

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>

APPROVED

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.