

THE SPECIAL MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, SEPTEMBER 13, 2022 AT BERKLEY CITY HALL BY CO-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: Shiloh Dahlin Matteo Passalacqua
Joe Bartus
Lisa Kempner

ABSENT: Greg Patterson, Lisa Hamameh

ALSO, PRESENT: Kristin Kapelanski, Community Development Director
John McNally, 1408 Wiltshire, Berkley
Ellorie Silver, 1363 Wiltshire, Berkley

Motion by Commissioner Dahlin to excuse the absences of Commissioner Patterson and Commissioner Hamameh. Motion supported by Commissioner Passalacqua.

Voice Vote to approve the absence of Commissioner Patterson and Commissioner Hamameh.

AYES: 4
NAYS: 0
ABSENT: Hamameh, Patterson

MOTION CARRIED

APPROVAL OF AGENDA

Motion by Commissioner Passalacqua to approve the agenda supported by Commissioner Dahlin.

Voice vote to approve the agenda

AYES: 4
NAYS: 0
ABSENT: Hamameh, Patterson

MOTION CARRIED

COMMUNICATIONS

NONE

CITIZEN COMMENTS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

- 1. PSP-15-22: 28557 Woodward – Seven Point Provisioning Center:** The applicant, Seven Point Dispensing of Michigan, LLC on behalf of Greenside Trust, is requesting site plan approval for conversion of an existing building to a retail marihuana dispensary and office use at 28557 Woodward

Avenue, Parcel #04-25-17-257-025, on the west side of Woodward Avenue between Wiltshire Road and Franklin Road.

Community Development Director Kapelanski summarized the application, stating that this application does meet all the ordinances and staff is all recommending approval of the plan. Community Development Director Kapelanski stated that she did receive communication after business hours from Mr. Daniel Veres opposing the approval.

Applicant Presentation

Gabe Ruben
Partner of 7-point dispensing LLC

Brian Howard
Architect, HF: architecture

Brian Sinnott
Civil Engineer, Fleece and VandenBrink

David Rozanski
Scott Roberts Law

The Applicant, Mr. Ruben reviewed the conditional rezoning application that was withdrawn in the previous application of 1299 Wiltshire and 1276 Franklin. The applicant also described the proposed site plan and floor plan, exterior elevations, parking lot redevelopment incorporating more landscaping, and stormwater management.

The applicant discussed in depth with the Planning Commission about parking and number of employees with the previous parking reports that were presented in prior meetings.

Citizen Comments

Jonas Rymer, 1628 Harvard - Stated he is in support of this plan, it will bring money to the city. He is happy to see that there is a bike rack, repair station, and Mo Go rental. He believes Berkley should be more bicycle friendly and a step in the right direction. He stated that the parking minimum needs to be abolished and a parking maximum put in place. He believes Berkley should become more people centric, providing examples of other cities that have done this.

John McNally, 1408 Wiltshire - Stated that the site plan does not fit the intended use. He stated that the number of employees and security that would be there equal more than the number of parking spaces they have presented. He would like to request that no employee should park on the street and suggested a one-hour parking limit or permitted parking. He also stated that it appeared that the ADA parking space does not meet the minimum requirements.

Mary Glenn, 1350 Franklin - Stated that the rendering is an improvement. She would like to know if the business hours can be changed, is there a possibility that the screen walls can be raised from 6ft to 7ft, if security cameras will be tied into Berkley Public Safety, signage by the benches not to smoke, a left turn only onto Franklin, vermin mitigation, and recommending not to use the tacky LED lights.

Joann Stenquist, 1343 Wiltshire - Addressed the hours. Feels the seven days a week is more excessive than what Berkley has right now. It would show respect to the residents if they reduce their hours of operation. She also suggested an idea of closing fully on Sunday.

Ed Lash, 1511 Wiltshire - Stated he wants clarification to the on-street parking of Wiltshire. He also asked if there has been or will be a light pollution study done, and where will the snow or snow plowing be pushed and will spaces be lost because of that operation or is it taken off-site.

Email from Daniel Veres, 1336 Franklin - read into correspondence
Email from Thomas Rolewicz Jr., 1350 Franklin - read into correspondence

The Applicants responded to some of the concerns that were presented in the Citizens Comments, including the ADA parking space, left turn onto Franklin, photometric plan, snow storage/removal, and an EV charging station.

Community Development Director Kapelanski addressed the permitted parking suggestion, security cameras, vermin mitigation, the screen wall with ordinance requirements.

The applicants addressed the parking on Wiltshire, additional parking agreements, and business hours.

The applicant stated that most of the employees are Berkley residents, hopefully mitigating the parking issue of encouraging them to seek alternatives. There also was agreement of raising the six (6) ft. screen wall to seven (7) ft.

Commission Bartus asked the applicants for clarification on the traffic signal for pedestrians on the corner of the building.

The Planning Commission discussed the no left turn sign. They concluded that with the no left turn sign it would push traffic to other side streets making that heavy trafficked, and residents/customers would stay on Woodward, and the signage was not needed.

The Planning Commission discussed the seven (7ft) screen wall suggestion. There was a concern about creating an inconsistent look along the corridor with other six (6) ft walls in the area. It was noted that other projects have increased wall heights and the taller height would create a sound barrier on the property line with no green buffer.

The Planning Commission agreed that landscaping meets the intent of the master plan, and would like to see the existing grades show on the plan for HRC review.

Motion by Commissioner Bartus to approve **PSP-15-22: 28557 Woodward – Seven Point Provisioning Center** subject to findings and conditions:

- Stated in the staff report
- Landscape review meets master plan
- The screen wall is seven (7) ft.
- The applicant shows existing grades

Motion supported by Commissioner Dahlin.

AYES: Bartus, Kempner, Passalacqua, Dahlin

NAYS: 0

ABSENT: Hamameh, Patterson

MOTION CARRIED

LIAISON REPORT

NONE

COMMISSIONER COMMENTS

Co-Chair Kempner thanked the residents for attending the meeting and expressing their thoughts and concerns.

STAFF COMMENTS

Community Development Director Kapelanski reminded the board that there is a meeting at the end of the month including ordinance discussion items. There is a potential of a second special meeting in October on the 11th.

ADJOURNMENT

Motion to adjourn by Commissioner Dahlin supported by Commissioner Bartus.

Voice vote for adjournment

AYES: 4

NAYS: 0

ABSENT: Hamameh, Patterson

With no further business, the meeting was adjourned at 8:08 p.m.