

THE WORK SESSION MEETING OF THE FORTY-FIRST COUNCIL OF THE CITY OF BERKLEY, MICHIGAN WAS CALLED TO ORDER AT 5:30 PM ON MONDAY, FEBRUARY 23, 2026 BY MAYOR DEAN

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

OTHER STAFF PRESENT:

City Manager Crystal VanVleck
City Clerk Victoria Mitchell
Community Development Director Kristen Kapelanski
DDA Director Nate Mack

APPROVAL OF AGENDA

Councilmember Baker moved to approve the agenda
Seconded by Mayor Pro Tem Gavin
Ayes: Elrod, Gavin, Hennen, Patterson, Baker and Dean
Nays: None
Absent: Black
Motion Approved.

PUBLIC COMMENT

None.

REGULAR AGENDA

Continuation of the Discussion on Payment in Lieu of Parking.

City Manager Crystal VanVleck introduced the item. She said what they hope to achieve is to determine if this is a tool Council would like to look into further or not.

Community Development Director Kristen Kapelanski introduced Megan Masson- Minock, principal Carlisle Wortman.

Masson-Minock discussed the former work of the parking subcommittee and said this was the last-ditch solution the committee thought the City may be interested in.

Masson- Minock stated she hopes Council will provide direction this evening.

Masson- Minock and Director Kapelanski discussed Payment in Lieu of Parking, provided examples, and solicited feedback.

Why Payment in Lieu of Parking?

- To reduce building vacancies
 - Even with the other Parking Flexibility options in the Zoning Ordinance, some existing buildings in Berkley are unable to meet the parking standards

Process:

1. August work session with City Council
 - a. Reviewed other communities' programs
 - b. Directed to illustrate examples where this option is needed
2. This meeting: review program and example properties where program would work
3. If City Council amendable to Payment in Lieu of Parking program, CWA and staff work to write program regulations
4. Bring draft regulations to Planning Commission meeting for review and discussion
5. Following PC recommendation, draft ZO amendment permitting payment in lieu of parking brought to City Council for review and discussion
6. Following review by City Attorney, Council may approve a ZO amendment

Director Kapelanski said there is a place holder in the Zoning Ordinance for this program.

Payment in Lieu of Parking

1. Program to encourage consolidation of parking in downtowns and central business districts
2. Rather than businesses constructing required parking spaces on site, payment into a municipal fund
3. Fund may be used to develop and/or maintain centralized or on-street parking facilities
4. Typically only offered with discretion from PC or Council

Masson- Minock and Director Kapelanski reviewed Payment in Lieu of Parking applications from other communities:

Highland Park

- a. Available to developments in CBD and Transit Oriented Development District
- b. Payments made to City's parking facilities account or special assessment fund
- c. No defined cost
- d. City planner indicated that the program has not been used
2. Northville
 - a. Available to developments in the CBD
 - b. Robust purpose/intent program description in the ZO
 - c. Cost is typically \$10k per space, paid to the City's parking facilities fund. This fee does not cover the loss of parking or the administrative review costs, according to the CDD.
 - d. Each application approved by City Council resolution
 - e. Lots of program activity in the 90s and 00s, not utilized in recent years
 - f. Currently being evaluated for effectiveness
3. Ferndale
 - a. Program has sunset, as non-residential projects are exempt from providing parking in the CBD. Now only available to restaurants with a bar
 - b. Reviewed by PC and DDA prior to City Council approval
 - c. Money used for "acquisition, development, and maintenance" of municipal parking facilities.
 - d. Fees set by ordinance in 2008. Discretion built into updated fee schedule
 - e. Roughly three spaces were granted to Brooks Brewing. Roughly six spaces granted to 141 Vester, a four-story mixed-use development

Existing (new!) parking regulations in ZO

- Shared parking agreements available, subject to CDD approval
- On-street parking credit available
- Deviations permitted by PC
- Nonresidential uses within 500 feet of municipal parking facility are exempt

Masson- Minock reviewed costs/fees associated with this initiative

Masson- Minock and Director Kapelanski reviewed a few examples where this could be implemented:

- 3406 12 Mile Road (at Buckingham)
- 28471 & 28401 Woodward (between Franklin and Wiltshire)
- 2945 Coolidge Highway (near Wiltshire)

Director Kapelanski reiterated this program could be an option at the bottom of the “menu” of parking tools. It would require further approvals if someone was interested in this tool. Money received would go into the parking fund.

Director Kapelanski said from a development standpoint, she likes to have more tools than less.

A discussion between council members and staff took place regarding the pros and cons of this program.

What is the GOAL of the program?

- Build consolidated municipal parking facilities on a 1:1 ratio?
- Maintain existing municipal parking facilities?
- Offer flexibility to developers?

What should the COST be?

- Cost of parking space construction?
- 50 percent of the cost to develop a parking space?
- What about maintenance costs?
- Flat fee, or tiered fee schedule based on number of spaces?

What USES are eligible?

- Multiple family residences?
- All uses, subject to review and approval?

Council was in agreement that they were not interested in this program for multi-family development.

Masson- Minock acknowledged the group would like her to continue working on this program, taking into consideration the stipulations brought forward by Council, including a goal to offer flexibility of the highest and best use at market cost.

Director Kapelanski said she will work with Masson- Minock to add a paragraph to the Zoning Ordinance and set the criteria and fee.

ADJOURNMENT:

Councilmember Patterson moved to adjourn the Work Session at 6:28 PM

Seconded by Councilmember Elrod

Ayes: Patterson, Baker, Elrod, Gavin, Hennen and Dean

Nays: None

Absent: Black

Motion Approved.

Bridget Dean, Mayor

ATTEST:

Victoria Mitchell, City Clerk