

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

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

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

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

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