

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, MAY 27, 2025 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>

PRESENT: Josh Stapp Lisa Hamameh
Shiloh Dahlin Mike Woods
Lisa Kempner
Eric Arnsman

ABSENT:

ALSO PRESENT: Kristen Kapelanski, Community Development Director
Michelle Marin, Planning Consultant
Greg Patterson, City Council Liaison

Motion by Commissioner Arnsman to excuse the absence of Commissioner Bartus. Motion supported by Commissioner Woods.

Voice Vote to excuse the absence of Commissioner Bartus.

AYES: 6
NAYS: 0
ABSENT: Bartus

MOTION CARRIED

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APPROVAL OF AGENDA

Motion by Commissioner Hamameh to approve the agenda and supported by Commissioner Stapp.

Voice vote to approve the agenda

AYES: 6
NAYS: 0
ABSENT: Bartus

MOTION CARRIED

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APPROVAL OF THE MINUTES

Motion by Commissioner Hamameh to approve the minutes of the April 22, 2025 regular Planning Commission meeting and supported by Commissioner Dahlin.

Voice vote to approve the meeting minutes of April 22, 2025.

AYES: 6
NAYS: 0
ABSENT: Bartus

MOTION CARRIED

COMMUNICATIONS

Community Development Director Kapelanski shared that the latest issue of the Michigan Association of Planning magazine was provided for the Commissioners.

CITIZEN COMMENTS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. **PSP-02-25 and PSU-01-25: 4162 Twelve Mile Rd., 4150 Twelve Mile Rd. and 4138 Twelve Mile Rd.:** The applicant, Selwan Shina, is requesting site plan approval and special land use approval for a gas station/convenience store with accessory restaurant counter in the Gateway District on the north side of Twelve Mile Rd. between Greenfield Rd. and Ellwood Ave.

Planning Consultant Marin presented the plan and provided an overview of the planning review letter. She highlighted the special land use review standards, needed transparency waivers and needed variances.

The Planning Commission asked some clarifying questions confirming the distinction between the gas station standards and the special land use standards.

The applicant's engineer, Joe Delmotte of Stonefield Engineering, went through elements of the plan. He noted that the Road Commission for Oakland County approved the plan and asked for some movement restrictions on the driveways, which the applicant has provided. He also described the lighting fixtures along the northern property line. He said they will be full cutoff fixtures with shields and the light trespass along the northern property line will be minimal. Lastly, he went through the special land use criteria and noted how each was met.

Chair Kempner opened the public hearing at 7:30PM.

William Seaman, 3461 Elwood spoke in support of the project. He thought it would bring nice updates to the area.

Tyler Anderson, 3908 Bacon, spoke in support of the project. He thought it would provide a needed service to the community and the existing business owners have strong roots in the community. This would be a convenience option for him and his family. It would be good to have a business that did not operate after hours because of safety concerns as the Berkley Coney Island currently does.

Joe Leo, Huntington Woods, spoke in support of the project. He noted the existing building has been well maintained.

Andrew Decker, 2856 Cummings, spoke in support of the project. He said the business was very welcoming when he first came into the community. He thought it would bring a convenience element to the neighborhood.

Dawn Sylvester, 3991 Cummings, spoke in support of the project. She thought this would be a great spot to stop for needed items. This would also bring needed improvements in the storefronts and landscaping along Twelve Mile as a result of this project.

Amanda House, Royal Oak, spoke in support of the project. She said Mug and Jug is a neighborhood institution and business that provides a caring presence in the community. She travels from Royal Oak because of the service she receives. This introduces new patrons to the City and increases economic activity.

Margaret Gifford, 3541 Thomas, thought the changes to the driveways on Greenfield and Thomas make sense. She was glad to see economic activity in this area of Twelve Mile and is in support of the project.

Killron O'Neil, Elwood, is in support of the project. She said this is a community establishment and she is glad to see them proposing an expansion. This project will beautify this section of Twelve Mile and provide a nice gateway into the community.

Geoffrey Vincent, 1358 Eaton, supports the project because of the sense of community the business provides.

Gerry DuRocher, 4263 Gardner, thinks this will be an upgrade for the community.

Michael House, Lathrup Village, spoke in support of the project. The business owners have been an integral part of the community and this will provide an option for people to access needed items. The corner will also be improved aesthetically and safety-wise.

Michael Moermur, 3477 Ellwood, supports the project. He is the direct neighbor. He thinks this is an exciting opportunity and it will enhance the area.

Robert Shand, 3478 Thomas, said this will be a great project because of the people behind it.

Eric Gaines, Southfield, said the business owners always made him feel welcome. He supports the project.

Kathy DuRocher, 4263 Gardner, thinks the project will be a great gift to the community and will make the City better.

Chair Kempner summarized the emails the Commission received.

Chair Kempner closed the public hearing at 7:50PM.

Commissioner Hamameh confirmed with the applicant that the business does not plan to operate beyond 12AM.

The applicant's engineer stated they would not be willing to remove any driveways and will seek a variance.

Chair Kempner asked about the suggestion made by the planning review letter to rotate the building. The applicant's architect said there is variation on the Twelve Mile frontage elevation but the two-dimensional plans do not make that easy to see. He addressed the transparency saying that the requested transparency does not always work for businesses. Chair Kempner confirmed that the applicant was unwilling to rotate the building.

Commissioner Arnsman confirmed the minimum transparency along Twelve Mile is 40%-80%.

Commissioner Dahlin confirmed the windows on part of the Twelve Mile elevation would be tinted and that shelving units would be in front of the windows. She confirmed that the gas station company that would be operating here is not yet known.

Commissioner Hamameh asked what could be done to dress up the center brick area. The applicant's architect said he could consider some façade treatments to break up the Twelve Mile façade including different brick colored bands and potentially some art elements.

The applicant's architect said because of the building design interior, transparency could not be increased.

Director Kapelanski suggested the addition of a green wall. The applicant said they would be open to that. The Planning Commission agreed that would address their concerns. Consultant Marin suggested any motions should include a size requirement for the living wall.

The Planning Commission asked if the lights at the rear of the property could be adjusted. The applicant said they would make adjustments to move them away from the property line.

Commissioner Hamameh asked if the Commission wanted to regulate the hours of operation. The Commission opted not to include that in a potential motion.

The Commission agreed there was no room on the site for additional street trees.

The Commission went through the automobile service station standards and confirmed all were met provided the applicant received a variance from the Zoning Board of Appeals for the driveway location.

The Commission went through the special land use and all agreed that all standards were met.

Motion by Commissioner Hamameh and supported by Commissioner Dahlin to approve PSP-02-25 4162 Twelve Mile Rd., 4150 Twelve Mile Rd. and 4138 Twelve Mile Rd. with the following findings:

- The standards of Section 138-679 have been met;
- The proposed landscaping meets the standards of Section 130-37; and
- A waiver of the transparency requirements

And the following conditions:

- Approval of the special land use request from the City Council;
- The applicant obtaining a variance from the Zoning Board of Appeals for the location of the trash enclosure;
- The applicant obtaining a variance from the Zoning Board of Appeals for the southeast driveway location;
- Compliance with all of the outstanding items in the staff and consultant reviews; and
- Alterations being made to the south elevation to include additional spandrel glass in the center approximately 12' x 12' and two minimum 10' x 8' living walls.

Roll call vote on the motion to approve PSP-02-25 4162 Twelve Mile Rd., 4150 Twelve Mile Rd., and 4138 Twelve Mile Rd.

AYES: 6

NAYS: 0

ABSENT: Bartus

Motion by Commissioner Hamameh and supported by Commissioner Dahlin to recommend approval of PSU-01-25 4162 Twelve Mile Rd., 4150 Twelve Mile Rd. and 4138 Twelve Mile Rd. with the following findings:

- The proposed plan meets the gas station standards of Section 138-429 with the exception of the driveway location in the southeast corner of the site; and
- The proposed plan meets the standards of approval in Section 138-653 because the Commission has heard from a large group of residents supporting the project and noting how it supports the special land use standards including site activation, needed convenience, compatibility with adjacent commercial uses. The Commission does not believe the use will be injurious to the area and that it will not negatively impact the health, safety and welfare of the area;

And the following conditions:

- The applicant obtaining a variance from the Zoning Board of Appeals for the southeast driveway location; and
- Compliance with all of the outstanding items in the staff and consultant reviews.

Roll call vote on the motion to approve PSU-01-25 4162 Twelve Mile Rd., 4150 Twelve Mile Rd., and 4138 Twelve Mile Rd.

AYES: 6

NAYS: 0

ABSENT: Bartus

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LIAISON REPORT

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

City Council Member Patterson provided an update on recent Council decisions.

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COMMISSIONER COMMENTS

Chair Kempner shared there is a group meeting for the temporary closure of Dorthea for activation as a pocket park from mid-June to mid-July.

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STAFF COMMENTS

Director Kapelanski noted training hours are due on June 30th. The Commission asked her to send out where everyone stands.

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ADJOURNMENT

Motion to adjourn by Commissioner Dahlin supported by Commissioner Woods.

Voice vote for adjournment

AYES: 6

NAYS: 0

ABSENT: Bartus

With no further business, the meeting was adjourned at 9:04 p.m.