



**CITY OF BERKLEY PUBLIC NOTICE
REGULAR CITY COUNCIL MEETING
MONDAY, APRIL 20, 2026 - 7:00 PM
CITY HALL - 3338 COOLIDGE HIGHWAY
248-658-3300**

CALL 41ST COUNCIL TO ORDER

APPROVAL OF AGENDA

MAYOR-LED MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT(S)

Comments are invited on each Agenda item when that item comes up for consideration. Matters not listed on the Agenda may be addressed at this time. Please state your name and residential city. Each speaker's remarks are a matter of public record, and the Council will not engage in a back-and-forth discussion. Any person speaking at a City Council Meeting may be called to order by the Mayor or any Council Member for failure to be germane to the business of the City or for disruptive or disorderly behavior which prevents the Council from conducting its business. There is a three-minute limit per speaker.

ORDER OF BUSINESS

CONSENT AGENDA

- 1) Minutes of the 41st Regular City Council meeting on Monday, April 6, 2026.
- 2) Warrant List No. 1421.
- 3) Arbor Day Proclamation.
- 4) Volunteer Week Proclamation.
- 5) Autism Acceptance Month Proclamation.
- 6) Sexual Assault Awareness Month Proclamation.

REGULAR AGENDA

- 1) Recognitions or presentations from the Consent Agenda.
- 2) First reading of the City-initiated rezoning of PRZ-05-26, 2451 Franklin Rd. from R-1AB Single Family Residential District to R-1CD Single Family Residential District.
- 3) First reading of the City-initiated rezoning of PRZ-06-26 for the rear 33.5 ft. of 3170 Eleven Mile Rd. from R-1CD Single Family Residential District to Flex District.

- 4) First reading of the City-initiated rezoning of PRZ-07-26 for the rear 33.5 ft. of 3180 Eleven Mile Rd. from R-1CD Single Family Residential District to Flex District.
- 5) First reading of the City-initiated rezoning of PRZ-08-26, Parcel #25-16-352-026 to add the Parking Overlay District.
- 6) Lease agreement for municipal parking on parcels 25-07-455-028, 25-07-455-029, and 25-07-455-030.

COMMUNICATIONS

ADJOURN

Note: The City Of Berkley Will Provide Necessary Reasonable Auxiliary Aids And Services, Such As Signers For The Hearing Impaired And Verbal Representations 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: Victoria Mitchell, ADA Contact, Berkley City Hall, 3338 Coolidge Highway, Berkley, MI 48072 (1-248-658-3310).

Note: Official Minutes Of City Council Meetings And Supporting Documents For Council Packets Are Available For Public Review In The City Clerk'S Office During Normal Working Hours. Anyone Wishing To Submit Correspondence To The Council Before The Meeting May Send An Email To Comment@Berkleymi.Gov By Noon On The Day Of The Meeting. Emails Sent Prior To The Deadline Will Be A Part Of The Meeting Record But Will Not Be Read During The Council Meeting.

**THE REGULAR MEETING OF THE FORTY-FIRST COUNCIL OF THE CITY OF BERKLEY, MICHIGAN
WAS CALLED TO ORDER AT 7:00 PM ON MONDAY, APRIL 6, 2026 BY MAYOR PRO TEM GAVIN**

PRESENT: Councilmember Steve Baker
Councilmember Gary Elrod
Councilmember Dennis Hennen
Councilmember Gregory Patterson
Mayor Pro Tem Ross Gavin

ABSENT: Councilmember Clarence Black
Mayor Bridget Dean

OTHER STAFF PRESENT:

City Manager Crystal VanVleck
City Attorney Lisa Hamameh
City Clerk Victoria Mitchell
DDA Executive Director Nate Mack

APPROVAL OF AGENDA

Councilmember Baker moved to approve the agenda
Seconded by Councilmember Patterson
Ayes: Elrod, Hennen, Patterson, Baker and Gavin
Nays: None
Absent: Black and Dean
Motion Approved.

PUBLIC COMMENT

None.

CONSENT AGENDA

Councilmember Hennen moved to approve the following Consent Agenda
Seconded by Councilmember Baker

M-36-26: Minutes of the 41st Regular City Council meeting on Monday, March 16, 2026; Work Session meeting on Monday, March 16, 2026; Budget Work Session on Wednesday, March 25, 2026; and Budget Work Session on Thursday, March 26, 2026.

O-06-26: Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan, to amend Section 78-2 through 78-9 of Chapter 78, Nuisances, of the Berkley City Code.

O-07-26: Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan, to amend Chapter 106, Streets, Sidewalks and Other Public Places, Article IV, Sidewalks, Division 2, Construction and Repair, Section 106-188, Bond Prerequisite to Issuance, of the City of Berkley Code.

O-08-26: Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan, to amend Section 2-2 of Chapter 2, Administration of the Berkley City Code.

PRZ-01-26: Second reading and adoption of City-initiated rezoning of PRZ01-26, 2429 Sunnyknoll Ave. 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/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/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/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/is not) adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
- e) There (is/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: Second reading and adoption of City-initiated rezoning of PRZ-02-26, 2431 Sunnyknoll Ave. 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/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/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/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/is not) adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
- e) There (is/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: Second reading and adoption of City-initiated rezoning of PRZ-03-26, 2435 Sunnyknoll Ave. 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/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/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/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/is not) adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
- e) There (is/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: Second reading and adoption of City-initiated rezoning of PRZ-04-26, 2437 Franklin Road from R-1AB Single Family District to R-1CD Single Family Residential District with the following findings per Section 18.04 of the Zoning Ordinance:

- a) The rezoning (is/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/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/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/is not) adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
- e) There (is/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.

M-37-26: Purchase of 500x 5/8'-3/4" Neptune R900i water meters in the amount of \$117,095 from Ferguson Waterworks of Kentwood, MI, utilizing Oakland County Contract 008704 using budgeted funds from account 592-536-982-592 subject to review by the City Attorney and approval and execution by the City Manager and subject to attorney review of the terms and conditions of the purchase.

M-38-26: 2026 Summer Maintenance Agreement between the Road Commission for Oakland County and the City of Berkley between the Road Commission for Oakland County and the City of Berkley subject to a review of the contract by the City Attorney and approval and execution by the City Manager.

Ayes: Hennen, Patterson, Baker, Elrod and Gavin
 Nays: None
 Absent: Black and Dean
 Motion Approved.

Regular Agenda

RECOGNITIONS/PRESENTATIONS: Matter of receiving any recognitions or presentations from the Consent Agenda.

None.

M-39-26: Berkley Art Bash Event application for the event on Saturday, June 13, 2026 from 10 a.m.-6 p.m. on 12 Mile Road for the Berkley Area Chamber of Commerce, P.O. Box 72-1253.

Councilmember Elrod moved to approve Motion No. M-39-26

Seconded by Councilmember Hennen

Ayes: Hennen, Patterson, Baker, Elrod and Gavin

Nays: None

Absent: Black and Dean

Motion Approved.

M-40-26: "Berkley Pride Block Party" Event application for the event on Robina south of 12 Mile Road; on Gardner south of 12 Mile Road; and in the Municipal Parking Lot located between those two roads, on Sunday, June 28, 2026 from 1 to 5 p.m. Approval is conditional upon the submission of required items and documents before the event date.

Councilmember Baker moved to approve Motion No. M-40-26

Seconded by Councilmember Patterson

Ayes: Patterson, Baker, Elrod, Hennen and Gavin

Nays: None

Absent: Black and Dean

Motion Approved.

COMMUNICATIONS:

COUNCILMEMBER BAKER

- The Berkley Historical Committee did not meet last Tuesday.

- For more information on what's going on with the history of the city and the Museum, visit berkeleyhistory.com.
- The Downtown Development Authority Board meets next on Wednesday, April 8th at 8:15 AM.
 - For more information on what's going on with our downtown, you can visit downtownberkeley.com.
- The Berkley Day's committee continues to develop its schedule of events, and more information will be available in the coming weeks and months.
- The Berkley robotics team, team 247 Da Bears, continues its impressive season this past weekend at Athens High School in Troy. They finished the qualification matches ranked 11th overall, and they advanced deep into the playoff competition as a first-round alliance pick. He said that he attended the event and it was super fun.
 - Sophina Runde, the team captain and junior at Berkley High, was honored with the leadership award, the only individual student award given at First Robotics competition. Stated that he is very proud of her and all the work that she and the team have done. This is one of the most meaningful honors in the program.
 - Da Bears are on the verge of qualifying for the Michigan State Championships for the second year in a row. Stay tuned and follow them on all the socials.
- Finally, William Shakespeare in Sonnet 98 said, "April hath put a spirit of youth in everything." So, please enjoy spring as it emerges.
- Please hug somebody you love.

COUNCILMEMBER HENNER

- The Planning Commission's last meeting was cancelled for lack of business. Their next meeting is in the council chambers on April 28th at 7 PM.
- The Tree Board's last meeting was not held for lack of quorum. Their next meeting is on April 27th at 7 PM.
 - Said that he did have an informal chat with a DNR representative who attended and has also been talking to the Tree Conservancy of Detroit and a professor from Michigan State University. Stated that they're looking at using our tree inventory that is underway as research material, and also building synergies with other communities for larger grant opportunities.
 - As he's described our tree program to these multiple professionals, they always say they wish every city were doing what Berkley is doing. With regards to our trees, Berkley is really doing it right.
- Wished his wife Jennifer a happy birthday; without her support and help, he wouldn't be able to achieve all the things that he has.
- The Arbor Day celebration for the city is Saturday, April 25th, at the Library. There will be a tree planting at 9:30 AM, as well as tree giveaways with 150 saplings to give away to Berkley residents who come. So first-come, first-served. That will be from 10 AM to noon or until they run out.

COUNCILMEMBER ELROD

- The Environmental Advisory Committee's last meeting was Tuesday, March 17th, where they discussed a number of events that are tentatively scheduled for the coming year. One is a spring clothing swap on Saturday, April 25th. More on that and a more detailed list of the events for the rest of the year to come.
 - Their next meeting will be Tuesday, April 21st, in the second-floor conference room of the Public Safety building.
- The Beautification Advisory Committee also met last Wednesday. Stated that he was not in attendance, and neither was the staff liaison. The big topic of discussion was the adopt-a-garden program, which has literature that the group will be sending out and making publicly available.
 - The next meeting is Wednesday, April 22nd, in the second-floor conference room of the Public Safety building.

COUNCILMEMBER PATTERSON

- The Zoning Board of Appeals has no cases to hear this month, so they will not have a meeting.
- The Parks and Recreation Advisory Board meets next on Thursday, April 9th, at 7 PM in the Community Center.

CITY MANAGER VANVLECK

- The program guide for the Library and Parks & Recreation is now out. It's on the front page of the website, and there will also be a postcard mailed out to all houses. You can also find print copies at the Library, Parks & Recreation, and here at City Hall.
- Gave a shout-out to all city departments, especially the finance team, for all the hard work that's gone into the budget. This year, they put quite a bit of time into several work sessions for budget meetings last week. It was a long week. The final budget will be presented on May 4th, and it will be brought to you all in its final form on that night as well. Everyone is welcome to join us for that or watch it from home, but it will also be posted online.

CITY ATTORNEY HAMAMEH

- No updates.

MAYOR PRO TEM GAVIN

- The next Chamber of Commerce meeting will be on April 21st at 5:30 PM at the Library.
- As the City Manager also mentioned, the Parks & Rec and Library programming guide is available online and in City buildings as well.
- The next meeting of the Library Board will be on April 15th at 7 PM at the Library.
- Stated that while he may be a Spartan fan, good luck to U of M basketball tonight.

ADJOURNMENT:

Councilmember Patterson moved to adjourn the Regular Meeting at 7:17 PM
Seconded by Councilmember Hennen
Ayes: Elrod, Hennen, Patterson, Baker and Gavin
Nays: None
Absent: Black and Dean
Motion Approved.

Ross Gavin, Mayor Pro Tem

ATTEST:

Victoria Mitchell, City Clerk



CITY OF BERKLEY
 WARRANT LIST
 #1421
 MARCH 2026

Check Date	Check #	Payee	Description	GL #		Amount
03/13/2026	80713	VOID	** VOIDED **			** VOIDED **
03/13/2026	80714	VOID	** VOIDED **			** VOIDED **
03/13/2026	80715	VOID	** VOIDED **			** VOIDED **
03/13/2026	80716	VOID	** VOIDED **			** VOIDED **
03/13/2026	80717	VOID	** VOIDED **			** VOIDED **
03/13/2026	80718	A & B ALARM SYSTEMS, INC.	BUILDING MAINTENANCE - DPW	101-267-931-441	\$	279.00
03/13/2026	80719	A&M TOWING	VEHICLE MAINTENANCE	101-345-939-000	\$	150.00
03/13/2026	80719	A&M TOWING	VEHICLE MAINTENANCE	101-345-939-000	\$	250.00
					\$	400.00
03/13/2026	80720	AIRGAS USA, LLC	VEHICLE SUPPLIES	101-443-781-000	\$	63.49
03/13/2026	80721	ALLIED BUILDING SERVICES OF DETROIT	BUILDING MAINTENANCE -PARKS	208-267-931-208	\$	1,571.87
03/13/2026	80722	ALTA CONSTRUCTION EQUIPMENT LLC	VEHICLE SUPPLIES	101-443-781-000	\$	487.93

03/13/2026	80723	AMANDA SLUSARSKI	PROFESSIONAL DEVELOPMENT	208-751-960-000	\$	231.00
03/13/2026	80724	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	101-191-728-000	\$	46.48
			EQUIPMENT SUPPLIES	101-228-778-000	\$	89.98
			EQUIPMENT SUPPLIES	101-228-778-000	\$	332.26
			EQUIPMENT SUPPLIES	101-228-778-000	\$	27.68
			MAINTENANCE SUPPLIES - PUB SAFETY	101-267-776-345	\$	46.56
			BUILDING MAINTENANCE - PUB SAFETY	101-267-931-345	\$	28.49
			SUPPLIES	101-345-728-000	\$	30.99
			SUPPLIES	101-345-728-000	\$	30.98
			SUPPLIES	101-345-728-000	\$	61.66
			SUPPLIES	101-345-728-000	\$	42.99
			UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	22.99
			OFFICE SUPPLIES	101-441-728-000	\$	167.89
			OFFICE SUPPLIES	101-441-728-000	\$	28.99
			VEHICLE SUPPLIES	101-443-781-000	\$	27.99
			VEHICLE SUPPLIES	101-443-781-000	\$	27.99
			VEHICLE SUPPLIES	101-443-781-000	\$	159.95
			VEHICLE SUPPLIES	101-443-781-000	\$	23.39
			VEHICLE SUPPLIES	101-443-781-000	\$	53.25
			VEHICLE SUPPLIES	101-443-781-000	\$	89.99
			VEHICLE SUPPLIES	101-443-781-000	\$	7.59
			VEHICLE SUPPLIES	101-443-781-000	\$	16.95
			OFFICE SUPPLIES	101-790-728-000	\$	20.94
			OPERATING SUPPLIES	101-790-732-000	\$	11.99
			PROGRAM SUPPLIES	101-790-758-000	\$	42.78
			LIBRARY COOP	101-790-828-000	\$	38.99
			LIBRARY COOP	101-790-828-000	\$	97.95
			BOOKS	101-790-978-000	\$	23.99
			BOOKS	101-790-978-000	\$	27.96
			RENTED MATERIALS	101-790-978-001	\$	4.14
			RENTED MATERIALS	101-790-978-001	\$	12.98
			RENTED MATERIALS	101-790-978-001	\$	12.46
			PROGRAM SUPPLIES	592-536-758-000	\$	28.63
			PROGRAM SUPPLIES	592-536-758-000	\$	159.99
					\$	1,847.84

03/13/2026	80725	VOID	** VOIDED **			** VOIDED **
03/13/2026	80726	AMY LEIGH	SUPPLIES	101-345-728-000	\$	150.00
03/13/2026	80727	ARTICIPATE	CONTRACTUAL SERVICES	211-752-818-000	\$	152.00
03/13/2026	80728	Artisan Contracting	BBE25-0002 - PBCA24-0021	101-000-283-000	\$	800.00
03/13/2026	80729	BESHARA	POSTAGE-PRINTING-MAILING	592-536-730-000	\$	1,620.84
03/13/2026	80730	BETTER CITY	CONTRACTUAL SERVICES	101-701-818-000	\$	6,800.00
03/13/2026	80731	BIG D LOCK CITY	MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	41.68
03/13/2026	80732	BILLINGS LAWN EQUIPMENT	VEHICLE SUPPLIES	101-443-781-000	\$	134.30
03/13/2026	80733	BOSTON PARTNERS	CONSULTANT	732-345-817-000	\$	2,186.61
			CONSULTANT	732-345-817-000	\$	3,564.49
					\$	<u>5,751.10</u>
03/13/2026	80734	BRUCE HIMICK	PROFESSIONAL DEVELOPMENT	592-536-960-000	\$	70.00
03/13/2026	80735	CALO & SONS CONSTRUCTION	DPW CONTRACTUAL	592-536-830-000	\$	809.62
			DPW CONTRACTUAL	592-536-830-000	\$	1,337.50
					\$	<u>2,147.12</u>
03/13/2026	80736	CAMELOT CLEANERS	PRISONER BOARD	101-345-753-000	\$	93.50
03/13/2026	80737	CARLISLE / WORTMAN	CONSULTANT	101-701-817-000	\$	1,415.00

			CONSULTANT	101-701-817-000	\$	705.00
					\$	2,120.00
03/13/2026	80738	CINTAS	UNIFORMS	592-536-744-000	\$	568.77
			UNIFORMS	592-536-744-000	\$	568.77
					\$	1,137.54
03/13/2026	80739	CMP DISTRIBUTORS, INC	BALLISTIC PROTECTION	101-345-744-003	\$	1,689.00
03/13/2026	80740	CUMMINS SALES AND SERVICE	BUILDING MAINTENANCE	101-345-931-000	\$	254.64
03/13/2026	80741	D'ANGELO BROS INC.	CONTRACTUAL SERVICES	592-536-818-000	\$	9,230.00
03/13/2026	80742	DEALER AUTO PARTS SALES	VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	149.25
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	435.18
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	37.90
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	419.10
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	201.86
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	617.08
					\$	1,860.37
03/13/2026	80743	DELANG FLUID POWER, INC.	VEHICLE SUPPLIES	101-443-781-000	\$	769.15
03/13/2026	80744	DENITA WALKER	BOOKS / PERIODICALS	101-790-731-000	\$	120.00
03/13/2026	80745	DEWOLF AND ASSOCIATES	PROFESSIONAL DEVELOPMENT	101-345-960-000	\$	595.00
03/13/2026	80746	DINO-MITE CRUSHING & RECYCLING	DPW CONTRACTUAL	592-536-830-000	\$	693.52
			DPW CONTRACTUAL	592-536-830-000	\$	1,240.60
			DPW CONTRACTUAL	592-536-830-000	\$	1,238.20
			DPW CONTRACTUAL	592-536-830-000	\$	3,521.48
					\$	6,693.80

03/13/2026	80747	DURST LUMBER & ACE HARDWARE	MAINTENANCE SUPPLIES - PUB SAFETY	101-267-776-345	\$	26.98
			FIRE TRUCK MAINTENANCE	101-345-939-001	\$	0.80
			PROGRAM SUPPLIES	592-536-758-000	\$	49.76
			PROGRAM SUPPLIES	592-536-758-000	\$	33.97
			PROGRAM SUPPLIES	592-536-758-000	\$	160.30
			PROGRAM SUPPLIES	592-536-758-000	\$	69.08
					\$	340.89
03/13/2026	80748	EASTERN FIRE EQUIPMENT SERVICES	FIRE TRUCK MAINTENANCE	101-345-939-001	\$	48.68
03/13/2026	80749	ERC-LED, LLC	UTILITIES - LED CONVERSION	101-267-920-265	\$	3,431.85
			CONTRACTUAL SERVICES	509-758-818-000	\$	738.15
					\$	4,170.00
03/13/2026	80750	ERIC REICHELT	PROFESSIONAL DEVELOPMENT	592-536-960-000	\$	70.00
03/13/2026	80751	FISERV	CONTRACTUAL SERVICES	208-751-818-000	\$	25.00
03/13/2026	80752	FORD MOTOR CREDIT COMPANY LLC	PAYROLL DEDUCTIONS	101-000-231-000	\$	209.65
03/13/2026	80753	FRONT LINE SERVICES, INC.	FIRE GEAR	101-345-744-002	\$	580.00
			FIRE TRUCK MAINTENANCE	101-345-939-001	\$	4,443.13
			FIRE TRUCK MAINTENANCE	101-345-939-001	\$	1,119.08
			FIRE TRUCK MAINTENANCE	101-345-939-001	\$	1,100.00
					\$	7,242.21
03/13/2026	80754	GARRETT DOOR CO.	BUILDING MAINTENANCE - DPW	101-267-931-441	\$	170.00
03/13/2026	80755	GRAINGER	VEHICLE SUPPLIES	101-443-781-000	\$	59.77
			PROGRAM SUPPLIES	592-536-758-000	\$	373.01
					\$	432.78

03/13/2026	80756	GRECO LAW PLLC	CITY ATTORNEY	101-266-825-000	\$	396.00
03/13/2026	80757	GUNNERS METERS & PARTS INC.	PROGRAM SUPPLIES	592-536-758-000	\$	4,118.00
03/13/2026	80758	HENRY FORD HEALTH	PUBLIC SAFETY MEDICAL EXPENSES	101-345-835-000	\$	210.00
03/13/2026	80759	HUBBELL, ROTH & CLARK	CONTRACTUAL SERVICES	592-536-818-000	\$	8,423.58
			CONTRACTUAL SERVICES	592-536-818-000	\$	3,082.58
			CONTRACTUAL SERVICES	592-536-818-000	\$	4,954.75
					\$	16,460.91
03/13/2026	80760	HUNT SIGN	HISTORIC COMMITTEE	101-000-302-000	\$	150.00
03/13/2026	80761	HUNT SIGN	VEHICLE SUPPLIES	101-443-781-000	\$	86.50
03/13/2026	80762	HYDROCORP LLC	CROSS CONNECTIONS	592-536-822-000	\$	1,769.00
03/13/2026	80763	IMAGE PRINTING	PROGRAM SUPPLIES	101-745-758-000	\$	235.00
03/13/2026	80764	INTEGRATED SUPPLY NETWORK	TOOLS	101-443-787-000	\$	1,248.75
03/13/2026	80765	INTERSTATE BILLING SERVICES	VEHICLE SUPPLIES	101-443-781-000	\$	200.00
03/13/2026	80766	J.H. HART URBAN FORESTRY	CONTRACTUAL SERVICES	202-468-818-000	\$	1,760.79
			CONTRACTUAL SERVICES	202-468-818-000	\$	1,933.66
			CONTRACTUAL SERVICES	203-468-818-000	\$	4,108.52
			CONTRACTUAL SERVICES	203-468-818-000	\$	4,511.88
					\$	12,314.85

03/13/2026	80767	JOHNSON CONTROLS BUILDING SOLUTIONS	BUILDING MAINTENANCE - CITY HALL	101-267-931-101	\$	3,606.06
03/13/2026	80768	JULIE TYBURSKI	WOMEN'S SOFTBALL CHAMPIONSHIP PAYOUT	208-819-818-000	\$	720.00
03/13/2026	80769	JUMPARAMA GYMNASTICS	CONTRACTUAL SERVICES	208-845-818-000	\$	1,232.50
03/13/2026	80770	KANOPY, INC.	DOWNLOADABLE CONTENT	101-790-731-001	\$	219.30
03/13/2026	80771	KIMBALL MIDWEST	VEHICLE SUPPLIES	101-443-781-000	\$	185.10
			PROGRAM SUPPLIES	592-536-758-000	\$	185.10
					\$	370.20
03/13/2026	80772	KONICA MINOLTA BUSINESS SOLUTIONS	OFFICE EQUIPMENT MAINTENANCE	101-305-934-000	\$	120.00
			OFFICE EQUIPMENT RENTAL	101-441-946-000	\$	23.01
			OFFICE EQUIPMENT MAINTENANCE	101-790-934-000	\$	42.34
			OFFICE EQUIPMENT RENTAL	208-751-946-000	\$	144.96
			OFFICE EQUIPMENT RENTAL	208-751-946-000	\$	196.71
			OFFICE EQUIPMENT RENTAL	592-536-946-000	\$	23.01
					\$	550.03
03/13/2026	80773	LARRY'S WELDING SUPPLY	VEHICLE SUPPLIES	101-443-781-000	\$	62.65
03/13/2026	80774	LIFE SUPPORT TRAINING INSTITUTE	PUBLIC SAFETY FIRE/MEDICAL TRAINING	101-345-962-000	\$	28.00
03/13/2026	80775	MARK SHANKUS	PROFESSIONAL DEVELOPMENT	592-536-960-000	\$	70.00
03/13/2026	80776	MCGARD	PROGRAM SUPPLIES	592-536-758-000	\$	1,471.49
03/13/2026	80777	MCGRATH ELECTRIC, LLC	BUILDING MAINTENANCE -PARKS	208-267-931-208	\$	750.00

03/13/2026	80778	METRO PUMP SERVICE	FUEL & OIL	101-441-751-000	\$	628.95
03/13/2026	80779	MICHIGAN GRAPHICS & AWARDS	SUPPLIES	101-345-728-000	\$	20.00
03/13/2026	80780	MICHIGAN RURAL WATER ASSOCIATION	PROFESSIONAL DEVELOPMENT	101-443-960-000	\$	43.00
			PROFESSIONAL DEVELOPMENT	592-536-960-000	\$	600.00
			PROFESSIONAL DEVELOPMENT	592-536-960-000	\$	1,757.00
					\$	2,400.00
03/13/2026	80781	MICHIGAN STATE FIREMEN'S ASSOC.	PUBLIC SAFETY FIRE/MEDICAL TRAINING	101-345-962-000	\$	158.53
03/13/2026	80782	MIDWEST TAPE	DOWNLOADABLE CONTENT	101-790-731-001	\$	376.33
03/13/2026	80783	MISDU	PAYROLL DEDUCTIONS	101-000-231-000	\$	82.99
			PAYROLL DEDUCTIONS	101-000-231-000	\$	542.76
					\$	625.75
03/13/2026	80784	MOBILE COMMUNICATIONS AMERICA, INC.	VEHICLE SUPPLIES	101-443-781-000	\$	271.04
			RADIO MAINTENANCE	592-536-851-000	\$	750.00
					\$	1,021.04
03/13/2026	80785	MORBARK, LLC	VEHICLE SUPPLIES	101-443-781-000	\$	97.67
03/13/2026	80786	MSTS RECEIVABLES LLC	PROGRAM SUPPLIES	101-441-758-000	\$	206.39
			VEHICLE SUPPLIES	101-443-781-000	\$	120.97
					\$	327.36
03/13/2026	80787	NATIONAL LADDER & SCAFFOLD CO.	UNIFORMS	101-441-744-000	\$	31.72
			UNIFORMS	202-464-744-000	\$	130.78
			UNIFORMS	592-536-744-000	\$	123.66
					\$	286.16

03/13/2026	80788	NELSON BROTHERS SEWER & PLUMBING	BUILDING MAINTENANCE - LIBRARY	101-267-931-271	\$	155.00
			BUILDING MAINTENANCE - DPW	101-267-931-441	\$	294.00
			BUILDING IMPROVEMENTS - PARKS	208-267-976-208	\$	2,635.00
					\$	3,084.00
03/13/2026	80789	NICOLE CASACELI	PROFESSIONAL DEVELOPMENT	592-536-960-000	\$	70.00
03/13/2026	80790	NYE UNIFORM	UNIFORMS	101-305-744-000	\$	736.50
			UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	331.20
			UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	219.00
			UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	876.70
			UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	387.00
			UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	307.50
			UNIFORMS-CLEANING & PURCHASES	101-430-744-000	\$	190.00
			UNIFORMS-CLEANING & PURCHASES	101-430-744-000	\$	318.00
		\$	3,365.90			
03/13/2026	80791	O'REILLY AUTOMOTIVE, INC.	BERKLEY CRUISEFEST EXPENSES	101-345-758-012	\$	159.66
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	149.61
			FUEL & OIL	101-441-751-000	\$	39.90
			VEHICLE SUPPLIES	101-443-781-000	\$	662.01
			PROFESSIONAL DEVELOPMENT	101-443-960-000	\$	95.00
			VEHICLE MAINTENANCE	208-751-939-000	\$	197.99
		\$	1,304.17			
03/13/2026	80792	OAKLAND COMMUNITY COLLEGE	PROFESSIONAL DEVELOPMENT	101-345-960-000	\$	11,700.00
03/13/2026	80793	OAKLAND COUNTY	BULK SEWAGE	592-536-927-000	\$	98,694.06
			STORM FLOW	592-537-927-000	\$	182,597.28
					\$	281,291.34
03/13/2026	80794	OAKLAND COUNTY TREASURER	PROPERTY TAXES - CHARGEBACKS	101-001-402-990	\$	7.19

03/13/2026	80795	POMP'S TIRE SERVICE, INC.	VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	1,460.00
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	584.00
					\$	2,044.00
03/13/2026	80796	PRESSURE VESSEL TESTING	VEHICLE MAINTENANCE	101-345-939-000	\$	318.00
03/13/2026	80797	PROGRESSIVE PLUMBING SUPPLY CO.	PROGRAM SUPPLIES	592-536-758-000	\$	9.34
			PROGRAM SUPPLIES	592-536-758-000	\$	5.44
					\$	14.78
03/13/2026	80798	RKA PETROLEUM COS, INC	INVENTORY - FUEL & OIL	101-000-110-002	\$	2,428.98
03/13/2026	80799	ROYAL OAK FORD	VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	39.75
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	202.12
					\$	241.87
03/13/2026	80800	SHAUN BARBER	PROFESSIONAL DEVELOPMENT	592-536-960-000	\$	70.00
03/13/2026	80801	SHIFMAN FOURNIER	LEGAL SERVICES - LABOR	101-266-824-000	\$	518.00
03/13/2026	80802	SOCRRA	RUBBISH COLLECTION	226-528-818-001	\$	35,479.68
			TRASH DISPOSAL	226-528-818-003	\$	23,000.32
					\$	58,480.00
03/13/2026	80803	SOCWA	CONTRACTUAL SERVICES	592-536-818-000	\$	15,970.10
			BULK WATER	592-536-926-000	\$	80,060.99
					\$	96,031.09
03/13/2026	80804	STAPLES	PROGRAM SUPPLIES	101-325-758-000	\$	174.20
			SUPPLIES	101-345-728-000	\$	34.93
			OFFICE SUPPLIES	101-790-728-000	\$	312.10

			PROGRAM SUPPLIES - CONTRIB - LIBRARY	101-790-758-005	\$	568.32
					\$	1,089.55
03/13/2026	80805	STEVEN KING	MEDICAL EXPENSES	101-441-835-000	\$	147.00
03/13/2026	80806	T-MOBILE	DOWNLOADABLE CONTENT	101-790-731-001	\$	287.00
03/13/2026	80807	T-MOBILE USA, INC	DATA PROCESSING	101-345-814-000	\$	100.00
03/13/2026	80808	TARGET SOLUTIONS LEARNING	DATA PROCESSING	101-345-814-000	\$	5,665.00
03/13/2026	80809	TARGET SOLUTIONS LEARNING	DATA PROCESSING	101-345-814-000	\$	2,415.60
03/13/2026	80810	TERMINAL SUPPLY CO	VEHICLE SUPPLIES	101-443-781-000	\$	223.60
03/13/2026	80811	THE LIBRARY NETWORK	BOOKS	101-790-978-000	\$	3,624.99
			RENTED MATERIALS	101-790-978-001	\$	355.61
					\$	3,980.60
03/13/2026	80812	TRANSUNION RISK AND ALTERNATIVE	DATA PROCESSING	101-345-814-000	\$	110.00
03/13/2026	80813	UNITED FACILITY SUPPLIES	MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	92.90
			MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	26.38
			MAINTENANCE SUPPLIES - PARKS	208-267-776-208	\$	64.40
					\$	183.68
03/13/2026	80814	VESCO OIL CORPORATION	FUEL & OIL	101-441-751-000	\$	81.44
			FUEL & OIL	101-441-751-000	\$	159.00
					\$	240.44

03/13/2026	80815	VIRTUAL ACADEMY	MCOLES CONTINUING PROFESSIONAL EDUCA 101-345-961-118	\$	2,100.00
03/13/2026	80816	VITAL RECORDS CONTROL	BUILDING MAINTENANCE - CITY HALL 101-267-931-101	\$	58.00
03/13/2026	80817	WAGeworks, INC	CONSULTANT 101-191-817-000	\$	100.00
03/13/2026	80818	WOLVERINE TRUCK SALES	VEHICLE SUPPLIES 101-443-781-000	\$	64.99
03/16/2026	80819	AMAZON CAPITAL SERVICES	OPERATING SUPPLIES 101-270-732-000	\$	16.99
			OPERATING SUPPLIES 101-270-732-000	\$	16.99
				\$	33.98
03/16/2026	80820	BERKLEY GREEN LANTERN PROPERTIES LL	PLANNING/ENG REVIEWS 101-001-617-000	\$	300.00
03/16/2026	80821	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-254-716-600	\$	15,211.68
			HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-355-716-600	\$	13,007.11
				\$	28,218.79
03/16/2026	80822	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-254-716-600	\$	15,211.68
			HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-355-716-600	\$	12,998.01
				\$	28,209.69
03/16/2026	80823	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-254-716-600	\$	899.62
			HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-355-716-600	\$	3,148.67
				\$	4,048.29
03/16/2026	80824	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-254-716-600	\$	899.62
			HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-355-716-600	\$	3,148.67
				\$	4,048.29
03/16/2026	80825	COLLABORATIVE SUMMER LIBRARY PROG.	PROGRAM SUPPLIES - CONTRIB - LIBRARY 101-790-758-005	\$	604.37

03/16/2026	80826	MICHIGAN GRAPHICS & AWARDS	MEETINGS & CONFERENCES	101-101-864-000	\$	210.00
			OPERATING SUPPLIES	101-270-732-000	\$	20.00
						230.00
03/16/2026	80827	P. A. MORRIS COMPANY	SECRETARIAL SERVICES	248-722-818-205	\$	150.00
			SECRETARIAL SERVICES	248-722-818-205	\$	150.00
						300.00
03/16/2026	80828	RAD HATTER MARKETING	CONTRACTUAL SERVICES	248-726-818-000	\$	3,392.00
03/16/2026	80829	STAPLES	CITYWIDE SUPPLIES	101-172-728-001	\$	229.12
03/17/2026	80830	AT&T	TELEPHONE	101-228-853-000	\$	901.49
			TELEPHONE	101-228-853-000	\$	1,185.67
			TELEPHONE	208-751-853-000	\$	164.04
			TELEPHONE	208-751-853-000	\$	47.45
			TELEPHONE	208-751-853-000	\$	62.40
						2,361.05
03/17/2026	80831	AT&T	CONTRACTUAL SERVICES	101-228-818-000	\$	195.24
03/17/2026	80832	KNOWBE4, INC.	CONTRACTUAL SERVICES	101-228-818-000	\$	2,874.79
03/17/2026	80833	KONICA MINOLTA BUSINESS SOLUTIONS	OFFICE EQUIPMENT RENTAL	101-228-946-000	\$	556.27
03/17/2026	80834	QUANTUM SERVICES GROUP, LLC	CONTRACTUAL SERVICES	101-228-818-000	\$	1,645.00
03/17/2026	80835	WINDSTREAM	CONTRACTUAL SERVICES	101-228-818-000	\$	352.24

03/17/2026	80836	WOW! BUSINESS	CONTRACTUAL SERVICES	101-228-818-000	\$	736.53
03/20/2026	80837	OAKLAND COUNTY	INTEREST EXPENSE	592-537-992-000	\$	1,685.74
			DEBT PRINCIPAL	592-537-993-000	\$	40,570.69
					\$	42,256.43
03/30/2026	80838	21ST CENTURY MEDIA - MICHIGAN	ADVERTISING	101-215-901-000	\$	906.58
03/30/2026	80839	ACUITY SPECIALTY PRODUCTS, INC.	VEHICLE SUPPLIES	101-443-781-000	\$	159.72
			PROGRAM SUPPLIES	592-536-758-000	\$	161.89
					\$	321.61
03/30/2026	80840	ADN ADMINISTRATORS, INC.	CONSULTANT	101-191-817-000	\$	1,170.00
03/30/2026	80841	ALPHA PSYCHOLOGICAL SERVICES	CONTRACTUAL SERVICES	101-270-818-000	\$	795.00
03/30/2026	80842	AMAZON CAPITAL SERVICES	CITYWIDE COFFEE MAKER	101-172-728-001	\$	109.95
			EQUIPMENT SUPPLIES	101-228-778-000	\$	205.60
			MAINTENANCE SUPPLIES - CITY HALL	101-267-776-101	\$	9.49
			MAINTENANCE SUPPLIES - LIBRARY	101-267-776-271	\$	87.80
			SUPPLIES	101-345-728-000	\$	22.69
			VEHICLE MAINTENANCE	101-345-939-000	\$	29.31
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	58.99
			VEHICLE SUPPLIES	101-443-781-000	\$	19.00
			VEHICLE SUPPLIES	101-443-781-000	\$	36.09
			VEHICLE SUPPLIES	101-443-781-000	\$	67.50
			VEHICLE SUPPLIES	101-443-781-000	\$	109.99
			VEHICLE SUPPLIES	101-443-781-000	\$	59.83
			VEHICLE SUPPLIES	101-443-781-000	\$	109.00
			VEHICLE SUPPLIES	101-443-781-000	\$	158.99
			VEHICLE SUPPLIES	101-443-781-000	\$	134.98
			VEHICLE SUPPLIES	101-443-781-000	\$	26.99
			VEHICLE SUPPLIES	101-443-781-000	\$	26.99
			VEHICLE SUPPLIES	101-443-781-000	\$	29.41
			VEHICLE SUPPLIES	101-443-781-000	\$	31.99

VEHICLE SUPPLIES	101-443-781-000	\$	34.29
PROGRAM SUPPLIES	101-790-758-000	\$	36.08
PROGRAM SUPPLIES	101-790-758-000	\$	21.99
PROGRAM SUPPLIES - CONTRIB - LIBRARY	101-790-758-005	\$	4.49
PROGRAM SUPPLIES - CONTRIB - LIBRARY	101-790-758-005	\$	10.62
PROGRAM SUPPLIES - CONTRIB - LIBRARY	101-790-758-005	\$	68.97
OFFICE EQUIPMENT MAINTENANCE	101-790-934-000	\$	89.98
OFFICE EQUIPMENT MAINTENANCE	101-790-934-000	\$	41.98
BOOKS	101-790-978-000	\$	80.30
BOOKS	101-790-978-000	\$	9.31
BOOKS	101-790-978-000	\$	23.09
RENTED MATERIALS	101-790-978-001	\$	24.96
RENTED MATERIALS	101-790-978-001	\$	59.95
RENTED MATERIALS	101-790-978-001	\$	180.90
RENTED MATERIALS	101-790-978-001	\$	26.17
RENTED MATERIALS	101-790-978-001	\$	58.13
RENTED MATERIALS	101-790-978-001	\$	24.67
RENTED MATERIALS	101-790-978-001	\$	42.96
RENTED MATERIALS	101-790-978-001	\$	17.39
RENTED MATERIALS	101-790-978-001	\$	30.99
RENTED MATERIALS	101-790-978-001	\$	22.95
RENTED MATERIALS	101-790-978-001	\$	17.95
RENTED MATERIALS	101-790-978-001	\$	19.96
RENTED MATERIALS	101-790-978-001	\$	19.96
RENTED MATERIALS	101-790-978-001	\$	12.99
RENTED MATERIALS	101-790-978-001	\$	11.99
PROGRAM SUPPLIES	592-536-758-000	\$	24.69
PROGRAM SUPPLIES	592-536-758-000	\$	8.99
PROGRAM SUPPLIES	592-536-758-000	\$	1,468.06
PROGRAM SUPPLIES	592-536-758-000	\$	104.99
PROGRAM SUPPLIES	592-536-758-000	\$	28.99
		\$	3,963.33

03/30/2026 80843 VOID ** VOIDED ** ** VOIDED **

03/30/2026 80844 VOID ** VOIDED ** ** VOIDED **

03/30/2026 80845 AT&T DATA PROCESSING 101-345-814-000 \$ **145.00**

03/30/2026	80846	AUDRIK, INC. DBA ROTO ROOTER	BBP26-0013 - PUT26-0016	101-000-283-000	\$	5,000.00
03/30/2026	80847	B&H PHOTO-VIDEO	OFFICE EQUIPMENT MAINTENANCE	101-790-934-000	\$	167.68
03/30/2026	80848	BERKLEY BRASSERIE, LLC	BUILDING BONDS	101-000-283-000	\$	5,000.00
03/30/2026	80849	BIG D LOCK CITY	MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	24.00
03/30/2026	80850	BILLINGS LAWN EQUIPMENT	VEHICLE SUPPLIES	101-443-781-000	\$	272.43
			VEHICLE SUPPLIES	101-443-781-000	\$	103.48
					\$	375.91
03/30/2026	80851	BLACKWATER EXCAVATING LLC	BBP25-0071 - PUT25-0182	101-000-283-000	\$	5,000.00
03/30/2026	80852	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-254-716-600		\$	15,211.68
			HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-355-716-600		\$	12,998.01
					\$	28,209.69
03/30/2026	80853	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-254-716-600		\$	899.62
			HEALTH CARE-BC/BS RETIREE-MED ADVANTAG 101-355-716-600		\$	3,148.67
					\$	4,048.29
03/30/2026	80854	BOOK FARM LLC	BOOKS	101-790-978-000	\$	109.87
03/30/2026	80855	BRENDA PAMELA ZARINANA-CASTANEDA	CONTRACTUAL SERVICES	208-845-818-000	\$	1,375.00
03/30/2026	80856	BRIAN LAPINE	CONTRACTUAL SERVICES	202-468-818-000	\$	10.00
			CONTRACTUAL SERVICES	203-468-818-000	\$	10.00
					\$	20.00

03/30/2026	80857	BRIDGET BOYDA-DEAN	MEMBERSHIPS AND DUES	101-101-803-000	\$	120.00
03/30/2026	80858	BRILLANT SYSTEMS, LLC	CONTRACTUAL SERVICES	101-345-818-000	\$	248.50
03/30/2026	80859	BS & A SOFTWARE	COMPUTER SOFTWARE	101-745-986-000	\$	681.00
			POSTAGE-PRINTING-MAILING	592-536-730-000	\$	1,000.00
					\$	1,681.00
03/30/2026	80860	CHRISTOPHER GREY REMODELING &	BUILDING MAINTENANCE - DPW	101-267-931-441	\$	6,500.00
03/30/2026	80861	CINTAS	MAINTENANCE SUPPLIES - CITY HALL	101-267-776-101	\$	53.29
			BUILDING MAINTENANCE - CITY HALL	101-267-931-101	\$	362.97
					\$	416.26
03/30/2026	80862	CINTAS	MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	331.15
			CONTRACTUAL SERVICES	208-751-818-000	\$	193.34
			MAINTENANCE SUPPLIES	592-267-776-000	\$	61.80
			UNIFORMS	592-536-744-000	\$	568.77
			UNIFORMS	592-536-744-000	\$	568.77
					\$	1,723.83
03/30/2026	80863	CMP DISTRIBUTORS, INC	BALLISTIC PROTECTION	101-345-744-003	\$	1,830.00
			BALLISTIC PROTECTION	101-345-744-003	\$	1,684.00
					\$	3,514.00
03/30/2026	80864	CONTRACTORS CONNECTION	VEHICLE SUPPLIES	101-443-781-000	\$	215.00
			VEHICLE SUPPLIES	101-443-781-000	\$	1,095.00
					\$	1,310.00
03/30/2026	80865	CSI PLUMBING	BBP25-0076 - PUT25-0188	101-000-283-000	\$	5,000.00

03/30/2026	80866	D'ANGELO BROS INC.	BUILDING IMPROVEMENTS - CITY HALL	101-267-976-101	\$	9,500.00
03/30/2026	80867	DEALER AUTO PARTS SALES	VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	81.90
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	75.78
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	204.78
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	202.36
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	247.80
			VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	36.93
					\$	849.55
03/30/2026	80868	DEMCO	OFFICE SUPPLIES	101-790-728-000	\$	169.63
03/30/2026	80869	DURST LUMBER & ACE HARDWARE	MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	42.15
			MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	2.59
			MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	25.73
			MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	15.60
			MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	4.17
			MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	18.91
			MAINTENANCE SUPPLIES - DPW	101-267-776-441	\$	3.59
			BUILDING MAINTENANCE - CITY HALL	101-267-931-101	\$	63.96
			VEHICLE SUPPLIES	101-443-781-000	\$	16.96
			VEHICLE SUPPLIES	101-443-781-000	\$	6.99
			VEHICLE SUPPLIES	101-443-781-000	\$	33.98
			VEHICLE SUPPLIES	101-443-781-000	\$	3.78
			VEHICLE SUPPLIES	101-443-781-000	\$	62.81
			PROGRAM SUPPLIES	592-536-758-000	\$	2.55
			PROGRAM SUPPLIES	592-536-758-000	\$	32.53
			PROGRAM SUPPLIES	592-536-758-000	\$	26.20
			PROGRAM SUPPLIES	592-536-758-000	\$	24.98
					\$	387.48
03/30/2026	80870	DURST LUMBER CO	PROGSUPPLY	592-536-758-000	\$	14.67
			PROGSUPPLY	592-536-758-000	\$	4.99
					\$	19.66

03/30/2026	80871	ELISABETH CONGER	RENTED MATERIALS	101-790-978-001	\$	63.90
			BOOKS FROM DONATIONS	101-790-978-002	\$	36.03
					\$	99.93
03/30/2026	80872	ELLEN BRISSON	PROGRAM SUPPLIES - CONTRIB - LIBRARY	101-790-758-005	\$	127.17
03/30/2026	80873	ERIC REICHELT	CONTRACTUAL SERVICES	202-468-818-000	\$	9.00
			CONTRACTUAL SERVICES	203-468-818-000	\$	9.00
					\$	18.00
03/30/2026	80874	FERGUSON WATERWORKS #3386	PROGRAM SUPPLIES	592-536-758-000	\$	161.85
03/30/2026	80875	FIRE DEFENSE EQUIPMENT COMPANY	VEHICLE SUPPLIES	101-443-781-000	\$	419.37
03/30/2026	80876	FORD MOTOR CREDIT COMPANY LLC	PAYROLL DEDUCTIONS	101-000-231-000	\$	7.90
03/30/2026	80877	GRAINGER	VEHICLE SUPPLIES	101-443-781-000	\$	38.00
			PROGRAM SUPPLIES	592-536-758-000	\$	397.01
					\$	435.01
03/30/2026	80878	GREAT LAKES WATER AUTHORITY	NONRESIDENTIAL SURCHARGE	592-536-928-000	\$	3,459.85
03/30/2026	80879	GUNNERS METERS & PARTS INC.	PROGRAM SUPPLIES	592-536-758-000	\$	642.00
03/30/2026	80880	HAILEY ZOCCOLI	CONTRACTUAL SERVICES	208-845-818-000	\$	819.00
03/30/2026	80881	HOME DEPOT CREDIT SERVICES	VEHICLE SUPPLIES	101-443-781-000	\$	12.98
03/30/2026	80882	HUNT SIGN	PROGRAM SUPPLIES	101-441-758-000	\$	80.00

03/30/2026	80883	Huntington Home LLC	BD26-0004 - PBD26-0003	101-000-283-000	\$	1,000.00
03/30/2026	80884	ICCA	CABLE FRANCHISE ADMIN FEE	101-250-923-000	\$	3,228.86
03/30/2026	80885	J & J Plumbing Services LLC	BBP25-0069 - PUT25-0180	101-000-283-000	\$	5,000.00
03/30/2026	80886	J.H. HART URBAN FORESTRY	CONTRACTUAL SERVICES	202-468-818-000	\$	1,471.04
			CONTRACTUAL SERVICES	202-468-818-000	\$	1,050.58
			CONTRACTUAL SERVICES	203-468-818-000	\$	3,432.43
			CONTRACTUAL SERVICES	203-468-818-000	\$	2,451.35
					\$	8,405.40
03/30/2026	80887	JACK DOHENY COMPANY	VEHICLE MAINTENANCE	592-536-939-000	\$	698.00
			VEHICLE MAINTENANCE	592-536-939-000	\$	37.15
					\$	735.15
03/30/2026	80888	JUSTIFACTS CREDENTIAL VERIFICATION	CONTRACTUAL SERVICES	101-270-818-000	\$	123.95
			CONTRACTUAL SERVICES	101-270-818-000	\$	169.58
					\$	293.53
03/30/2026	80889	KCI	POSTAGE-PRINTING-MAILING	101-253-730-000	\$	1,050.47
03/30/2026	80890	KIMBALL MIDWEST	VEHICLE SUPPLIES	101-443-781-000	\$	89.50
03/30/2026	80891	KONICA MINOLTA BUSINESS SOLUTIONS	OFFICE EQUIPMENT RENTAL	208-751-946-000	\$	144.96
03/30/2026	80892	LEVINE & SONS INC	BBP26-0004 - PUT26-0005	101-000-283-000	\$	5,000.00
03/30/2026	80893	LEVINE & SONS INC	BBP25-0077 - PUT25-0189	101-000-283-000	\$	5,000.00

03/30/2026	80894	LEVINE HOMES, LLC	BE25-0006 - PBRN25-0006	101-000-283-000	\$	200.00
03/30/2026	80895	LEVINE HOMES, LLC	BBE25-0011 - PBRN25-0006	101-000-283-000	\$	800.00
03/30/2026	80896	LEVINE HOMES, LLC	BF26-0002 - PBRN25-0006	101-000-283-000	\$	1,000.00
03/30/2026	80897	LEVINE HOMES, LLC	BBE25-0006 - PBRN25-0001	101-000-283-000	\$	400.00
03/30/2026	80898	LGC GLOBAL ENERGY FM, LLC	CUSTODIAL SERVICES - CITY HALL	101-267-811-101	\$	1,128.88
			CUSTODIAL SERVICES - LIBRARY	101-267-811-271	\$	2,478.33
			CUSTODIAL SERVICES - PUB SAFETY	101-267-811-345	\$	1,921.19
			CUSTODIAL SERVICES - DPW	101-267-811-441	\$	492.28
			CUSTODIAL SERVICES - PARKS	208-267-811-208	\$	1,595.97
					\$	7,616.65
03/30/2026	80899	MACQUEEN	VEHICLE SUPPLIES	101-443-781-000	\$	539.04
03/30/2026	80900	MAIN DRAIN SEWER & REPAIR LLC	BSW26-0004 - PUT26-0015	101-000-283-000	\$	500.00
03/30/2026	80901	MCKENNA	CONTRACTUAL INSPECTIONS	101-745-822-003	\$	11,808.00
			CODE ENFORCEMENT	101-745-822-010	\$	2,750.25
					\$	14,558.25
03/30/2026	80902	METHODIST CHURCH	BBE24-0024 - PBCA24-0019	101-000-283-000	\$	800.00
03/30/2026	80903	MICHIGAN ASSOC. OF CHIEFS OF POLICE	MEMBERSHIPS	101-345-803-000	\$	100.00
03/30/2026	80904	MISDU	PAYROLL DEDUCTIONS	101-000-231-000	\$	82.99
			PAYROLL DEDUCTIONS	101-000-231-000	\$	542.76
					\$	625.75

03/30/2026	80905	MSTS RECEIVABLES LLC	VEHICLE SUPPLIES	101-443-781-000	\$	126.94
03/30/2026	80906	MTD CONSTRUCTION INC.	BUILDING MAINTENANCE - CITY HALL	101-267-931-101	\$	918.00
03/30/2026	80907	NATHAN MACK	PROFESSIONAL DEVELOPMENT	248-740-960-000	\$	359.89
03/30/2026	80908	NATIONAL LADDER & SCAFFOLD CO.	UNIFORMS	202-464-744-000	\$	26.99
			UNIFORMS	592-536-744-000	\$	14.39
			UNIFORMS	592-536-744-000	\$	212.74
					\$	254.12
03/30/2026	80909	NELSON BROTHERS	BSW26-0001 - PUT26-0001	101-000-283-000	\$	500.00
03/30/2026	80910	NELSON BROTHERS	BSW26-0005 - PUT26-0020	101-000-283-000	\$	500.00
03/30/2026	80911	NELSON BROTHERS	BBP26-0007 - PUT26-0009	101-000-283-000	\$	5,000.00
03/30/2026	80912	NELSON BROTHERS SEWER & PLUMBING	BUILDING MAINTENANCE - DPW	101-267-931-441	\$	1,945.00
03/30/2026	80913	NYE UNIFORM	UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	219.00
			UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	79.50
			UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	29.50
			UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	33.00
					\$	361.00
03/30/2026	80914	OAKLAND COUNTY HEALTH DIVISION	CONTRACTUAL SERVICES	208-751-818-000	\$	338.20
03/30/2026	80915	OAKLAND COUNTY REGISTER OF DEEDS	BUILDING BONDS	101-000-283-000		** VOIDED **
			CONTRACTUAL SERVICES	592-536-818-000		** VOIDED **

03/30/2026	80916	ORKIN PEST CONTROL	BUILDING MAINTENANCE - CITY HALL	101-267-931-101	\$	69.48
03/30/2026	80917	PEOPLE DRIVEN TECHNOLOGY, INC	BUILDING MAINTENANCE - DPW	101-267-931-441	\$	585.00
03/30/2026	80918	POWER BRAKE AND SPRING SERVICE CO	VEHICLE SUPPLIES	101-443-781-000	\$	245.70
03/30/2026	80919	PRORIDER, INC.	LIDS FOR KIDS	101-345-758-003	\$	2,322.00
03/30/2026	80920	PUBLIC SAFETY TRAINING SOLUTIONS	PUBLIC SAFETY FIRE/MEDICAL TRAINING	101-345-962-000	\$	4,400.00
03/30/2026	80921	RAD HATTER MARKETING	CONTRACTUAL SERVICES	248-726-818-000	\$	3,392.00
03/30/2026	80922	REBECCA STOUT	PROFESSIONAL DEVELOPMENT	101-790-960-000	\$	197.40
03/30/2026	80923	RKA PETROLEUM COS, INC	INVENTORY - FUEL & OIL	101-000-110-002	\$	2,271.25
03/30/2026	80924	ROAD COMMISSION FOR OAKLAND CO	EQUIPMENT MAINTENANCE	202-475-933-000	\$	1,082.23
			EQUIPMENT MAINTENANCE	203-475-933-000	\$	120.25
					\$	<u>1,202.48</u>
03/30/2026	80925	ROCKET ENTERPRISE INC.	MAINTENANCE SUPPLIES - CITY HALL	101-267-776-101	\$	81.56
			MAINTENANCE SUPPLIES - LIBRARY	101-267-776-271	\$	81.56
			BUILDING MAINTENANCE - PUB SAFETY	101-267-931-345	\$	81.56
			BUILDING MAINTENANCE - DPW	101-267-931-441	\$	81.57
					\$	<u>326.25</u>
03/30/2026	80926	RONALD T MOORE	BBP26-0010 - PUT26-0012	101-000-283-000	\$	5,000.00

03/30/2026	80927	ROSATI, SCHULTZ, JOPPICH	CITY ATTORNEY	101-266-825-000	\$	4,950.00
			CITY ATTORNEY	101-266-825-000	\$	9,840.00
			CITY ATTORNEY	101-266-825-000	\$	380.00
					\$	15,170.00
03/30/2026	80928	ROYAL OAK HISTORICAL SOCIETY	HISTORIC COMMITTEE	101-000-302-000	\$	1,000.00
03/30/2026	80929	SHARE CORPORATION	VEHICLE SUPPLIES	101-443-781-000	\$	205.45
03/30/2026	80930	SOCRRA	RUBBISH COLLECTION	226-528-818-001	\$	35,479.68
			TRASH DISPOSAL	226-528-818-003	\$	16,696.32
			TRASH DISPOSAL	226-528-818-003	\$	943.18
					\$	53,119.18
03/30/2026	80931	SONIA PILLAR	CONTRACTUAL SERVICES	208-845-818-000	\$	105.00
			CONTRACTUAL SERVICES	208-845-818-000	\$	346.50
					\$	451.50
03/30/2026	80932	SOUTHERN MICH DOG OBEDIENCE TRAIN.	CONTRACTUAL SERVICES	208-845-818-000	\$	1,080.00
03/30/2026	80933	SPALDING DEDECKER	BE25-0006 - PBRN25-0006	101-000-283-000	\$	650.00
			BSPEB26-0038 - PBRN26-0002	101-000-283-000	\$	650.00
			BE26-0001 - PBRN26-0001	101-000-283-000	\$	650.00
			CONTRACTUAL SERVICES	101-701-818-000	\$	334.00
			CONTRACTUAL SERVICES	101-701-818-000	\$	608.50
					\$	2,892.50
03/30/2026	80934	SPARTAN DISTRIBUTORS INC.	VEHICLE SUPPLIES	101-443-781-000	\$	51.40
03/30/2026	80935	STREET DUTY	UNIFORMS-CLEANING & PURCHASES	101-345-744-000	\$	855.00
03/30/2026	80936	SUBURBAN FORD OF TROY	VEHICLE MAINTENANCE - DPW	101-345-939-002	\$	2,402.56

03/30/2026	80937	T-MOBILE USA, INC	DATA PROCESSING	101-345-814-000	\$	150.00
			DATA PROCESSING	101-345-814-000	\$	50.00
			DATA PROCESSING	101-345-814-000	\$	50.00
			DATA PROCESSING	101-345-814-000	\$	50.00
						300.00
03/30/2026	80938	THE LIBRARY NETWORK	LIBRARY COOP	101-790-828-000	\$	1,203.68
			BOOKS	101-790-978-000	\$	3,031.01
			RENTED MATERIALS	101-790-978-001	\$	1,255.40
						5,490.09
03/30/2026	80939	THORNTON & GROOMS INC	BSW25-0047 - PUT25-0190	101-000-283-000	\$	500.00
03/30/2026	80940	THORNTON & GROOMS INC	PLUMBING PERMITS	101-001-481-000	\$	37.50
03/30/2026	80941	TRITON PLUMBING LLC	BSW26-0002 - PUT26-0002	101-000-283-000	\$	500.00
03/30/2026	80942	TRITON PLUMBING LLC	BBP26-0006 - PUT26-0007	101-000-283-000	\$	5,000.00
03/30/2026	80943	TRUCK & TRAILER SPECIALTIES, INC.	VEHICLE SUPPLIES	101-443-781-000	\$	292.54
			VEHICLE SUPPLIES	101-443-781-000	\$	79.90
						372.44
03/30/2026	80944	UNIQUE MANAGEMENT SERVICES, INC.	CONTRACTUAL SERVICES	101-790-818-000	\$	23.30
03/30/2026	80945	UNITED FACILITY SUPPLIES	MAINTENANCE SUPPLIES - CITY HALL	101-267-776-101	\$	176.77
			MAINTENANCE SUPPLIES - LIBRARY	101-267-776-271	\$	314.64
			MAINTENANCE SUPPLIES - PUB SAFETY	101-267-776-345	\$	448.01
			MAINTENANCE SUPPLIES - PARKS	208-267-776-208	\$	92.64
			MAINTENANCE SUPPLIES	592-267-776-000	\$	145.53
			MAINTENANCE SUPPLIES	592-267-776-000	\$	188.00

					\$	1,365.59
03/30/2026	80946	UNIVERSAL PLUMBING & SEWER INC	BBP26-0012 - PUT26-0014	101-000-283-000	\$	5,000.00
03/30/2026	80947	VIGILANTE SECURITY, INC.	BUILDING MAINTENANCE - LIBRARY	101-267-931-271	\$	312.00
03/30/2026	80948	WCA ASSESSING	CONTRACTUAL SERVICES	101-191-818-000	\$	12,453.08
03/30/2026	80949	WEINGARTZ	VEHICLE SUPPLIES	101-443-781-000	\$	503.88
			VEHICLE SUPPLIES	101-443-781-000	\$	135.89
					\$	639.77
03/30/2026	80950	WOLVERINE FREIGHTLINER EASTSIDE	VEHICLE SUPPLIES	101-443-781-000	\$	6.46
			VEHICLE SUPPLIES	101-443-781-000	\$	1.06
					\$	7.52
03/31/2026	80951	OAKLAND COUNTY REGISTER OF DEEDS	CONTRACTUAL SERVICES	592-536-818-000	\$	30.00
03/31/2026	80952	OAKLAND COUNTY REGISTER OF DEEDS	BUILDING BONDS	101-000-283-000	\$	30.00
		TOTAL - ALL FUNDS	TOTAL OF 235 CHECKS (4 voided)		\$	1,001,404.35

DATE	VENDOR	AMOUNT
3/2/2026	IRS TAX PAYMENT	\$ 57,970.47
3/3/2026	MISSIONSQUARE	\$ 3,992.73
3/3/2026	UNION DUES	\$ 208.98
3/3/2026	UNION DUES	\$ 400.00
3/3/2026	UNION DUES	\$ 800.00
3/5/2026	CONSUMERS ENERGY	\$ 1,299.36
3/5/2026	CONSUMERS ENERGY	\$ 1,137.07
3/5/2026	CONSUMERS ENERGY	\$ 709.58
3/5/2026	CONSUMERS ENERGY	\$ 1,999.62

3/5/2026	CONSUMERS ENERGY	\$	1,361.12
3/5/2026	CONSUMERS ENERGY	\$	2,343.17
3/10/2026	PNP BILL PAYMENT	\$	262.94
3/10/2026	CREDIT CARD PAYMENT	\$	18,004.29
3/11/2026	BCBS MICHIGAN	\$	148,386.75
3/12/2026	UNION DUES	\$	440.00
3/12/2026	UNION DUES	\$	800.00
3/12/2026	MISSIONSQUARE	\$	3,879.51
3/12/2026	UNION DUES	\$	209.07
3/12/2026	UNION DUES	\$	455.00
3/12/2026	IRS TAX PAYMENT	\$	56,684.17
3/12/2026	NATIONWIDE	\$	8,383.84
3/12/2026	NATIONWIDE	\$	2,273.43
3/16/2026	DTE ENERGY	\$	187.53
3/16/2026	DTE ENERGY	\$	11.70
3/16/2026	DTE ENERGY	\$	600.51
3/16/2026	DTE ENERGY	\$	2,627.02
3/16/2026	DTE ENERGY	\$	4,250.12
3/16/2026	DTE ENERGY	\$	75.78
3/16/2026	DTE ENERGY	\$	32.72
3/16/2026	DTE ENERGY	\$	179.70
3/16/2026	DTE ENERGY	\$	763.32
3/16/2026	DTE ENERGY	\$	72.30
3/16/2026	DTE ENERGY	\$	23.32
3/16/2026	DTE ENERGY	\$	67.50
3/16/2026	DTE ENERGY	\$	621.44
3/16/2026	DTE ENERGY	\$	2.41
3/17/2026	HARTFORD	\$	344.50
3/17/2026	HARTFORD	\$	5,822.90
3/17/2026	DTE ENERGY	\$	68.72
3/17/2026	DTE ENERGY	\$	923.68
3/18/2026	PITNEY BOWES	\$	4,000.00
3/18/2026	RETURN DEBIT CHARGEBACK	\$	275.29
3/18/2026	RETURN DEBIT CHARGEBACK	\$	225.89
3/19/2026	RETURN DEBIT CHARGEBACK	\$	361.74
3/24/2026	PNP BILL PAYMENT	\$	476.48
3/26/2026	UNION DUES	\$	208.98
3/26/2026	UNION DUES	\$	440.00
3/26/2026	UNION DUES	\$	760.00
3/26/2026	MISSIONSQUARE	\$	3,902.29
3/26/2026	IRS TAX PAYMENT	\$	56,264.22

3/26/2026	MERS	\$	108,499.73
3/26/2026	NATIONWIDE	\$	2,263.95
3/26/2026	NATIONWIDE	\$	7,872.68
3/31/2026	IRS TAX PAYMENT	\$	17,022.69
3/31/2026	STATE OF MICHIGAN - PAYROLL TAX	\$	22,805.68
TOTAL OF ACH TRANSACTIONS		\$	554,055.89
GRAND TOTAL		\$	1,555,460.24

We hereby certify that the foregoing is a true and correct list of bills and that they have been approved by the City Council and this is the authority to issue checks in the amounts stated and charge them in the various accounts.

Bridget Dean, Mayor

Victoria Mitchell, City Clerk

A PROCLAMATION
of the Council of the City of Berkley, Michigan
Celebrating the Anniversary of Arbor Day
and Designating the week of
April 19–25, 2026 as Arbor Week

WHEREAS, Arbor Day was first celebrated in 1872 in Nebraska as a special day set aside for planting trees, and that first year it was observed by planting more than a million trees; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, The City of Berkley is proud to be a recipient of the Tree City USA Award for the 32nd consecutive year; and

WHEREAS, In 2004 Berkley became the first community in the State of Michigan to receive the Sterling Award as a leader and innovator in community forestry; and

WHEREAS, Trees can reduce erosion by wind and water, cut heating and cooling cost, moderate the temperature, clean the air, provide habitat for wildlife, increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, Trees in our city increase property values, enhance the economic vitality of our business areas, and beautify our community; and

WHEREAS, Trees play a critical role in controlling stormwater runoff by reducing the amount of water that enters combined sewer systems.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BERKLEY HEREBY PROCLAIMS

SECTION 1: That Friday, April 24, 2026 shall be designated as Arbor Day in the City of Berkley.

SECTION 2: That the week of April 19–25, 2026 shall be designated as Arbor Week in the City of Berkley.

SECTION 3: The City of Berkley urges all citizens, government agencies, public and private institutions, businesses, and schools in the City of Berkley to nurture and care for existing trees, as well as plant new ones, and to become aware of how beneficial trees are to the Earth’s beauty and environment.

SECTION 4: The City of Berkley urges all residents to support the Berkley Tree Board, pursuing various programs with the goal of making the community aware of the importance of trees and other natural vegetation.

SECTION 5: In celebration of the above, the Department of Public Works and Tree Board will be planting new trees at the City of Berkley Library. The event is planned for 9:30 AM on Saturday, April 25th.

Proclaimed this 20th day of April 2026 at a Regular Meeting of the Berkley City Council.

Bridget Dean, Mayor

Attest:

Victoria Mitchell, City Clerk

A PROCLAMATION
of the Council of the City of Berkley, Michigan
Recognizing the Volunteers of the City of Berkley and
Declaring the week of Sunday, April 19 – Saturday, April 25, 2026
as Volunteer Week

- WHEREAS,** Throughout the history of the United States, the State of Michigan, and right here in the City of Berkley, citizens have actively volunteered their time, talent, and energy to improve the community; and
- WHEREAS,** Volunteers in Berkley enhance the quality of life of others by volunteering with service organizations, in schools, places of worship, hospitals, youth groups, as members of community boards, and with other organizations that benefit our community; and
- WHEREAS,** The spirit of volunteerism grows stronger in the face of even the most challenging situations; and
- WHEREAS,** National Volunteer Week was established 49 years ago in 1974 by President Nixon, as a special time to recognize the amazing contributions of volunteers.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BERKLEY HEREBY PROCLAIMS

- SECTION 1:** That the week of Sunday, April 19 – Saturday, April 25, 2026, shall be recognized as *Volunteer Week* in the City of Berkley.
- SECTION 2:** The Council of the City of Berkley extends immense gratitude to the many Berkley volunteers that devote countless hours each year to enhance and uplift our entire community.

Proclaimed this 20th day of April 2026 at a Regular Meeting of the Berkley City Council.

Bridget Dean, Mayor

Attest:

Victoria Mitchell, City Clerk

A PROCLAMATION
of the Council of the City of Berkley, Michigan
Proclaiming April 2026 as Autism Acceptance Month

- WHEREAS,** Autism Spectrum Disorder affects more than five million people in the United States; and,
- WHEREAS,** Centers for Disease Control and Prevention report that 1 in 36 children may have autism; and,
- WHEREAS,** autism is a neurological and developmental disorder characterized by social impairment and restricted interactive and communication behaviors, and can affect anyone, regardless of race, ethnicity, gender, or socioeconomic background; and,
- WHEREAS,** symptoms and characteristics of autism may present in a variety of combinations and can result in significant, lifelong challenges in areas affecting learning, daily living, employment, social-interactive behaviors, and understanding verbal and nonverbal communications; and,
- WHEREAS,** as the effort to address autism continues, physicians, psychologists, behavior analysts, speech and language pathologists, occupational therapists, vocational rehabilitation professionals, educators, and other providers can assist persons with autism and their families by supporting early identification, education, health care, service provision, intervention, employment, recreation and other opportunities that are vital to enhanced development and well-being; and,
- WHEREAS,** it is critical to ensure that persons living with autism have access to the lifelong supports and services needed to pursue the full measure of personal happiness, independence, and community inclusion to achieve their greatest potential; and,
- WHEREAS,** Michigan is honored to celebrate the many ways individuals with autism enhance the quality of our communities, and is committed to fostering acceptance and a sense of belonging as we work together to create a more welcoming and inclusive state for all;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BERKLEY HEREBY PROCLAIMS

- SECTION 1:** That April 2026 shall be recognized as *Autism Acceptance Month* in the City of Berkley.
- SECTION 2:** The City of Berkley believes it is important to have an inclusive community committed to supporting all citizens regardless of abilities. The City of Berkley also calls upon the citizens, government agencies, public and private institutions, businesses, and schools in the City of Berkley to recommit our community to increasing awareness and understanding of Autism Spectrum Disorders, and the need for appropriate and accessible services for all community members.

Proclaimed this 20th day of April 2026 at a Regular Meeting of the Berkley City Council.

Bridget Dean, Mayor

Attest:

Victoria Mitchell, City Clerk

A PROCLAMATION
of the Council of the City of Berkley, Michigan
Proclaiming April 2026 as Sexual Assault Awareness Month

- WHEREAS,** Sexual assault is widespread and experienced by thousands of people and survivors. Sexual Assault Awareness Month is intended to raise public awareness around sexual violence and its impacts, as well as education the community on how to prevent it; and
- WHEREAS,** Sexual assault is broadly defined as any form of unwanted sexual contact obtained without consent through the use of force, threat of force, intimidation, or coercion; and
- WHEREAS,** The effects of sexual assault can ripple throughout a community, as seen by the U.S. Center for Disease Control and Prevention statistics indicating that one in three women and nearly one in four men will experience sexual violence involving physical contact during their lifetime; and
- WHEREAS,** Sexual violence can deeply and enduringly impact survivors on psychological, emotional, physical, and social levels; and
- WHEREAS,** Access to informed and supportive services can greatly increase survivors' ability to heal from sexual assault; and
- WHEREAS,** Our community must be committed to holding sexual assault perpetrators accountable for their heinous crimes; and
- WHEREAS,** We join with the State of Michigan and sexual assault prevention advocates to acknowledge how important it is to work together to educate our communities about sexual violence prevention, support survivors, and to speak out against harmful attitudes and actions.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BERKLEY HEREBY PROCLAIMS

- SECTION 1:** That April 2026 shall be recognized as *Sexual Assault Awareness Month* in the City of Berkley.
- SECTION 2:** The City of Berkley calls upon the citizens, government agencies, public and private institutions, businesses, and schools in the City of Berkley to recommit our community to increasing awareness and understanding of sexual assault, and the need for appropriate and accessible services for all survivors of acts of sexual violence.

Proclaimed this 20th day of April 2026 at a Regular Meeting of the Berkley City Council.

Bridget Dean, Mayor

Attest:

Victoria Mitchell, City Clerk



MEMORANDUM

To: Mayor Dean and City Council
From: Kristen Kapelanski
Date: April 20, 2026
Subject: First reading of the City-initiated rezoning of PRZ-05-26, 2451 Franklin Rd. from R-1AB Single Family Residential District to R-1CD Single Family Residential District.

Madam Mayor and Members of City Council,

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.
- The Planning Commission recommended approval of the rezoning on February 24, 2026.

Recommendation

Motion to (approve/deny/postpone) the first reading of the City-initiated rezoning of PRZ-05-26 2451 Franklin Rd. 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:

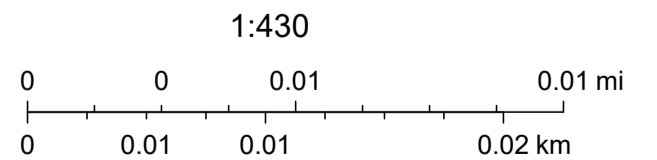
- a) The rezoning (is/is not) consistent with the goals, policies, and City of Berkley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
- b) The rezoning (is/is not) compatible with the site's physical, geological, hydrological and other environmental features and with the potential uses allowed in the proposed district;
- c) The potential uses allowed in the proposed zoning district (are/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/is not) adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
- e) There (is/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



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

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 Josh Stapp
Shiloh Dahlin Joe Bartus
Lisa Kempner
Eric Arnsman

ABSENT: Mike Woods

ALSO PRESENT: Kristen Kapelanski, Community Development Director
Ryan Shaw, Deputy Finance Director
Michelle Marin, Carlisle Wortman Associates, Planning Consultant

APPROVAL OF AGENDA

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

Voice vote to approve the agenda

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Bartus to approve the minutes of the November 25, 2025 regular Planning Commission meeting and supported by Commissioner Stapp.

Voice vote to approve the meeting minutes of November 25, 2025.

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

COMMUNICATIONS

Community Development Director Kapelanski shared the latest mailings from the Michigan Association of Planning.

CITIZEN COMMENTS

NONE

OLD BUSINESS
NONE

NEW BUSINESS

1. PUBLIC HEARING Capital Improvement Plan

Community Development Director Kapelanski explained the Planning Commission's role in improving the Capital Improvement Plan.

Deputy Finance Director Ryan Shaw highlighted the major projects in the Capital Improvement Plan.

Chair Kempner opened the public hearing at 7:07PM.

No one wished to speak and there were no comments received.

Chair Kempner closed the public hearing at 7:08PM.

The Planning Commission confirmed that projects in years further out are not necessarily fully funded.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin to approve the Capital Improvement Plan, as presented.

Voice vote on the motion to approve the Capital Improvement Plan.

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski explained that this, and all rezonings on the agenda this evening, were 'clean-up' items initiated by the City to correct errors in the adoption of the updated zoning map one year ago.

Chair Kempner opened the public hearing at 7:12PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:12PM.

Motion by Commissioner Stapp and supported by Commissioner Arnsman, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:17PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:17PM.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:21PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:21PM.

Motion by Commissioner Kaplan and supported by Commissioner Bartus, 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.

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

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:23PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:24PM.

Motion by Commissioner Dahlin and supported by Commissioner Stapp, 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.

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

AYES: 6

NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

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

No one wished to speak and no correspondence was received.

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

Motion by Commissioner Stapp and supported by Commissioner Bartus, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:30PM.

Pali Palokaj, owner of 3170 Eleven Mile, and his representative confirmed that the proposed rezoning would not impact a potential expansion of the building.

Courtney (last name inaudible) of Berkley asked what the Flex zoning entailed and inquired about the details of the restaurant expansion.

Community Development Director Kapelanski explained why the rezoning was proposed and the setbacks associated with the Flex District.

No correspondence was received.

Chair Kempner closed the public hearing at 7:33PM.

The Planning Commission confirmed any additions or site changes would go through the site plan review process.

Motion by Commissioner Dahlin and supported by Commissioner Bartus, in the matter of PRZ-06-26 3170 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning of the rear 33.5 feet of the property 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.

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

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:38PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:38PM.

Motion by Commissioner Dahlin and supported by Commissioner Bartus, in the matter of PRZ-07-26 3180 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning of the rear 33.5 feet of the property 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:43PM.

Michael Cameron, 724 Columbia, wanted to confirm this rezoning would have no impact on the adjacent public alley.

Community Development Director Kapelanski confirmed this would have no effect on the public alley.

Chair Kempner read an email received from Marisa Weber, 737 Columbia. She had concerns with any parking needs of future businesses and the maintenance of the lot.

Chair Kempner closed the public hearing at 7:48PM.

Community Development Director Kapelanski confirmed she had followed up with the email sender from the public hearing.

Motion by Commissioner Kaplan and supported by Commissioner Bartus, 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 to add the Parking Overlay 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;
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- 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Planning Consultant Marin introduced a potential text amendment providing locations and standards for data centers in the City. The text splits data centers into large, small and accessory facilities with permitted zoning districts listed for each. Thresholds for size, power demand, and water use, as well as decommissioning are also included.

Community Development Director Kapelanski clarified that there are no data centers currently proposed. Staff is merely taking a proactive step to regulate a potential new use.

The Planning Commission discussed the proposed amendment and requested the following changes:

- Add standards for when a data center is considered 'abandoned';
- Create a map for discussion purposes that identifies parcels where data centers could be located based on the proposed ordinance language; and
- Add generator noise and vibration standards.

11. Bylaws and Rules of Procedure

The Planning Commission had no changes to the Bylaws and Rules of Procedure.

LIAISON REPORT

Commissioners provided updates on the Chamber of Commerce, the Downtown Development Authority and Zoning Board of Appeals.

Chair Kempner read an update from City Council Liaison Hennen on the City Council's recent meetings.

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Community Development Director Kapelanski listed several items the City Council approved over the past months.

ADJOURNMENT

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

Voice vote for adjournment

AYES: 6

NAYS: 0

ABSENT: Woods

With no further business, the meeting was adjourned at 8:23PM.

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-05-26

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 Residential 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

Publish Once:
Oakland Press
Friday, February 6, 2026

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

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KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR



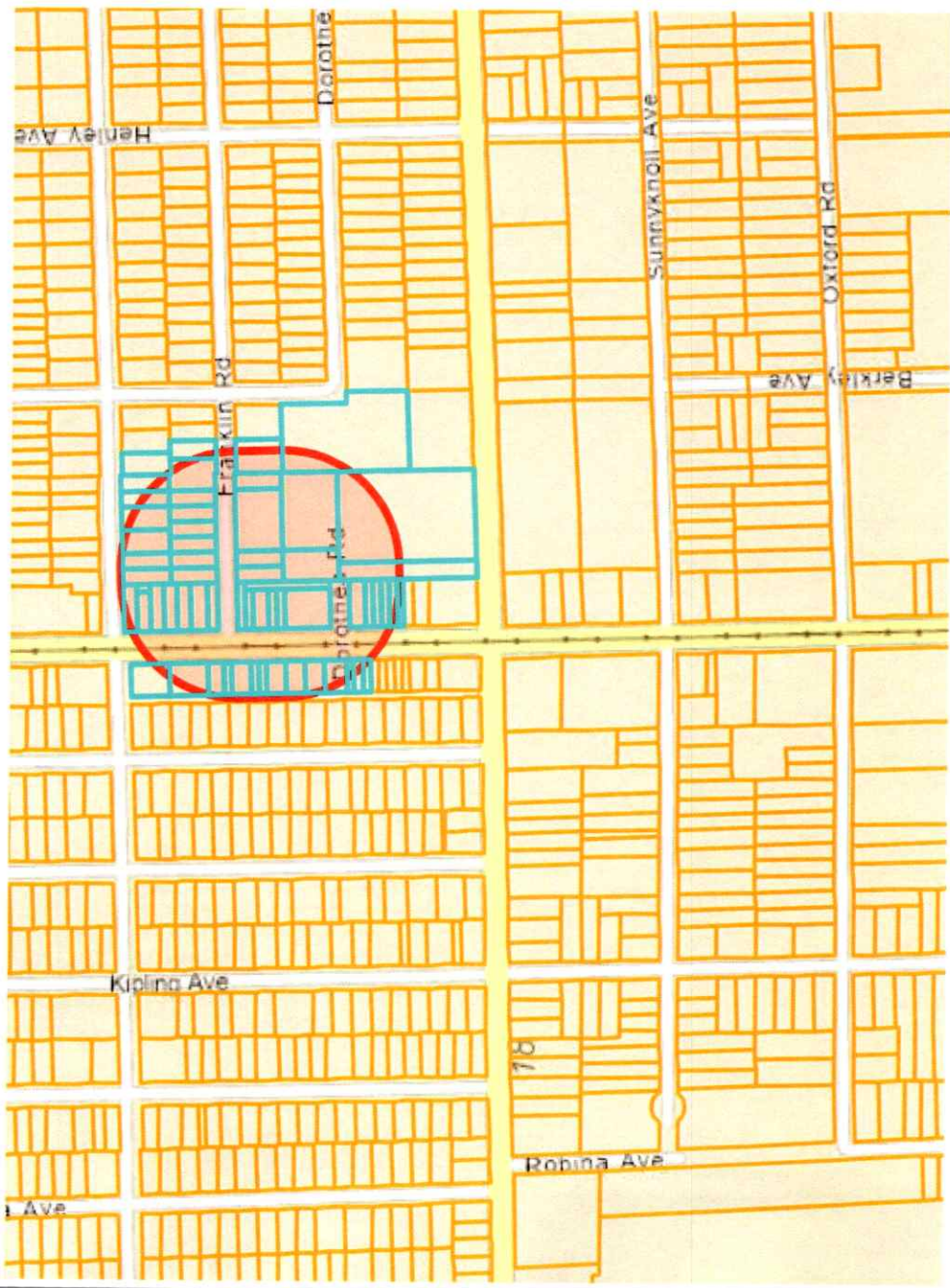
OC Parcels Plus 2451 Franklin

Search Value Shape Buffer Report Spatial Result

Zoom All Clear:

selected: 59

- 2518279030**
SITEADDRESS: 2695 COOLIDGE HWY
- 2517155030**
SITEADDRESS: 2688 COOLIDGE HWY
- 2517155017**
SITEADDRESS: 2365 FRANKLIN RD
- 2517155019**
SITEADDRESS: 2770 COOLIDGE HWY
- 2517155018**
SITEADDRESS: 2745 COOLIDGE HWY
- 2518279026**
SITEADDRESS: 2783 COOLIDGE HWY
- 2518279024**
SITEADDRESS: 2437 FRANKLIN RD
- 2517155036**
SITEADDRESS: 2437 FRANKLIN RD



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

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
FERNDAL MI 48220

Occupant
2769 COOLIDGE HWY
BERKLEY MI 48072

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

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



MEMORANDUM

To: Mayor Dean and City Council
From: Kristen Kapelanski
Date: April 20, 2026
Subject: First reading of the City-initiated rezoning of PRZ-06-26 for the rear 33.5 ft. of 3170 Eleven Mile Rd. from R-1CD Single Family Residential District to Flex District.

Madam Mayor and Members of City Council,

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.

- The Planning Commission recommended approval of the rezoning on February 24, 2026.

Recommendation

Motion to (approve/deny/postpone) the first reading of the City-initiated rezoning of PRZ-06-26 for the rear 33.5 ft. of 3170 Eleven Mile Rd. 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/is not) consistent with the goals, policies, and City of Berkeley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
- b) The rezoning (is/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/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/is not) adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
- e) There (is/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.

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 Josh Stapp
Shiloh Dahlin Joe Bartus
Lisa Kempner
Eric Arnsman

ABSENT: Mike Woods

ALSO PRESENT: Kristen Kapelanski, Community Development Director
Ryan Shaw, Deputy Finance Director
Michelle Marin, Carlisle Wortman Associates, Planning Consultant

APPROVAL OF AGENDA

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

Voice vote to approve the agenda

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Bartus to approve the minutes of the November 25, 2025 regular Planning Commission meeting and supported by Commissioner Stapp.

Voice vote to approve the meeting minutes of November 25, 2025.

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

COMMUNICATIONS

Community Development Director Kapelanski shared the latest mailings from the Michigan Association of Planning.

CITIZEN COMMENTS

NONE

OLD BUSINESS
NONE

NEW BUSINESS

1. PUBLIC HEARING Capital Improvement Plan

Community Development Director Kapelanski explained the Planning Commission's role in improving the Capital Improvement Plan.

Deputy Finance Director Ryan Shaw highlighted the major projects in the Capital Improvement Plan.

Chair Kempner opened the public hearing at 7:07PM.

No one wished to speak and there were no comments received.

Chair Kempner closed the public hearing at 7:08PM.

The Planning Commission confirmed that projects in years further out are not necessarily fully funded.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin to approve the Capital Improvement Plan, as presented.

Voice vote on the motion to approve the Capital Improvement Plan.

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski explained that this, and all rezonings on the agenda this evening, were 'clean-up' items initiated by the City to correct errors in the adoption of the updated zoning map one year ago.

Chair Kempner opened the public hearing at 7:12PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:12PM.

Motion by Commissioner Stapp and supported by Commissioner Arnsman, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:17PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:17PM.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:21PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:21PM.

Motion by Commissioner Kaplan and supported by Commissioner Bartus, 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.

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

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:23PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:24PM.

Motion by Commissioner Dahlin and supported by Commissioner Stapp, 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.

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

AYES: 6

NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

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

No one wished to speak and no correspondence was received.

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

Motion by Commissioner Stapp and supported by Commissioner Bartus, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:30PM.

Pali Palokaj, owner of 3170 Eleven Mile, and his representative confirmed that the proposed rezoning would not impact a potential expansion of the building.

Courtney (last name inaudible) of Berkley asked what the Flex zoning entailed and inquired about the details of the restaurant expansion.

Community Development Director Kapelanski explained why the rezoning was proposed and the setbacks associated with the Flex District.

No correspondence was received.

Chair Kempner closed the public hearing at 7:33PM.

The Planning Commission confirmed any additions or site changes would go through the site plan review process.

Motion by Commissioner Dahlin and supported by Commissioner Bartus, in the matter of PRZ-06-26 3170 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning of the rear 33.5 feet of the property 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.

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

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:38PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:38PM.

Motion by Commissioner Dahlin and supported by Commissioner Bartus, in the matter of PRZ-07-26 3180 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning of the rear 33.5 feet of the property 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:43PM.

Michael Cameron, 724 Columbia, wanted to confirm this rezoning would have no impact on the adjacent public alley.

Community Development Director Kapelanski confirmed this would have no effect on the public alley.

Chair Kempner read an email received from Marisa Weber, 737 Columbia. She had concerns with any parking needs of future businesses and the maintenance of the lot.

Chair Kempner closed the public hearing at 7:48PM.

Community Development Director Kapelanski confirmed she had followed up with the email sender from the public hearing.

Motion by Commissioner Kaplan and supported by Commissioner Bartus, 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 to add the Parking Overlay 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Planning Consultant Marin introduced a potential text amendment providing locations and standards for data centers in the City. The text splits data centers into large, small and accessory facilities with permitted zoning districts listed for each. Thresholds for size, power demand, and water use, as well as decommissioning are also included.

Community Development Director Kapelanski clarified that there are no data centers currently proposed. Staff is merely taking a proactive step to regulate a potential new use.

The Planning Commission discussed the proposed amendment and requested the following changes:

- Add standards for when a data center is considered 'abandoned';
- Create a map for discussion purposes that identifies parcels where data centers could be located based on the proposed ordinance language; and
- Add generator noise and vibration standards.

11. Bylaws and Rules of Procedure

The Planning Commission had no changes to the Bylaws and Rules of Procedure.

LIAISON REPORT

Commissioners provided updates on the Chamber of Commerce, the Downtown Development Authority and Zoning Board of Appeals.

Chair Kempner read an update from City Council Liaison Hennen on the City Council's recent meetings.

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Community Development Director Kapelanski listed several items the City Council approved over the past months.

ADJOURNMENT

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

Voice vote for adjournment

AYES: 6
NAYS: 0
ABSENT: Woods

With no further business, the meeting was adjourned at 8:23PM.

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-06-26

The City of Berkley is proposing to rezone the rear 33.5 feet of the property at 3170 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

Publish Once:
Oakland Press
Friday, February 6, 2026

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-06-26

The City of Berkley is proposing to rezone the rear 33.5 feet of the property at 3170 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



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



2518454026

SITEADDRESS: 3040 11 MILE RD



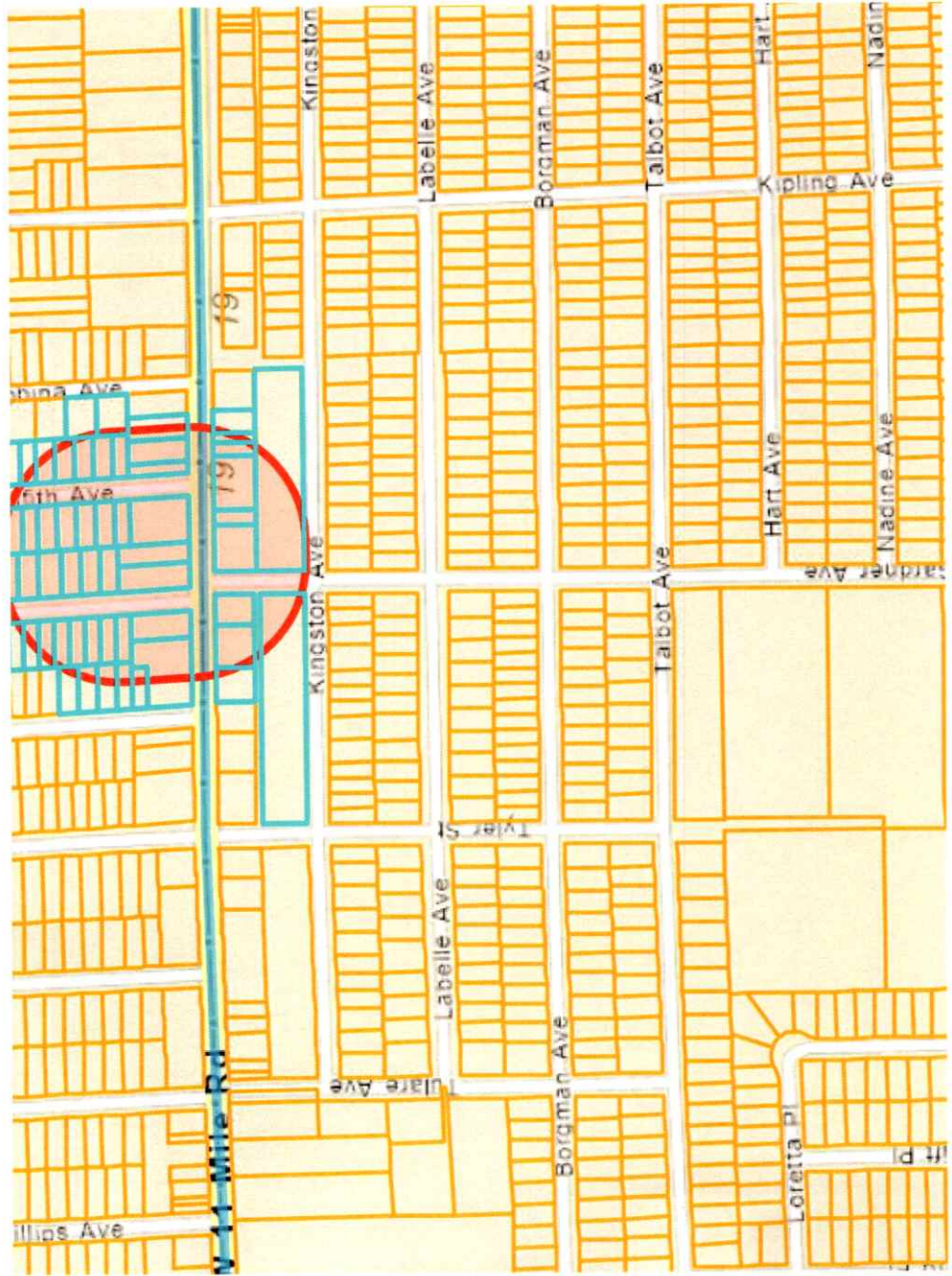
2518452026

SITEADDRESS: 1805 GARDNER AVE



2518453027

SITEADDRESS: 1799 GRIFFITH AVE



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

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

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



MEMORANDUM

To: Mayor Dean and City Council
From: Kristen Kapelanski
Date: April 20, 2026
Subject: First reading of the City-initiated rezoning of PRZ-07-26 for the rear 33.5 ft. of 3180 Eleven Mile Rd. from R-1CD Single Family Residential District to Flex District.

Madam Mayor and Members of City Council,

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.

- The Planning Commission recommended approval of the rezoning on February 24, 2026.

Recommendation

Motion to (approve/deny/postpone) the first reading of the City-initiated rezoning of PRZ-07-26 for the rear 33.5 ft. of 3180 Eleven Mile Rd. 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/is not) consistent with the goals, policies, and City of Berkeley Master Plan, and all applicable subarea and corridor studies, including the Downtown Master Plan;
- b) The rezoning (is/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/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/is not) adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
- e) There (is/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

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

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 Josh Stapp
Shiloh Dahlin Joe Bartus
Lisa Kempner
Eric Arnsman

ABSENT: Mike Woods

ALSO PRESENT: Kristen Kapelanski, Community Development Director
Ryan Shaw, Deputy Finance Director
Michelle Marin, Carlisle Wortman Associates, Planning Consultant

APPROVAL OF AGENDA

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

Voice vote to approve the agenda

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Bartus to approve the minutes of the November 25, 2025 regular Planning Commission meeting and supported by Commissioner Stapp.

Voice vote to approve the meeting minutes of November 25, 2025.

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

COMMUNICATIONS

Community Development Director Kapelanski shared the latest mailings from the Michigan Association of Planning.

CITIZEN COMMENTS

NONE

OLD BUSINESS
NONE

NEW BUSINESS

1. PUBLIC HEARING Capital Improvement Plan

Community Development Director Kapelanski explained the Planning Commission's role in improving the Capital Improvement Plan.

Deputy Finance Director Ryan Shaw highlighted the major projects in the Capital Improvement Plan.

Chair Kempner opened the public hearing at 7:07PM.

No one wished to speak and there were no comments received.

Chair Kempner closed the public hearing at 7:08PM.

The Planning Commission confirmed that projects in years further out are not necessarily fully funded.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin to approve the Capital Improvement Plan, as presented.

Voice vote on the motion to approve the Capital Improvement Plan.

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski explained that this, and all rezonings on the agenda this evening, were 'clean-up' items initiated by the City to correct errors in the adoption of the updated zoning map one year ago.

Chair Kempner opened the public hearing at 7:12PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:12PM.

Motion by Commissioner Stapp and supported by Commissioner Arnsman, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:17PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:17PM.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:21PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:21PM.

Motion by Commissioner Kaplan and supported by Commissioner Bartus, 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.

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

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:23PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:24PM.

Motion by Commissioner Dahlin and supported by Commissioner Stapp, 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.

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

AYES: 6

NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

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

No one wished to speak and no correspondence was received.

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

Motion by Commissioner Stapp and supported by Commissioner Bartus, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:30PM.

Pali Palokaj, owner of 3170 Eleven Mile, and his representative confirmed that the proposed rezoning would not impact a potential expansion of the building.

Courtney (last name inaudible) of Berkley asked what the Flex zoning entailed and inquired about the details of the restaurant expansion.

Community Development Director Kapelanski explained why the rezoning was proposed and the setbacks associated with the Flex District.

No correspondence was received.

Chair Kempner closed the public hearing at 7:33PM.

The Planning Commission confirmed any additions or site changes would go through the site plan review process.

Motion by Commissioner Dahlin and supported by Commissioner Bartus, in the matter of PRZ-06-26 3170 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning of the rear 33.5 feet of the property 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.

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

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:38PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:38PM.

Motion by Commissioner Dahlin and supported by Commissioner Bartus, in the matter of PRZ-07-26 3180 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning of the rear 33.5 feet of the property 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:43PM.

Michael Cameron, 724 Columbia, wanted to confirm this rezoning would have no impact on the adjacent public alley.

Community Development Director Kapelanski confirmed this would have no effect on the public alley.

Chair Kempner read an email received from Marisa Weber, 737 Columbia. She had concerns with any parking needs of future businesses and the maintenance of the lot.

Chair Kempner closed the public hearing at 7:48PM.

Community Development Director Kapelanski confirmed she had followed up with the email sender from the public hearing.

Motion by Commissioner Kaplan and supported by Commissioner Bartus, 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 to add the Parking Overlay 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Planning Consultant Marin introduced a potential text amendment providing locations and standards for data centers in the City. The text splits data centers into large, small and accessory facilities with permitted zoning districts listed for each. Thresholds for size, power demand, and water use, as well as decommissioning are also included.

Community Development Director Kapelanski clarified that there are no data centers currently proposed. Staff is merely taking a proactive step to regulate a potential new use.

The Planning Commission discussed the proposed amendment and requested the following changes:

- Add standards for when a data center is considered 'abandoned';
- Create a map for discussion purposes that identifies parcels where data centers could be located based on the proposed ordinance language; and
- Add generator noise and vibration standards.

11. Bylaws and Rules of Procedure

The Planning Commission had no changes to the Bylaws and Rules of Procedure.

LIAISON REPORT

Commissioners provided updates on the Chamber of Commerce, the Downtown Development Authority and Zoning Board of Appeals.

Chair Kempner read an update from City Council Liaison Hennen on the City Council's recent meetings.

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Community Development Director Kapelanski listed several items the City Council approved over the past months.

ADJOURNMENT

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

Voice vote for adjournment

AYES: 6

NAYS: 0

ABSENT: Woods

With no further business, the meeting was adjourned at 8:23PM.

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

Publish Once:
Oakland Press
Friday, February 6, 2026

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

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APPLICATION PRZ-07-26

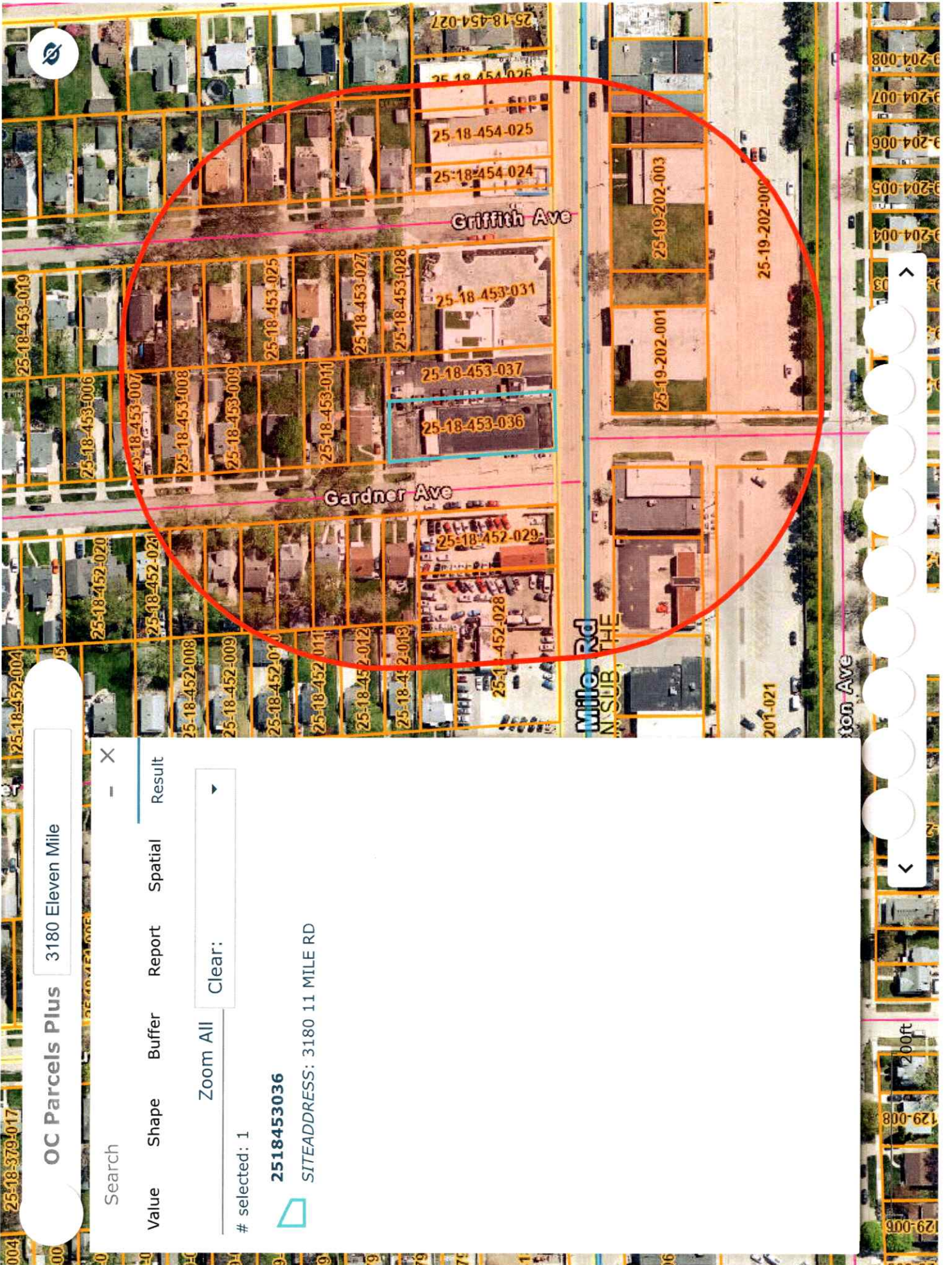
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KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR



OC Parcels Plus 3180 Eleven Mile

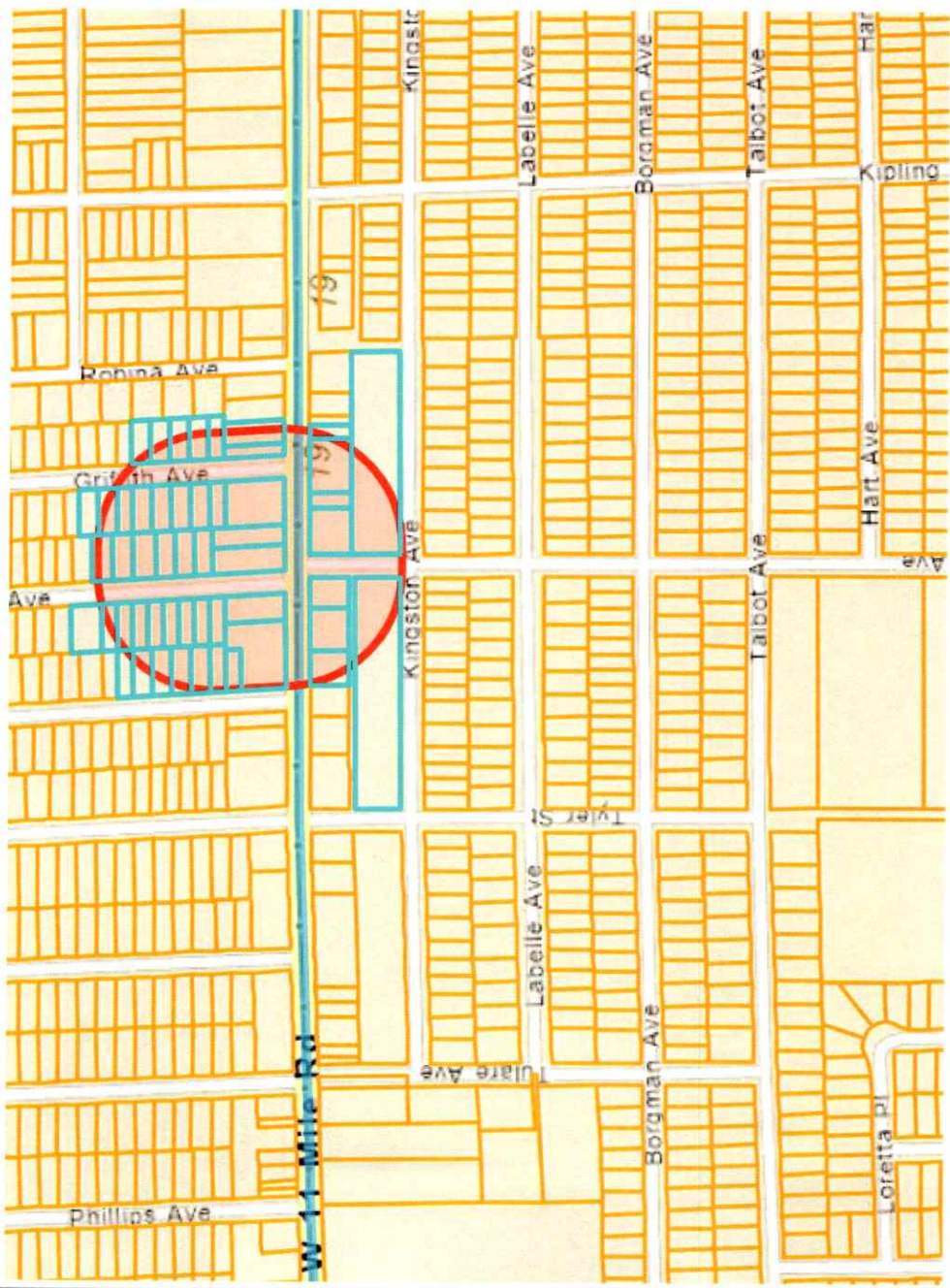
Search Value Shape Buffer Report Spatial Result

Zoom All Clear:

selected: 1

2518453036

SITEADDRESS: 3180 11 MILE RD



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

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
821 W 11 MILE RD
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

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



MEMORANDUM

To: Mayor Dean and City Council
From: Kristen Kapelanski
Date: April 20, 2026
Subject: First reading of the City-initiated rezoning of PRZ-08-26, Parcel #25-16-352-026 to add the Parking Overlay District.

Madam Mayor and Members of City Council,

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.
- The Planning Commission recommended approval of the rezoning on February 24, 2026.

Recommendation

Motion to (approve/deny/postpone) the first reading of the City-initiated rezoning of PRZ-08-26 Parcel #25-16-352-026 to add the Parking Overlay District with the following findings per Section 18.04 of the Zoning Ordinance:

- a) The rezoning (is/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/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/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/is not) adequate capacity in City infrastructure and services to accommodate the uses permitted in the requested district; and
- e) There (is/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.

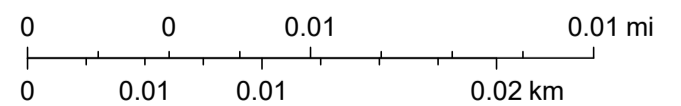
PRZ-08-26 Parcel 25-16-352-026



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

- Light_Gray_Canvas_Reference
- OC Tax Parcels
- OC Site Address
- Light_Gray_Canvas_Base

1:437



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

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 Josh Stapp
Shiloh Dahlin Joe Bartus
Lisa Kempner
Eric Arnsman

ABSENT: Mike Woods

ALSO PRESENT: Kristen Kapelanski, Community Development Director
Ryan Shaw, Deputy Finance Director
Michelle Marin, Carlisle Wortman Associates, Planning Consultant

APPROVAL OF AGENDA

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

Voice vote to approve the agenda

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Bartus to approve the minutes of the November 25, 2025 regular Planning Commission meeting and supported by Commissioner Stapp.

Voice vote to approve the meeting minutes of November 25, 2025.

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

COMMUNICATIONS

Community Development Director Kapelanski shared the latest mailings from the Michigan Association of Planning.

CITIZEN COMMENTS

NONE

OLD BUSINESS
NONE

NEW BUSINESS

1. PUBLIC HEARING Capital Improvement Plan

Community Development Director Kapelanski explained the Planning Commission's role in improving the Capital Improvement Plan.

Deputy Finance Director Ryan Shaw highlighted the major projects in the Capital Improvement Plan.

Chair Kempner opened the public hearing at 7:07PM.

No one wished to speak and there were no comments received.

Chair Kempner closed the public hearing at 7:08PM.

The Planning Commission confirmed that projects in years further out are not necessarily fully funded.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin to approve the Capital Improvement Plan, as presented.

Voice vote on the motion to approve the Capital Improvement Plan.

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski explained that this, and all rezonings on the agenda this evening, were 'clean-up' items initiated by the City to correct errors in the adoption of the updated zoning map one year ago.

Chair Kempner opened the public hearing at 7:12PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:12PM.

Motion by Commissioner Stapp and supported by Commissioner Arnsman, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:17PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:17PM.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:21PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:21PM.

Motion by Commissioner Kaplan and supported by Commissioner Bartus, 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.

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

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:23PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:24PM.

Motion by Commissioner Dahlin and supported by Commissioner Stapp, 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.

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

AYES: 6

NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

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

No one wished to speak and no correspondence was received.

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

Motion by Commissioner Stapp and supported by Commissioner Bartus, 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:30PM.

Pali Palokaj, owner of 3170 Eleven Mile, and his representative confirmed that the proposed rezoning would not impact a potential expansion of the building.

Courtney (last name inaudible) of Berkley asked what the Flex zoning entailed and inquired about the details of the restaurant expansion.

Community Development Director Kapelanski explained why the rezoning was proposed and the setbacks associated with the Flex District.

No correspondence was received.

Chair Kempner closed the public hearing at 7:33PM.

The Planning Commission confirmed any additions or site changes would go through the site plan review process.

Motion by Commissioner Dahlin and supported by Commissioner Bartus, in the matter of PRZ-06-26 3170 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning of the rear 33.5 feet of the property 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.

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

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

- 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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:38PM.

No one wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:38PM.

Motion by Commissioner Dahlin and supported by Commissioner Bartus, in the matter of PRZ-07-26 3180 Eleven Mile Rd., motion to recommend approval to the City Council of the City-initiated rezoning of the rear 33.5 feet of the property 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Community Director Kapelanski introduced the rezoning.

Chair Kempner opened the public hearing at 7:43PM.

Michael Cameron, 724 Columbia, wanted to confirm this rezoning would have no impact on the adjacent public alley.

Community Development Director Kapelanski confirmed this would have no effect on the public alley.

Chair Kempner read an email received from Marisa Weber, 737 Columbia. She had concerns with any parking needs of future businesses and the maintenance of the lot.

Chair Kempner closed the public hearing at 7:48PM.

Community Development Director Kapelanski confirmed she had followed up with the email sender from the public hearing.

Motion by Commissioner Kaplan and supported by Commissioner Bartus, 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 to add the Parking Overlay 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.

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

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

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

Planning Consultant Marin introduced a potential text amendment providing locations and standards for data centers in the City. The text splits data centers into large, small and accessory facilities with permitted zoning districts listed for each. Thresholds for size, power demand, and water use, as well as decommissioning are also included.

Community Development Director Kapelanski clarified that there are no data centers currently proposed. Staff is merely taking a proactive step to regulate a potential new use.

The Planning Commission discussed the proposed amendment and requested the following changes:

- Add standards for when a data center is considered 'abandoned';
- Create a map for discussion purposes that identifies parcels where data centers could be located based on the proposed ordinance language; and
- Add generator noise and vibration standards.

11. Bylaws and Rules of Procedure

The Planning Commission had no changes to the Bylaws and Rules of Procedure.

LIAISON REPORT

Commissioners provided updates on the Chamber of Commerce, the Downtown Development Authority and Zoning Board of Appeals.

Chair Kempner read an update from City Council Liaison Hennen on the City Council's recent meetings.

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Community Development Director Kapelanski listed several items the City Council approved over the past months.

ADJOURNMENT

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

Voice vote for adjournment

AYES: 6

NAYS: 0

ABSENT: Woods

With no further business, the meeting was adjourned at 8:23PM.

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-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

Publish Once:
Oakland Press
Friday, February 6, 2026

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

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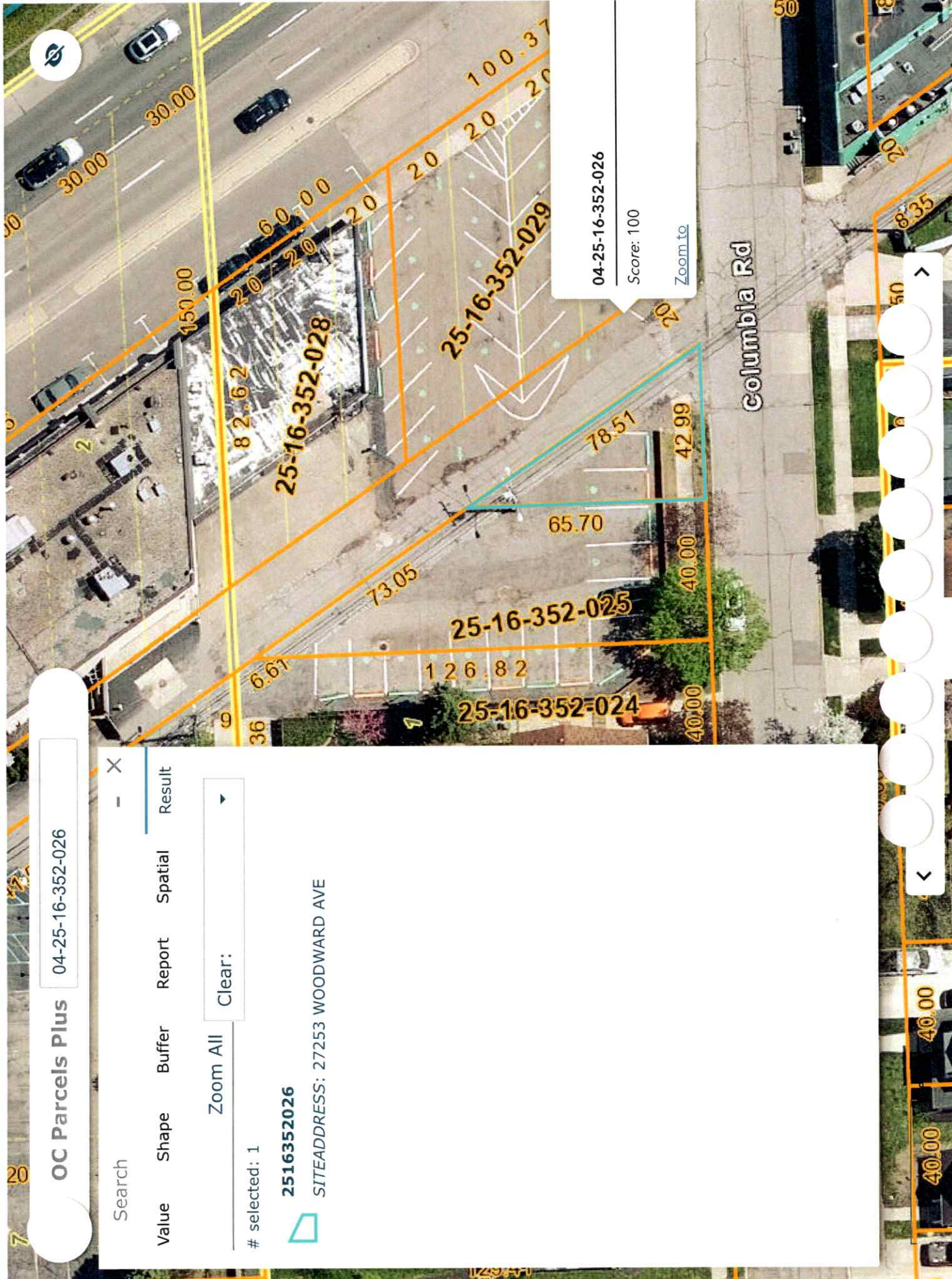
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KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR



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

Search Value Shape Buffer Report Spatial Result

Zoom All Clear:

selected: 1

2516352026 SITEADDRESS: 27253 WOODWARD AVE

04-25-16-352-026 Score: 100 Zoom to



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

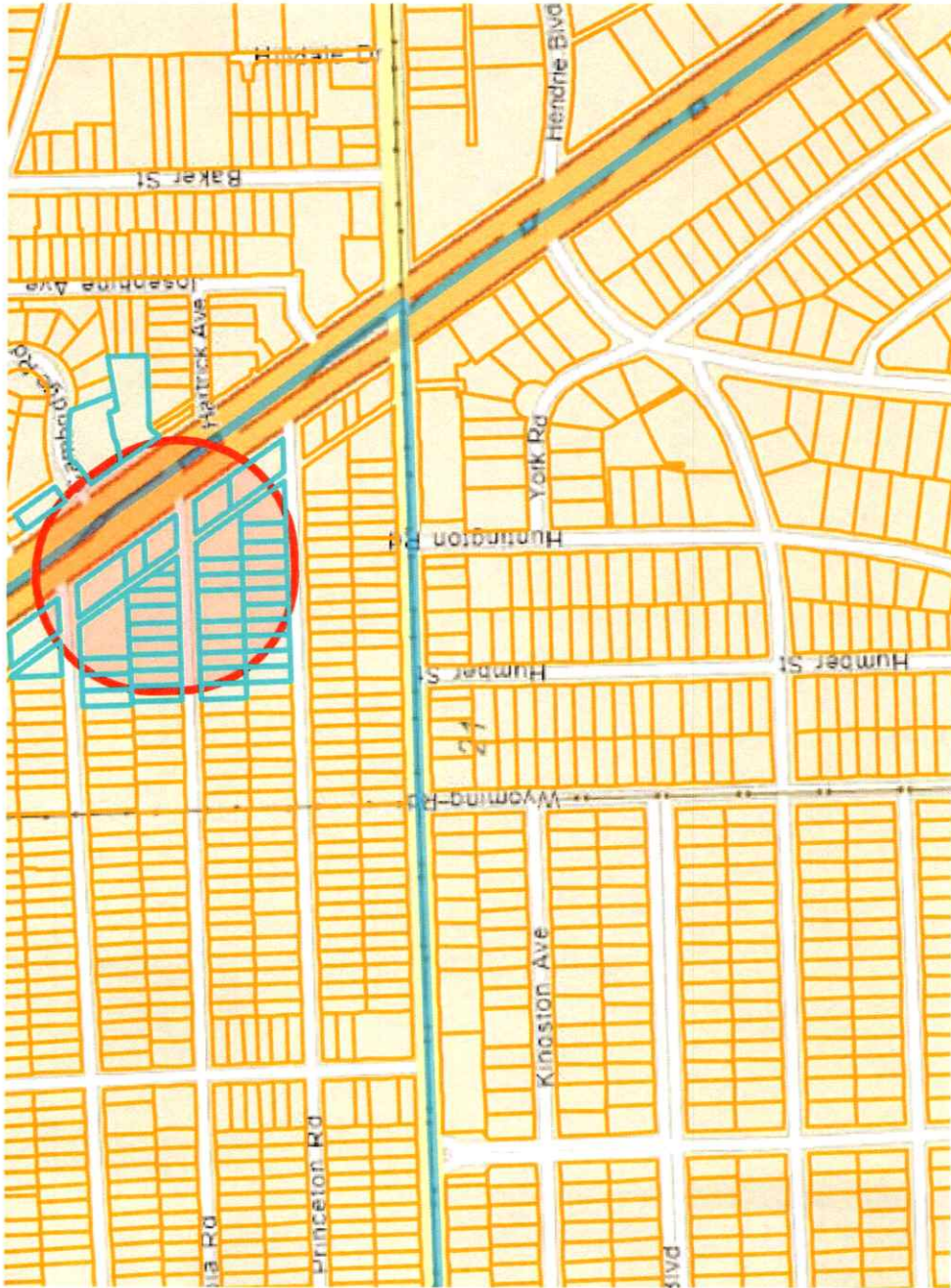
Search [X] - []

Value Shape Buffer Report Spatial Result

Zoom All Clear: []

selected: 43

	2516353015	SITEADDRESS: 711 COLUMBIA RD
	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



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

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



Kristen Kapelanski <kkapelanski@berkleymi.gov>

Parking Overlay Rezone On Columbia

Marisa Weber <[REDACTED]>
To: planning@berkleymi.gov

Tue, Feb 24, 2026 at 11:53 AM

I am very excited to see that the vacant building will be once again in use. However, I am concerned with the parking that may be needed. The building was last used for a wedding boutique that had minimal use of parking. How will this rezone affect the patrons of each business? We already see a spill over of parking out of the parking lot from the bars. How will this affect our ability to park on the street with additional patrons?

I am also concerned with the lack of maintenance that has been seen over the years. Will the owner(s) of the property be held responsible for better maintenance to improve the parking space?

Thank you,
Marisa Weber
737 Columbia



MEMORANDUM

To: Mayor Dean and City Council
From: Kristen Kapelanski
Date: April 20, 2026
Subject: Lease agreement for municipal parking on parcels 25-07-455-028, 25-07-455-029, and 25-07-455-030.

Madam Mayor and Members of City Council,

Background

- The City Council approved the Berkley Parking Study completed in conjunction with the DDA in 2023.
- As a way to expand municipal parking without acquiring land and constructing a new lot, the study recommended the use of license agreements to allow for public use of private lots.
- As a point of reference, recent examinations of the cost of building a new parking lot in the City come in well over \$20,000 per space (not including land costs).
- In anticipation of the coming Berkley Theater, City staff approached Berkley First about a potential license agreement for public use of their parking areas and they agreed to enter into a license agreement.

Summary

- Staff worked with the City Attorney and the property owner to draft a license agreement allowing for public use of the lot in exchange for maintenance of the lot, including snow removal and stormwater/sewer charges.
- The initial term of the agreement is five years with automatic one-year renewals.
- Since the owner of this property is a religious institution, there are no property taxes collected (or to be reimbursed). Past license agreements (for commercial properties) included that provision.

Recommendation

Motion to (approve/postpone/deny) the license agreement to allow for a municipal parking lot on Parcels 25-07-455-028, 25-07-455-029 and 25-07-455-030.

**LICENSE AGREEMENT
FOR MUNICIPAL PARKING LOT**

This Agreement is executed and effective as of _____, 2026 ("the Effective Date"), by [Licensor], as amended ("Owner"), whose address is [address], and the CITY OF BERKLEY ("City" or "Licensee"), a Michigan municipal corporation, whose address is 3338 Coolidge Highway, Berkley, MI 48072.

Recitals

WHEREAS, Owner owns a parcel of real property (the "Property"), shown in Exhibit A, and described as:

TAX PARCEL ID: 25-07-455-028

LOT 9 AND THE SOUTH 18 FEET OF LOT 10 OF "ST. JOHN WOODS SUB," A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, T.1N., R.11E., VILLAGE OF BERKLEY, OAKLAND, COUNTY MICHIGAN, AS RECORDED IN LIBER 37 OF PLATS, PAGE 4. CONTAINING 0.17 ACRES OF LAND (7,467 SQUARE FEET). SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, RESERVATIONS, AND RESTRICTIONS.

TAX PARCEL ID: 25-07-455-029

LOT 8 OF "ST. JOHN WOODS SUB," A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, T.1N., R.11E., VILLAGE OF BERKLEY, OAKLAND, COUNTY MICHIGAN, AS RECORDED IN LIBER 37 OF PLATS, PAGE 4. CONTAINING 0.12 ACRES OF LAND (5,198 SQUARE FEET). SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, RESERVATIONS, AND RESTRICTIONS.

TAX PARCEL ID: 25-07-455-030

LOT 7 OF "ST. JOHN WOODS SUB," A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, T.1N., R.11E., VILLAGE OF BERKLEY, OAKLAND, COUNTY MICHIGAN, AS RECORDED IN LIBER 37 OF PLATS, PAGE 4. CONTAINING 0.12 ACRES OF LAND (5,206 SQUARE

FEET). SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, RESERVATIONS, AND RESTRICTIONS.

WHEREAS, the City has requested permission from the Owner to use the Property for the purpose of maintaining and operating a public, municipal parking lot.

WHEREAS, Owner is willing to permit the exclusive use of the Property, excepting two parking spaces which shall be dedicated to the exclusive use of Berkley First Methodist Church (the "Church"), by the City for that purpose, upon the terms and conditions hereinafter set forth.

NOW THEREFORE, for and in consideration of such permission and the mutual promises made herein, Owner and City agree as follows:

1. Owner hereby grants to the City an exclusive license (the "License") to use a portion of the Property for the purpose of operating and maintaining a public municipal parking lot. Church shall be responsible for the installation of appropriate signage designating the spots reserved for its exclusive use.
2. By the granting of this License, the City, its agents, contractors, and employees may enter upon the Property for the purpose of maintaining and operating a public municipal parking lot.
3. The City, its agents, contractors, employees and invitees, including members of the public, will have the right of ingress and egress over, across and upon the Property as necessary to enter, exit, and utilize the Property for short-term parking purposes.
4. Church shall be entitled to limit or restrict use of the Property on the following occasions:
 - a. Saturday mornings between [time] for the purpose of operating a food pantry.
 - b. Tuesday evenings between [time].
 - c. Special events including, but not limited to, weddings and funerals held at the church.

For non-recurring special events requiring use of the Property, Licensor shall provide a minimum of one-week advance notice to the City (where possible). Licensor shall be responsible for installing bollards and/or signage necessary to indicate restricted parking.

5. This License will commence on the Effective Date and will continue for five (5) years (the "Initial Term") from the Effective Date or such earlier date of termination as provided in this License Agreement. After the Effective Date, City intends to, and Owner hereby approves, taking all reasonable actions to improve the lot, at City's expense, including surface improvements and painting, so that it may be used by members of the public for parking

6. After the expiration of the Initial Term, unless terminated pursuant to Section 7 below, the License shall automatically renew for additional one (1) year terms (the "Renewal Terms"). If within the Initial Term, or any renewal term, Owner either sells or leases the Property to a third party, and as a condition of such sale or lease Owner agrees to terminate this License, Owner shall provide City with a minimum ninety (90) days prior written notice of intent to terminate. If the termination of this License occurs during the Initial Term, Owner shall reimburse City for actual costs in an amount not to exceed seven thousand five hundred (\$7,500) dollars, incurred by City for improvements made to the Property. The City shall provide written evidence of its costs to Owner. No reimbursement shall be required if the termination occurs after the expiration of the Initial Term.
7. As compensation for the License, the City agrees, beginning on the Effective Date of this License and continuing until terminated by agreement of the parties or otherwise, to compensate Owner in an amount equal to one hundred percent (100%) of the ad valorem real property taxes levied by the City, including the amount of any special or other assessments the Owner pays for the Property. In addition, the City will waive and forgive during the Initial Term and any renewal term all stormwater service\sewage charges that would otherwise be due for the Property under City Code Sec. 126-162. Owner acknowledges this is fair and just compensation for the granting of the License.
8. Except as provided for in Section 5, above, after the expiration of the Initial Term, Owner and City shall each have the right to terminate this License at any time, for any reason or for convenience, by written notice to the other party. The effective date of termination will be one (1) year from the date of the notice of termination, regardless of any then-effective renewal term. Notwithstanding any other provision of this License, the parties intend that this License shall constitute a terminable license, and no ownership interest in the Property is created hereby. For the avoidance of doubt, Owner is not transferring ownership of nor dedicating the Property to the public.
9. The City will not install or permit the installation of any permanent structures upon the Property, nor will the City make or permit any use of the Property other than those expressly permitted in this License.
10. During the term of this License, the City shall maintain the Property, including removal of snow, ice, trash and debris, weeds, or other nuisances. Prior to the effective date of the termination of this License, the City shall remove any personal property placed on the Property.
11. The City represents and warrants, and it is made a condition of this License, that the use of the Property by the City will not result in the release of any hazardous materials (other than non-reportable quantities associated with typical leaks from automobiles in the ordinary course of operation), as those terms are defined by state and federal law.

12. To the extent allowed under Michigan law, the City, for itself and its officials, agents, contractors, employees, and invitees, releases and will indemnify, defend and hold harmless, the Owner, its officers, agents and employees from and against all demands, claims, actions, damages, costs, expenses, losses or liability whatsoever including reasonable attorney fees consultant fees and defense costs in any manner resulting from or arising out of the actions of any City employee, agent, contractor, or business invitee including individuals parking their cars in the lot, with respect to the Property or the use thereof, or in any manner resulting from or arising out of the use of the Property by any of the aforementioned persons, including, without limitation, any failure of any person to comply with any applicable laws or regulations, except to the extent that liability results from the negligence or willful misconduct of the Owner, its employees, agents, invitees, or contractors. This provision will survive the termination of this License.

13. The City will procure and maintain at its expense, at all times during the term of this License Agreement, public liability insurance, including personal injury and property damage, in the amount of \$2,000,000 combined single limit, against all claims and demands of any injury to person or property which may occur or be claimed to have occurred on the Property as the result of the use of the Property by any person. The City shall provide a current certificate of insurance listing the Owner as additional insured upon written request by Owner. The insurance shall provide the Owner with thirty (30) days' written notice of cancellation.

14. Notices, statements and other communications to be given under the terms of this License must be in writing and delivered by hand, or sent by first class mail or email and addressed as follows:

If to Owner:

First United Church of Birmingham
1589 W. Maple Road
Birmingham, MI 48009
Attn: Chair – Board of Trustees
Email: bob.feldmaier@yahoo.com

If to the City:

City of Berkley
3338 Coolidge Highway
Berkley, MI 48072
Attn: City Manager
Email: cvanvleck@berkleymi.gov

15. This License may not be assigned or transferred by the City in whole or in part to any other person without Owner's written consent.

16. This License contains all the agreements of the parties with respect to the subject matter thereof and supersedes all prior agreements and dealings between them with respect to such subject matter.
17. The City acknowledges Owner will not be providing, and is under no obligation to provide, any security or lighting for the Property.
18. By entering into this License, the City shall not be deemed to have waived the defense of governmental immunity, or any other defenses available to it by federal or state law, the common law, or any other legal authority.
19. The parties agree that this License will be recorded, at the City's expense, with the Oakland County Register of Deed.
20. Unless and until terminated in writing in accordance with Section 5 or 7 herein, and until such termination is recorded with the Oakland County Register of Deeds, this License shall be binding on Owner's heirs, successors, assigns, and transferees.

IN WITNESS WHEREOF, the parties have executed this License Agreement by and through their respective duly authorized representatives, as of the day and year first above written.

OWNER:

Robert W. Feldman

By: Chair - Board of Trustees

CITY OF BERKLEY:

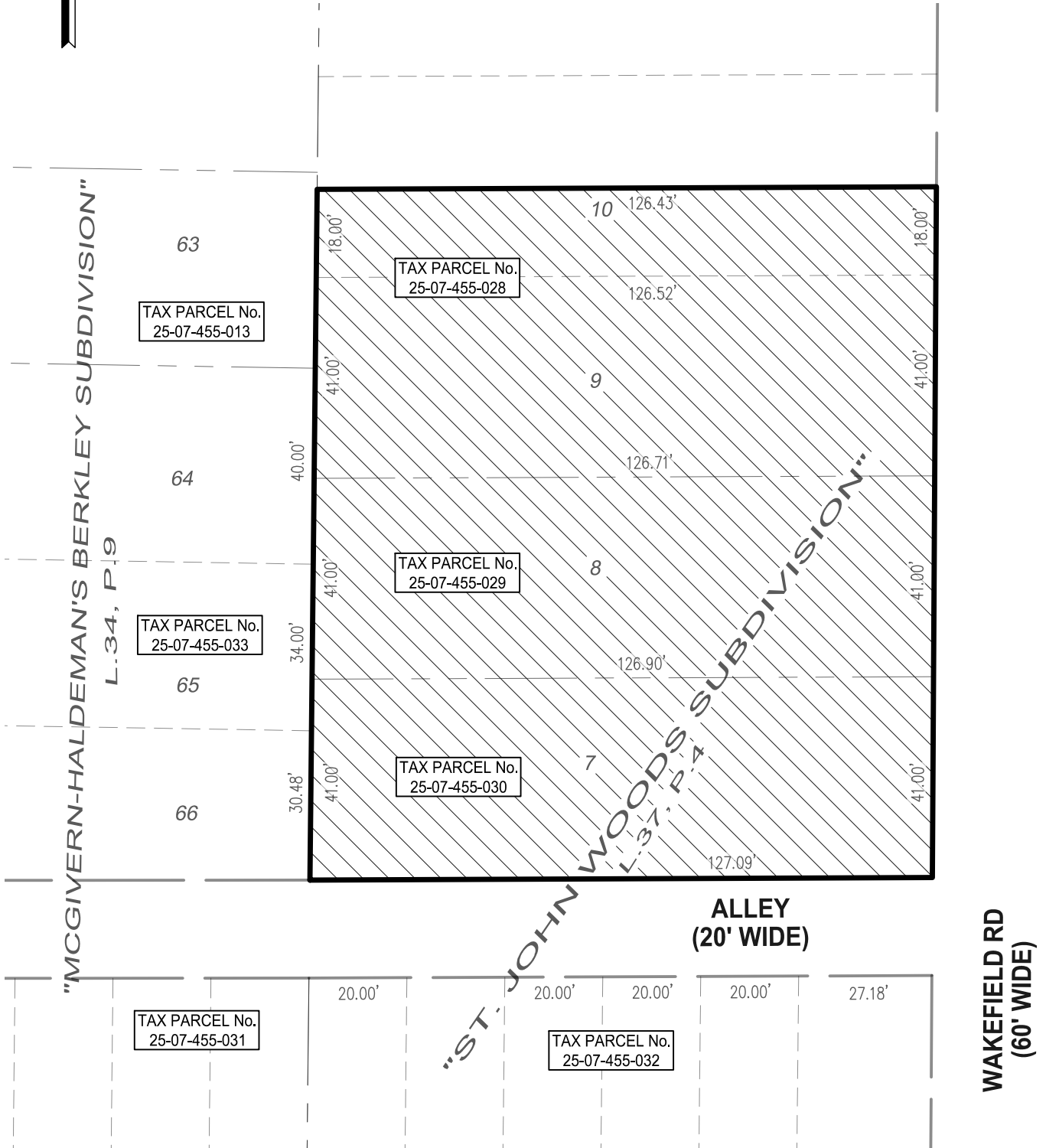
By: _____
Crystal VanVleck, City Manager

After recording return to:

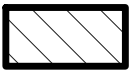
Parcel ID#: 25-07-455-028, 25-07-455-029, 25-07-455-030

City Clerk
City of Berkley
3338 Coolidge Highway
Berkley, Michigan 48072

EXHIBIT "A-1"



LEGEND



PARKING LEASE AREA

NOTE: NO FIELD WORK PERFORMED.
DESCRIPTION TAKEN FROM RECORD.



905 South Blvd. East
Rochester Hills, MI 48307

Phone: (248) 844-5400
Fax: (248) 844-5440

www.sda-eng.com

DRAWN: S.BROWN	DATE: 02-12-26
CHECKED: M.DEDECKER	DATE: 02-12-26
MANAGER: M.DEDECKER	SCALE: 1" = 30'
JOB No. BK25004	SHEET: 1 OF 2
SECTION 7 TOWN 1 NORTH RANGE 11 EAST	
CITY OF BERKLEY OAKLAND COUNTY, MI	

EXHIBIT "A-2"

TAX PARCELS

SOURCE: OAKLAND COUNTY TAX RECORDS

TAX PARCEL ID: 25-07-455-028

LOT 9 AND THE SOUTH 18 FEET OF LOT 10 OF "ST. JOHN WOODS SUB," A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, T.1N., R.11E., VILLAGE OF BERKLEY, OAKLAND, COUNTY MICHIGAN, AS RECORDED IN LIBER 37 OF PLATS, PAGE 4.
CONTAINING 0.17 ACRES OF LAND (7,467 SQUARE FEET).
SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, RESERVATIONS, AND RESTRICTIONS.

TAX PARCEL ID: 25-07-455-029

LOT 8 OF "ST. JOHN WOODS SUB," A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, T.1N., R.11E., VILLAGE OF BERKLEY, OAKLAND, COUNTY MICHIGAN, AS RECORDED IN LIBER 37 OF PLATS, PAGE 4.
CONTAINING 0.12 ACRES OF LAND (5,198 SQUARE FEET).
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TAX PARCEL ID: 25-07-455-030

LOT 7 OF "ST. JOHN WOODS SUB," A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, T.1N., R.11E., VILLAGE OF BERKLEY, OAKLAND, COUNTY MICHIGAN, AS RECORDED IN LIBER 37 OF PLATS, PAGE 4.
CONTAINING 0.12 ACRES OF LAND (5,206 SQUARE FEET).
SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, RESERVATIONS, AND RESTRICTIONS.

DESCRIPTION OF PARKING LEASE AREA

LOTS 7 THROUGH 9, BOTH INCLUSIVE, AND SOUTH 18 FEET OF LOT 10 OF "ST. JOHN WOODS SUB," A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, T.1N., R.11E., VILLAGE OF BERKLEY, OAKLAND, COUNTY MICHIGAN, AS RECORDED IN LIBER 37 OF PLATS, PAGE 4.
CONTAINING 0.41 ACRES OF LAND (17,872 SQUARE FEET).
SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, RESERVATIONS, AND RESTRICTIONS.



905 South Blvd. East
Rochester Hills, MI 48307

Phone: (248) 844-5400
Fax: (248) 844-5440

www.sda-eng.com

DRAWN: S.BROWN	DATE: 02-12-26
CHECKED: M.DEDECKER	DATE: 02-12-26
MANAGER: M.DEDECKER	SCALE: N/A
JOB No. BK25004	SHEET: 2 OF 2
SECTION 7 TOWN 1 NORTH RANGE 11 EAST	
CITY OF BERKLEY OAKLAND COUNTY, MI	