

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, JULY 28, 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>

DRAFT

PRESENT: Dana Kaplan Josh Stapp
Shiloh Dahlin Robert Williams
Lisa Kempner
Eric Arnsman

ABSENT: Mike Woods

ALSO PRESENT: Kristen Kapelanski, Community Development Director
Kim Anderson, Zoning Administrator
Dennis Hennen, Councilmember

APPROVAL OF AGENDA

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

Voice vote to approve the agenda

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Arnsman to approve the minutes of the July 14, 2026 special Planning Commission meeting and supported by Commissioner Dahlin.

Voice vote to approve the meeting minutes of July 14, 2026.

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

COMMUNICATIONS

NONE

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 5.09.E.2 Exterior side yards on corner lots in Chapter 138 Zoning of the City of Berkley Code of Ordinances to clarify exterior side yard setback regulations for accessory structures on corner lots.

Director Kapelanski introduced the amendment explaining that this was referred to the Planning Commission by the Zoning Board of Appeals, who was asked to make an ordinance interpretation determining how the section in question applied to accessory structures. The proposed amendment would treat accessory structure exterior side yard setbacks for corner lots the same as those for principal structures, which is how the ordinance has historically read and been applied.

The Planning Commission asked a number of questions to confirm they understood the implications and application of the amendment.

The Commission noted the need for larger garages built to house modern sized vehicles. There was concern that the proposed setback regulations would prohibit the construction of typical garages.

Chair Kempner opened the public hearing at 7:19PM.

Alex Murrell, 3489 Catalpa Dr., spoke in support of having accessory structure setbacks that are different from those required for principal structures in exterior side yards on corner lots.

No one else wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:22PM.

The Planning Commission requested staff look into the following:

- Staff should layout a diagram showing a typical Berkley lot, 40' x 110', assume an average garage (24' in length) and determine what the exterior side yard setback would be taking into account both the garage length and required rear setback.
- The Commission was split on whether to consider the regulations for all accessory structures or just garages. A reduced setback consistent with the bullet above should only be considered for garages, not all accessory structures, as part of the revised language for the full Planning Commission's consideration.
- If possible, staff should identify any examples that currently exist in the community.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin to postpone consideration of an Ordinance of the City Council of the City of Berkley, Michigan to amend Section 5.09.E.2 Exterior side yards on corner lots of Chapter 138 Zoning of the City of Berkley Code of Ordinances to clarify exterior side yard setback regulations for accessory structures on corner lots.

Roll vote on the motion to postpone consideration of the proposed zoning ordinance amendment.

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

- 2. Election of Officers/Committee Liaisons**

All current Commission officers confirmed they would be willing to continue to serve.

Motion by Commissioner Williams and supported by Commissioner Dahlin to have the existing officers of the Planning Commission continue in their positions: Chair – Lisa Kempner, Vice-Chair – Shiloh Dahlin, Secretary – Eric Arnsman.

Voice vote on the motion to elect officers.

AYES: 6

NAYS: 0

ABSENT: Woods

The following members agreed to continue as liaisons to City committees:

- Chamber of Commerce – Eric Arnsman
- Downtown Development Authority – Lisa Kempner
- Zoning Board of Appeals – Shiloh Dahlin

3. Introduction of Civics Plus Software

Director Kapelanski provided an overview of Civics Plus, which will be used to access Planning Commission minutes beginning with the next meeting.

LIAISON REPORT

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

Councilmember Hennen noted Council is beginning the process of selecting a consultant for the City's strategic planning process.

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Director Kapelanski noted there will be an upcoming open house to expand on the next steps of the Parks and Recreation Master Plan.

ADJOURNMENT

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

Voice vote for adjournment

AYES: 6

NAYS: 0
ABSENT: Woods

With no further business, the meeting was adjourned at 8:23PM.

DRAFT