

**SYNOPSIS OF MINUTES**  
**REGULAR BERKLEY CITY COUNCIL MEETING**  
**January 5, 2026**

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**PRESENT:** Councilmember Steve Baker  
Councilmember Gary Elrod  
Mayor Pro Tem Ross Gavin

Councilmember Dennis Hennen  
Councilmember Gregory Patterson  
Mayor Bridget Dean

**ABSENT:** Councilmember Clarence Black

Approved the following:

Minutes of the 41st Regular City Council meeting on Monday, December 1, 2025, the City Council work session on Monday, December 1, 2025, the Regular City Council meeting on Monday, December 15, 2025 and the City Council work session on Monday, December 15, 2025.

**M-01-26:** Adoption of various Zoning Ordinance amendments to Amend Article 2 Definitions, Article 5 Use Based Districts, Article 6 Site Design Based Districts, Article 8 Specific Use Provisions, Article 9 General Provisions, Article 13 Exterior Lighting Standards, Article 14 Off-Street Parking, Loading and Access Standards, Article 15 Site Plan Review Procedures and Requirements and Article 16 Nonconforming Lots, Uses and Structures of Chapter 138 Zoning of the Berkley Code of Ordinances to add definitions for medical office and outdoor service areas and to clarify the definition for carports, to remove egress windows as projections, to match two-family site layout approval processes in the RC district with the approval process for a two-family use, to include regulations for residential street types in the Downtown, Gateway Corridor, Woodward Corridor and Flex districts, to prohibit gun shops within 1,000 feet of an existing child day center or child group day care home, to clarify setback requirements for accessory structures on corner lots, to prohibit properties from outlining windows and buildings with LED or similar lighting in any district, to provide dimensional requirements for compact car spaces, to clarify that a sketch plan is required for site plan review and to clarify requirements for non-conforming lots in site design-based districts.

**M-02-26:** Authorization for the City Manager to enter into a contract with Better City LLC for the development of an Economic Development Strategy. This item is budgeted under account 101-701-818-000.

**M-03-26:** License agreement for municipal parking on parcels 04-25-07-455-033 and 04-25-07-455-032.

**M-04-26:** Waiver of attorney-client privilege only as to the communication dated December 10th, 2025 and supplemental communication dated December 29th, 2025 from special counsel Angela Mannarino regarding the subject ethics complaint. The requested waiver is for the limited purpose of allowing the correspondence and supplemental correspondence to serve as the formal advisory opinion required by city code of ordinance section 2-40 F1, which requires that advisory opinions be communicated to city council and the public.

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Bridget Dean, Mayor

Attest:

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Victoria Mitchell, City Clerk