to ensure that these rules shall not conflict with any federal or state law or City of Berkley ordinance; however, if any such conflict exists, then the federal or state law or city ordinance shall override these rules, but only to the extent of such conflict.