

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, SEPTEMBER 23, 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>

APPROVED

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

ABSENT:

ALSO PRESENT: Kristen Kapelanski, Community Development Director

APPROVAL OF AGENDA

Motion by Commissioner Bartus to approve the agenda and supported by Commissioner Woods.

Voice vote to approve the agenda

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

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APPROVAL OF THE MINUTES

Motion by Commissioner Dahlin to approve the minutes of the August 26, 2025 regular Planning Commission meeting and supported by Commissioner Hamameh.

Voice vote to approve the meeting minutes of August 26, 2025.

AYES: 7
NAYS: 0
ABSENT: None

MOTION CARRIED

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COMMUNICATIONS

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

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CITIZEN COMMENTS

NONE

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OLD BUSINESS

NONE

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NEW BUSINESS

1. **PUBLIC HEARING PSU-04-25: 3462 Greenfield Rd.:** The applicant, Blue RX, LLC, is requesting special land use approval to occupy a tenant space for retail pharmacy use in the Residential Corridor District.

Community Development Director Kapelanski presented the special land use request noting no changes to the site are proposed. She highlighted the special land use review standards. She noted that since the site was not being altered, dimensional and general standards from the zoning did not apply as the site and any dimensional requirements would be considered non-conforming. Since this was a special land use, the standards for special land uses would apply.

Akshar Patel, representing the applicant, introduced himself.

The Planning Commission asked some clarifying questions. The number of pharmacy employees would be 3-4 at any given time. A delivery driver leaves in the morning and returns after dropping off all prescriptions for the day. The hours of operation are 9AM to 5PM Monday through Friday. Saturdays may be added depending on business.

Chair Kempner opened the public hearing at 7:05PM.

The property owner, Dan Winter, spoke in support of the application and said he did not foresee any negative impacts.

Chair Kempner closed the public hearing at 7:06PM.

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

Motion by Commissioner Bartus and supported by Commissioner Dahlin to recommend approval of PSU-04-25 3462 Greenfield Rd. with the following findings:

- The proposed plan meets the standards of approval in Chapter 138, Section 10.03 and will not have negative impacts related to and/or is compatible with the following:
 - Compatibility with adjacent uses;
 - Compatibility with the Master Plan;
 - Traffic impacts;
 - Impacts on public services;
 - Compliance with zoning standards; and
 - Impact on the overall environment.

Roll call vote on the motion to recommend approval of PSU-04-25, 3462 Greenfield Rd.

AYES: 7

NAYS: 0

ABSENT: None

MOTION CARRIED

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LIAISON REPORT

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

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COMMISSIONER COMMENTS

Chair Kempner asked Community Development Director Kapelanski to see if the search function in the Zoning Ordinance could be improved for tablets and phones.

Commissioner Hamameh asked Community Development Director Kapelanski to provide approval and denial sample motions in future packets.

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STAFF COMMENTS

NONE

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ADJOURNMENT

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

Voice vote for adjournment

AYES: 7

NAYS: 0

ABSENT: None

With no further business, the meeting was adjourned at 7:32PM.