

**THE REGULAR MEETING OF THE FORTY-FIRST COUNCIL OF THE CITY OF BERKLEY, MICHIGAN
WAS CALLED TO ORDER AT 7:00 PM ON MONDAY, MARCH 16, 2026 BY MAYOR DEAN**

PRESENT: Councilmember Steve Baker
Councilmember Clarence Black (attending remotely from military duty)
Councilmember Gary Elrod
Mayor Pro Tem Ross Gavin
Councilmember Gregory Patterson
Mayor Bridget Dean

ABSENT: Councilmember Dennis Hennen

OTHER STAFF PRESENT:

City Manager Crystal VanVleck
City Attorney Lisa Hamameh
City Clerk Victoria Mitchell
Community Development Director Kristen Kapelanski

APPROVAL OF AGENDA

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

The Mayor led a moment of silence for fallen Huntington Woods DPW employee Doug Chmiel.

PUBLIC COMMENT

Trenton Zylinski, Berkley resident, spoke regarding the condition of Columbia Road.

CONSENT AGENDA

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

M-27-26: Minutes of the 41st Regular City Council meeting on Monday, March 2, 2026 and Work Session meeting on Monday, March 2, 2026.

M-28-26: Warrant List No. 1420.

M-29-26: New Subsite UtiliGuard 2RTK line locator from Ditch Witch CO. of Howell, MI, in the amount of \$11,411.77.

O-02-26: Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan, to amend Chapter 82, Article IX, Municipal Civil Infractions of the Berkley City Code to add a municipal civil infraction violations bureau and to further define and clarify the provisions in this Article.

O-03-26: Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan, to amend Chapter 26, Article VII, Residential Grading and Drainage Standards, Section 26-336(c) to amend as built drawing procedures for single family residential new construction.

O-04-26: Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan, to amend Section 130-79 of Chapter 130, Article III, Noxious Weeds, of the Berkley City Code.

O-05-26: Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan, to amend Chapter 38, Article III, Snow Emergencies, Section 38-33 of the City of Berkley Code of Ordinances to amend locations where parking is prohibited during a snow emergency.

M-30-26: Consideration of a Development Agreement between AFB Woodward, LLC, AFB Woodward 2, LLC, and the City of Berkley to address issues arising from the inability to combine the parcels associated with The J on Woodward development and authorize the City Manager to execute the document on behalf of the City upon receipt of Mortgagee's consent.

R-05-26: Extension of Oath of Office for City Treasurer and the City's Certifying Assessor to take and file their oaths of office, pursuant to Section 8.2 of the City Charter.

Ayes: Elrod, Gavin, Patterson, Baker, Black and Dean

Nays: None

Absent: Hennen

Motion Approved.

Regular Agenda

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

None.

Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan, to amend Section 74-1 through 74-12 of Chapter 74, Noise, of the Berkley City Code to allow for the regulation of sound and sound emitting devices by providing specific definitions and measurable decibel and sound pressure levels, and to remove and modify redundant language and provisions.

Mayor Pro Tem Gavin moved to approve Ordinance No. O-01-26

Seconded by Councilmember Black

Ayes: Gavin, Patterson, Baker, Black, Elrod and Dean

Nays: None

Absent: Hennen

Motion Approved.

First reading 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 to remove and modify redundant language and provisions and insert references to the municipal civil infractions' ordinance, where applicable.

Councilmember Patterson moved to approve Ordinance No. O-06-26

Seconded by Mayor Pro Tem Gavin

Ayes: Patterson, Baker, Black, Elrod, Gavin and Dean

Nays: None

Absent: Hennen

Motion Approved.

First reading 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 to reduce the bond term to one year.

Councilmember Elrod moved to approve Ordinance No. O-07-26

Seconded by Councilmember Baker

Ayes: Baker, Black, Elrod, Gavin, Patterson and Dean

Nays: None

Absent: Hennen

Motion Approved.

First reading 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 to clarify the authority to issue appearance tickets. Councilmember Patterson moved to approve Ordinance No. O-08-26

Seconded by Councilmember Elrod

Ayes: Black, Elrod, Gavin, Patterson, Baker and Dean

Nays: None

Absent: Hennen

Motion Approved.

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.

Mayor Pro Tem Gavin moved to approve Motion No. M-32-26

Seconded by Councilmember Patterson

Ayes: Elrod, Gavin, Patterson, Baker, Black and Dean

Nays: None

Absent: Hennen

Motion Approved.

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.

Councilmember Elrod moved to approve Motion No. M-33-26

Seconded by Mayor Pro Tem Gavin

Ayes: Gavin, Patterson, Baker, Black, Elrod and Dean

Nays: None

Absent: Hennen

Motion Approved.

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.

Councilmember Patterson moved to approve Motion No. M-34-26

Seconded by Councilmember Elrod

Ayes: Patterson, Baker, Black, Elrod, Gavin and Dean

Nays: None

Absent: Hennen

Motion Approved.

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.

Councilmember Baker moved to approve Motion No. M-35-26

Seconded by Councilmember Black

Ayes: Baker, Black, Elrod, Gavin, Patterson and Dean

Nays: None

Absent: Hennen

Motion Approved.

COMMUNICATIONS:

COUNCILMEMBER BLACK

- Asked everyone that could hear him for awesome prayers.
- Obviously, Operation Epic Fury is very front and center. Encouraged everyone to remember that there are a lot of families that are grieving and hurting. He asked that everyone keep our service members in their thoughts and prayers as they try to get through the difficulty that is this operation and conflict.

COUNCILMEMBER ELROD

- The Environmental Advisory Committee's next meeting is Tuesday, March 17th at 6:30 PM in the second-floor conference room of the Public Safety building.
- The Beautification Advisory Committee's next meeting is Wednesday, March 25th at 6:30 PM in the second-floor conference room of the Public Safety building.

Stated that he wanted to build on what Councilmember Black brought up about some of the larger world events that are affecting us all. Today he had the unfortunate privilege to attend a funeral mass of a person who had a long and abundant life, and it was more than this was a celebration. He said that he is not someone of great faith, but something did happen during the service where the pastor was speaking about the person's exit from this world. The sky lit up to the point where we all caught ourselves looking up and thinking that it was something that had been done from within the church itself, but it was just the sunlight coming out. He said that the cynic in him would say that it was just a coincidence, but it really moved him. While we're going through all these troubling times, there are these little special moments that we can look to.

COUNCILMEMBER BAKER

- The Berkley Historical Committee did not meet last Tuesday.
 - Please visit in person or go to berkeleyhistory.com.
- The Downtown Development Authority board meets next on Wednesday, March 11th.
 - They met last week, and Community Development Director Kristen Kapelanski provided a fantastic report on how the DDA and its master plan align with the city's master plan and the goals and objectives. There was also a tremendous conversation about a policy on distributing bistro tables and chairs to the businesses, and a vote to recommend that the BOSS social district be expanded. They also reviewed their budget recommendations that Council will be discussing in earnest in the weeks ahead.
 - Visit downtownberkeley.com to learn more about exhibits and events.
- Edward Teller said, "The science of today is the technology of tomorrow."
- Congratulated the Berkley Robotics Team Da Bears 247, who over the weekend opened the 2026 season strong. They competed at Wood Haven High School and brought home two major awards. The team fought through the playoff bracket to reach the finals, and they finished as finalists in the second overall. They also earned the Rising All-Star Award, which recognizes the team's impressive growth and culture shift under the new leadership. This success came despite major challenges this season, including having no dedicated build space until one week before kickoff. And for that, they want to thank the dedicated students, mentors, sponsors, and the strong community support. So check out the robotics program. It is fantastic.
- Please hug somebody you love.

MAYOR PRO TEM GAVIN

- Brief update from the Berkley Chamber:
 - March 20th from 8:30 to 9:30 AM will be the March Chamber chat at Reveal Salon and Beauty on 12 Mile.
 - The next meeting of the Berkley Chamber of Commerce is tomorrow at 5:30 PM at the Library.
- Speaking of the Library, the Friends are currently accepting book and media donations for their book sale in May. People can drop them off anytime the Library is open.
 - March is also Friends of the Library membership month. Encouraged folks to join if you aren't a member already, renew if you are, to help the friends support the Library.
 - The next meeting of the Library board will be the next day, March 18th at 7 PM at the Library.
- Said that he had the good fortune to go to the Michigan Municipal League conference. It was a great conference as always; he stated that he really enjoyed the sessions on storm water management and transportation funding, among others. It's always a pleasure to see other colleagues from around the state.
- Wished everyone a happy St. Patrick's Day tomorrow.

COUNCILMEMBER PATTERSON

- Greeted Councilmember Black and said that it's great to see him on the screen and hear his voice, stay safe there.
- The Parks and Recreation Advisory Board met last week:

- They're working on their bylaws for our new process and goals. They talked about Winterfest, maybe moving the date permanently, because the weather was great and the participation was fantastic. They've almost finalized a place for the Steelers to play and practice.
- The Zoning Board of Appeals also met last week.
 - They approved two variances: one for parking on Woodward so the tattoo shop can put a handicap accessible chair in, and then one residential for sideyard setbacks and between adjacent dwelling setbacks. Thanked the Planning Commission for doing those public hearings.
- Stated that the new Council packet is really nice and easy to follow, thanked those who worked on it.

CITY MANAGER VANVLECK

- The Michigan Municipal League is our statewide organization that provides resources to municipal government, professional development opportunities, and advocacy, among quite a few other things. Our city council has a long history of involvement with MML. All of our council members have attended conferences; each of our council members has attended the newly elected officials training. Councilmember Hennen currently serves as an MML trustee. At the most recent conference, Mayor Dean was asked to speak on a panel on lobbying.
 - Stated that she thinks it's important that the involvement is noted because it elevates Berkley and there are a lot of networking opportunities. It allows our councilmembers to come back with innovative ideas and an understanding of the kinds of issues that not just we're facing, but other municipalities are facing.
- A small reminder for anyone who's interested, budget work sessions will be held next week on Wednesday and Thursday, March 25th and 26th at 5:30 PM in the Public Safety conference room.
- Expressed her appreciation and admiration for both Berkley's Public Safety and Department of Public Works employees.
 - Last week, unfortunately, our Public Safety was again part of a group who ran towards the danger while the rest of us hoped for the best.
 - Another community had a fatality, and it reminds us that our department of Public Works employees are also putting their lives on the line. It's just what they do every day; they go out there to help the community; there is a risk involved.

CITY ATTORNEY HAMAMEH

- No updates.

MAYOR DEAN

- Said that she is truly appreciative of the opportunity to go to MML conferences. Stated that she always comes back with a different idea or a fresh perspective. It's rejuvenating to talk to your counterparts across the state and a lot of times you're experiencing very similar issues, challenges, situations and it's nice to be able to get support from one another and hear new ideas.
- Much like the mutual aid agreements that Public Safety has with our surrounding communities, public services have a similar agreement with the South Oakland County Water Association (SOCWA) communities; that was enacted over the weekend.
- Thanked our Department of Public Works and our Public Safety department for assisting Huntington Woods, not only during the storm, but in the wake of the horrible tragedy that unfolded. Also thanked Communications Director, Caitlin Flora, for offering her assistance and helping with the communication and the press release.
- Her next stop on the Mayor's Road Show is Mother Handsome on Saturday, March 28th from 11 to 1 PM, but this one's a little different because she's invited Oak Park Mayor Marian McClellan to join. So, it'll not be Meet Your Mayor, but Meet Your Mayors. Bring your questions, comments, concerns. We always like to know what we're doing well and what we could be doing better.

ADJOURNMENT:

Councilmember Patterson moved to adjourn the Regular Meeting at 7:45 PM

Seconded by Mayor Pro Tem Gavin
Ayes: Elrod, Gavin, Patterson, Baker, Black and Dean
Nays: None
Absent: Hennen
Motion Approved.

Bridget Dean, Mayor

ATTEST:

Victoria Mitchell, City Clerk