

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, AUGUST 25, 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 Mike Woods
Shiloh Dahlin Robert 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

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APPROVAL OF THE MINUTES

Motion by Commissioner Arnsman to approve the minutes of the July 28, 2026 Planning Commission meeting and supported by Commissioner Dahlin.

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

AYES: 6
NAYS: 0
ABSENT: Stapp

MOTION CARRIED

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COMMUNICATIONS

Director Kapelanski noted the latest issue of Michigan Planner was distributed.

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CITIZEN COMMENTS

NONE

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OLD BUSINESS

NONE

NEW BUSINESS

1. **PSP-06-26 Ari's Cheesesteak 3442 Twelve Mile Rd.:** The applicant, Ari Zarkin, is requesting site plan approval for a new parking lot.

Director Kapelanski introduced the project, noting that a reduction in the required number of parking spaces is required, and several landscaping waivers are required, along with a variance from the Zoning Board of Appeals. All new parking lots require site plan approval from the Planning Commission. No façade changes (outside of painting) are proposed at this time.

The Planning Commission discussed the proposed parking reduction and the requested landscape waivers. Clarifying questions were asked of both the applicant and staff. The Planning Commission added an additional landscape waiver for site landscaping, noting that the location of the site landscape area does not lend itself to plant growth. The Planning Commission asked the applicant, who agreed, to move the proposed bike rack to the former site landscape area and add a planter in the area of the bike rack instead.

Motion by Commissioner Dahlin and supported by Commissioner Williams to approve the site plan for PSP-06-26 Ari's Cheesesteak, 3442 Twelve Mile Road with the following findings:

- a) A reduction in the number of required parking spaces by fifteen percent per Section 14.04.P of the Zoning Ordinance;
- b) A waiver of the required parking lot landscape islands per Section 12.13 of the Zoning Ordinance;
- c) A waiver of alternate plans for perimeter landscaping in the form of a decorative fence per Section 12.05.C.3 of the Zoning Ordinance;
- d) Allowance of an alternative dumpster screening material per Section 12.13 of the Zoning Ordinance;
- e) A variance from the Zoning Board of Appeals for the deficient parking space length;
- f) A waiver of the site landscaping per Section 12.13 provided a planter is placed in the area of the proposed bike rack; and
- g) Compliance with the items to be addressed in the Final Site Plan approval as noted in the staff and consultant review letters

because it does comply with the standards in Section 15.05 of the Zoning Ordinance.

Roll call vote on the motion to approve PSP-06-26 Ari's Cheesesteak 3442 Twelve Mile Rd.

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.

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Director Kapelanski confirmed the payment in lieu of parking amendment was approved by the City Council. The data center amendment will be proceeding to the City Council later in the fall.

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ADJOURNMENT

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

Voice vote for adjournment

AYES: 6

NAYS: 0

ABSENT: Stapp

With no further business, the meeting was adjourned at 7:34PM.

DRAFT