

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:01 PM, SEPTEMBER 27, 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 Greg Patterson
Lisa Kempner Lisa Hamameh
Michael Woods

ABSENT: NONE

ALSO, PRESENT: Kristen Kapelanski, Community Development Director
Megan Masson-Minock, Carlisle Wortman & Associates
Ross Gavin, City Council
Ashley Merz, City Staff

APPROVAL OF AGENDA

Motion by Commissioner Hamameh to approve the agenda supported by Commissioner Patterson.

Voice vote to approve the agenda

AYES: 7
NAYS: 0
ABSENT: NONE

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Hamameh to approve the minutes of regular Planning Commission meeting on August 23, 2022 and supported by Commissioner Patterson.

Voice vote to approve the meeting minutes of August 23, 2022.

AYES: 7
NAYS: 0
ABSENT: NONE

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Hamameh to approve the minutes of regular Planning Commission meeting on September 13, 2022 and supported by Commissioner Passalacqua.

Voice vote to approve the meeting minutes of September 13, 2022.

AYES: 7
NAYS: 0
ABSENT: NONE

MOTION CARRIED

COMMUNICATIONS

Michigan Association of Planning Magazine

Chamber of Commerce clarification on the election’s memo meeting is from 6pm-7pm on the third Tuesday.

CITIZEN COMMENTS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. **Outdoor Seating:** Discussion of ordinance language to allow outdoor seating accessory to a permitted use as a permitted use

Megan Masson-Minock from Carlisle Wortman presented the current ordinance language for outdoor seating. Megan Masson-Minock presented highlights and options of how the ordinance can be written, and asked for comments and suggestions from the Planning Commission.

The Planning Commission discussed and asked for the amendment to be brought back including regulations about basic nuisance, barrier free, fencing with alcohol, site plan approval process, buffering, regulating hours, safety access, and passable walkways.

2. **DDA Guidelines:** Discussion of ordinance language related to the implementation of the DDA Design Guidelines

Megan Masson-Minock from Carlisle Wortman presented the history of the prior presentations of the DDA guidelines implementation and explained how they would operate with the Planning Commission. Megan Masson-Minock highlighted some key notes and asked for suggestions and comments from the Planning Commission.

The Planning Commission offered several minor amendments to the ordinance and asked staff to make those amendments and bring the ordinance forward for a public hearing.

3. **Vape Shops:** Discussion of an ordinance amendment to regulate the location of vape shops

Megan Masson-Minock from Carlisle Wortman presented what the Planning Commission could do with the regulations and intent of the regulations and asked the Planning Commission for their thoughts and comments on vape shop regulations.

The Planning Commission directed staff and consultants to update the ordinance amendment to include Tobacco and Vape together with an updated definition, a 1,000 ft buffer, and allowing it in Woodward, Twelve Mile, Greenfield, Eleven Mile Local Business and Gateway corridors.

4. **Election of Officers/Committee Liaisons**

Commission Hamameh motioned to elect Vice-Chair Kempner as Chair of the Planning Commission. Motion was supported by Commissioner Patterson.

Voice vote to elect Vice-Chair Kempner as Chair

AYES: 7

NAYS: 0

ABSENT: NONE

MOTION CARRIED

Commissioner Woods motioned to elect Commissioner Patterson as Vice-Chair of the Planning Commission. Motion was supported by Commissioner Dahlin.

Voice vote to elect Commissioner Patterson as Vice-Chair.

AYES: 7
NAYS: 0
ABSENT: NONE

MOTION CARRIED

Vice-Chair Patterson motioned to elect Commissioner Dahlin as Secretary of the Planning Commission, Motion as supported by Commissioner Hamameh.

Voice vote to elect Commissioner Dahlin as Secretary.

AYES: 7
NAYS: 0
ABSENT: NONE

MOTION CARRIED

Commissioner Passalacqua volunteered as liaison to the DDA
Chair Kempner volunteered as liaison to the City Council
Commissioner Dahlin volunteered as liaison to the Environmental Committee

LIAISON REPORT
NONE

COMMISSIONER COMMENTS

Vice-Chair Patterson welcomed commissioner Woods to the Planning Commission.
Chair Kempner asked staff about Master Plan links in the folder.
Chair Kempner asked staff on an update for the parking study

STAFF COMMENTS

Community Development Director Kapelanski stated that the Downtown Master Plan was adopted. She also stated that at the last council meeting there was a first reading to take the Planning Commission from 9 members to 7 members.

ADJOURNMENT

Motion to adjourn by Commissioner Patterson supported by Commissioner Hamameh.

Voice vote for adjournment

AYES: 7
NAYS: 0
ABSENT: NONE

With no further business, the meeting was adjourned 8:30 at p.m.