

THE SPECIAL MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, JULY 14, 2026 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.

DRAFT

PRESENT: Dana Kaplan Mike Woods
Shiloh Dahlin Bob Williams
Lisa Kempner
Eric Arnsman

ABSENT: Josh Stapp

ALSO PRESENT: Kristen Kapelanski, Community Development Director

APPROVAL OF AGENDA

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

Voice vote to approve the agenda

AYES: 6

NAYS: 0

ABSENT: Stapp

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Dahlin to approve the minutes of the June 23, 2026 regular Planning Commission meeting and supported by Commissioner Arnsman.

Voice vote to approve the meeting minutes of June 23, 2026.

AYES: 5

NAYS: 0

ABSTAN: Williams

ABSENT: Stapp

MOTION CARRIED

COMMUNICATIONS

NONE

CITIZEN COMMENTS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. **PUBLIC HEARING PSU-01-26 3462 Greenfield Rd.:** The applicant, Ashley Coleman, is requesting special land use approval for a medical spa use at 3462 Greenfield Rd., in the Residential Corridor District.

Community Director Kapelanski introduced the special land use request and noted an updated draft motion has been prepared listing each of the special land use standards, as recommended by the City Attorney.

Chair Kempner opened the public hearing at 7:03PM.

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

Chair Kempner closed the public hearing at 7:03PM.

The Planning Commission went through each of the standards for special land use consideration, finding that all were met.

Motion by Commissioner Kaplan and supported by Commissioner Arnsman to recommend approval of the special land use approval for PSU-01-26, Sugarcoated, for 3462 Greenfield Rd. because the Planning Commission finds it meets all of the standards in Chapter 138, Section 10.03 of the City of Berkley Zoning Ordinance as follows:

- The request is compatible with adjacent land uses;
- The request is compatible with the Master Plan;
- The request is located and designed in a manner that will minimize the impact of traffic;
- The request is adequately served by essential public facilities and services;
- The request is in compliance with the Zoning Ordinance;
- The request does not unreasonably impact the quality of natural features and the environment; and
- The following factors do not unreasonably impact surrounding properties when compared to permitted uses:
 - o The nature and character of the activities, processes, materials, equipment or conditions or operation, either specifically or typically associated with the use;
 - o Vehicular circulation and parking areas;
 - o Outdoor activity, storage and work areas;
 - o Hours of operation; and
 - o Production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light or other public nuisances.

Roll vote on the motion to recommend approval of PSU-01-26.

AYES: 6

NAYS: 0

ABSENT: Stapp

MOTION CARRIED

LIAISON REPORT

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

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COMMISSIONER COMMENTS

NONE

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STAFF COMMENTS

Community Development Director Kapelanski noted there will be a regular meeting on July 28th.

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ADJOURNMENT

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

Voice vote for adjournment

AYES: 6

NAYS: 0

ABSENT: Stapp

With no further business, the meeting was adjourned at 7:23PM.