

**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 20, 2026 BY MAYOR DEAN**

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

ABSENT: Councilmember Clarence Black

OTHER STAFF PRESENT:

City Manager Crystal VanVleck
City Attorney Lisa Hamameh
City Clerk Victoria Mitchell
Community Development Director Kristen Kapelanski
Public Safety Lt. Dan Schewe

APPROVAL OF AGENDA

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

PUBLIC COMMENT

Elizabeth Homberger, Berkley, requested an update or amendment to the current backyard chicken ordinance.

Nicole Grand, Berkley, requested an update or amendment to the current backyard chicken ordinance.

CONSENT AGENDA

Councilmember Hennen moved to approve the following Consent Agenda with the removal of approving the minutes.
Seconded by Mayor Pro Tem Gavin

M-42-26: Warrant List No. 1421.

P-01-26: Arbor Day Proclamation.

P-02-26: Volunteer Week Proclamation.

P-03-26: Autism Acceptance Month Proclamation.

P-04-26: Sexual Assault Awareness Month Proclamation.

Ayes: Gavin, Hennen, Patterson, Baker, Elrod and Dean
Nays: None

Absent: Black
Motion Approved.

Regular Agenda

M-41-26: Minutes of the 41st Regular City Council meeting on Monday, April 6, 2026 as corrected.

Councilmember Hennen moved to approve Motion No. M-41-26

Seconded by Councilmember Patterson

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

Nays: None

Absent: Black

Motion Approved

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

Councilmember Hennen read the Arbor Day Proclamation in its entirety.

Councilmember Patterson read the Volunteer Week Proclamation in its entirety.

PRZ-05-26: 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 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.

Councilmember Patterson moved to approve Ordinance No. PRZ-05-26

Seconded by Councilmember Baker

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

Nays: None

Absent: Black

Motion Approved.

PRZ-06-26: 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 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.

Mayor Pro Tem Gavin moved to approve Ordinance No. PRZ-06-26
Seconded by Councilmember Baker
Ayes: Baker, Elrod, Gavin, Hennen, Patterson and Dean
Nays: None
Absent: Black
Motion Approved.

PRZ-07-26: 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 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.

Councilmember Elrod moved to approve Ordinance No. PRZ-07-26
Seconded by Councilmember Patterson
Ayes: Elrod, Gavin, Hennen, Patterson, Baker, and Dean
Nays: None
Absent: Black
Motion Approved.

PRZ-08-26: 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 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.

Councilmember Baker moved to approve Ordinance No. PRZ-08-26
Seconded by Mayor Pro Tem Gavin
Ayes: Gavin, Hennen, Patterson, Baker, Elrod and Dean
Nays: None
Absent: Black
Motion Approved.

M-47-26: License agreement to allow for a municipal parking lot on Parcels 25-07-455-028, 25-07-455-029 and 25-07-455-030.

Councilmember Hennen moved to approve Motion No. M-47-26
Seconded by Councilmember Elrod

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

COMMUNICATIONS:

COUNCILMEMBER PATTERSON

- The Parks & Rec Advisory Board has been working on their bylaws. They have an opening; if anyone is interested, please apply.
 - They meet next on May 14th at 7 PM.
- The May Zoning Board of Appeals meeting was canceled.

MAYOR PRO TEM GAVIN

- The Berkley Area Chamber of Commerce will next meet on April 21st at 5:30 PM at the Library.
- The Friends of the Library are currently accepting donations for their sale in May. Donated items can be dropped off anytime the Library is open.
- The next meeting of the Library Board will be May 20th at 7 PM at the Library.

COUNCILMEMBER BAKER

- The Downtown Development Authority Board met on April 8th. They're beginning discussions on a refresh of their strategic plan. For information on additional upcoming events, you can visit downtownberkeley.com.
- The Berkley Historical Committee met on April 14th. They're developing a historical lecture series and targeting September 18th for the first one. More details to come. They're also working on how to better leverage their website and developing a downtown historic scavenger hunt to run throughout the summer. For more information, visit berkeleyhistory.com.
- The Berkley Days Committee met on April 15th and discussed the Taste of Berkley event and making sure that that's a success as part of the overall program.
- Berkley's robotics team 247 Da Bears went to the state championships last weekend in Grand Rapids. They finished 30th out of all teams at the state level. Congratulated the students, the mentors, and the coaches on a fantastic season.
- Michael J. Fox once said, "Family is not an important thing. It is everything." Please be there for them and they will be there for you. Over the last 72 hours, going back to Saturday, April 18th, there have been eight mass shootings, with 12 killed and 30 injured. Our society continues to permit this carnage.
- Please hug somebody you love.

COUNCILMEMBER HENNEN

- The Planning Commission's next meeting is on April 28th at 7 PM in Council Chambers.
- The Tree Board's next meeting is on April 27th at 7 PM. As mentioned in the proclamation earlier, the Arbor Day celebration is Saturday April 25th at the Library. There will be a tree planting at 9:30 AM followed by tree giveaways. They'll have 150 saplings to give away, first-come, first served.
- There is a vacancy on the Planning Commission and several on the Tree Board, send in your applications.

COUNCILMEMBER ELROD

- The Environmental Advisory Committee's next meeting is April 21st at 6:30 PM in the second-floor conference room of Public Safety.
 - They are looking at improving ways people can utilize non-vehicle transportation, so more pedestrian and bicycle type of transportation. That'll be a big topic of discussion, including some recycling activities.
- The Beautification Advisory Committee's next meeting is April 22nd at 6:30 PM in the second-floor conference room of Public Safety.

- They are still pushing forward with the Adopt-a-Garden program and looking for its first spring cleanup date. It's a great opportunity for volunteers.

CITY MANAGER VANVLECK

- No updates.

CITY ATTORNEY HAMAMEH

- No updates.

MAYOR DEAN

- Addressed resident concerns about road conditions and explained how road decisions are made and described the PASER system (road condition rating) used to evaluate streets.
- Acknowledged the work of our Public Safety dispatchers in honor of Public Safety Telecommunicators Week. Dispatchers are usually the first people someone talks to and usually it is when there is an emergency. She read the dispatchers' names and thanked them for the work they do.
- Said that her next stop on the Mayor's Road Show is TLG Fitness (2642 11 Mile Road) on Wednesday May 6th from 5-7 PM. She looks forward to hearing residents' questions and concerns.

ADJOURNMENT:

Councilmember Patterson moved to adjourn the Regular Meeting at 7:38 PM

Seconded by Councilmember Baker

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

Nays: None

Absent: Black

Motion Approved.

Bridget Dean, Mayor

ATTEST:

Victoria Mitchell, City Clerk