

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, JUNE 23, 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. 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 Mike Woods
Shiloh Dahlin
Lisa Kempner
Eric Arnsman

ABSENT: Josh Stapp

ALSO PRESENT: Kristen Kapelanski, Community Development Director
Michelle Marin, Carlisle Wortman Associates, Planning Consultant

APPROVAL OF AGENDA

Community Development Director Kapelanski asked that Item 3 be removed from the agenda to be discussed at a future meeting.

Motion by Commissioner Arnsman to approve the agenda as amended and supported by Commissioner Dahlin.

Voice vote to approve the agenda

AYES: 5
NAYS: 0
ABSENT: Stapp

MOTION CARRIED

APPROVAL OF THE MINUTES

Commissioner Arnsman noted the minutes needed to be corrected to list Commissioner Woods as present.

Motion by Commissioner Dahlin to approve the minutes of the April 28, 2026 regular Planning Commission meeting with the noted correction and supported by Commissioner Arnsman.

Voice vote to approve the meeting minutes of April 28, 2026.

AYES: 5
NAYS: 0
ABSENT: Stapp

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** An ordinance of the City Council of the City of Berkley, Michigan to amend Section 2.02 Definitions and Section 6.03.C Use Groups, to add Section 8.23 Data Centers and to amend Section 14.04.Q Off-Street Parking Requirements of Chapter 138 Zoning of the City of Berkley Code of Ordinances to add definitions for various types of data centers, to regulate where data centers are permitted, to add off-street parking requirements for data centers and to add regulations for data centers.

Planning Consultant Marin summarized the proposed amendments and the changes since the Planning Commission's previous discussions of the proposed amendment.

Chair Kempner opened the public hearing at 7:10PM.

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

Chair Kempner closed the public hearing at 7:10PM.

The Planning Commission asked clarifying questions and asked that the following corrections be included:

- Typographical errors for sound requirements be adjusted to allow greater decibels during the daytime and less at night for both continuous and impulse noise.
- Add "must" to failure to report constitutes a zoning violation.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin to recommend approval of an ordinance of the City Council of the City of Berkley, Michigan to amend Section 2.02 Definitions and Section 6.03.C Use Groups, to add Section 8.23 Data Centers and to amend Section 14.04.Q Off-Street Parking Requirements of Chapter 138 Zoning of the City of Berkley Code of Ordinances to add definitions for various types of data centers, to regulate where data centers are permitted, to add off-street parking requirements for data centers and to add regulations for data centers, including incorporation of the noted corrections.

Roll vote on the motion to recommend approval of the proposed zoning ordinance amendments.

AYES: 5

NAYS: 0

ABSENT: Stapp

MOTION CARRIED

2. **PUBLIC HEARING:** An ordinance of the City Council of the City of Berkley, Michigan to amend Section 14.04.B Payment In-lieu Fees of Chapter 138 Zoning of the City of Berkley Code of Ordinances to modify regulations for payment in-lieu of required parking spaces.

Planning Consultant Marin summarized the proposed amendments and the changes since the Planning Commission's previous discussions of the proposed amendment.

Chair Kempner opened the public hearing at 7:27PM.

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

Chair Kempner closed the public hearing at 7:27PM.

The Planning Commission asked clarifying questions and asked that the following corrections be included:

- Typographical errors for sound requirements be adjusted to allow greater decibels during the daytime and less at night for both continuous and impulse noise.
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Motion by Commissioner Arnsman and supported by Commissioner Woods to recommend approval of an ordinance of the City Council of the City of Berkley, Michigan to amend Section 14.04.B Payment In-lieu Fees of Chapter 138 Zoning of the City of Berkley Code of Ordinances to modify regulations for payment in-lieu of required parking spaces.

Roll vote on the motion to recommend approval of the proposed zoning ordinance amendments.

AYES: 5

NAYS: 0

ABSENT: Stapp

LIAISON REPORT

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

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Director Kapelanski noted the City Council will hold interviews for open board and commission appointments on July 6th. She thanked the Commission for their availability to attend a special meeting on July 14th.

ADJOURNMENT

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

Voice vote for adjournment

AYES: 5

NAYS: 0

ABSENT: Stapp

With no further business, the meeting was adjourned at 7:45PM.