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:      Michele Buckler  Tim Murad  Kristen Kapelanski
              Lisa Kempner  Greg Patterson  Mark Richardson
              Martin Smith  Jeffrey Campbell

ABSENT:       Lisa Kempner
              Matt Trotto

ALSO PRESENT: Erin Schlutow, Community Development Director
              Ross Gavin, City Council Liaison
              Torri Mathes, Community Engagement Officer
              Dan Hill, Public Policy Assistant
              Stan Lisica, Innovation Officer

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APPROVAL OF AGENDA
It was moved by Commissioner Patterson to approve the Agenda supported by Commissioner Murad.

AYES: Campbell, Murad, Patterson, Richardson, Smith, Buckler, Kapelanski

NAYS: None

ABSENT: Kempner, Trotto

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APPROVAL OF MINUTES
It was moved by Commissioner Richardson to approve the minutes from June 23, 2020 and supported by Commissioner Patterson.

AYES: Murad, Patterson, Richardson, Smith, Buckler, Campbell, Kapelanski

NAYS: None

ABSENT: Kempner, Trotto

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COMMUNICATIONS
None.

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CITIZEN COMMENTS
Chair Kapelanski read instructions for public to submit comments during the virtual meeting.

None.
1. **MASTER PLAN 2020**: Presentation by Carlisle Wortman Associates with discussion on Greenfield, Twelve Mile and Coolidge corridors and update on Master Plan community engagement activities.

   Community Development Director Schlutow introduced Megan Masson-Minock from Carlisle Wortman Associates.

   Ms. Masson-Minock provided an update on the community survey, focus group discussions, webinar series and overall community engagement activities.

   The Commissioners discussed the survey results and other engagement activities.

   Ms. Masson-Minock gave powerpoint presentation on the Greenfield, Twelve Mile, and Coolidge corridors. Commissioners provided background as to what was designed for the corridors after the adoption of the previous Master Plan and what the intent was for those properties along the major roadways.

   Ms. Masson-Minock asked the Commissioners to review the draft Mission, Vision and Values statements and provide feedback.

2. **DISCUSSION**: Review and discussion for ordinance text amendments for modifying parking requirements during site plan review.

   Director Schlutow summarized the discussion memo and provided examples of what other comparable and surrounding communities have implemented in terms of allowing the planning commission to grant a parking modification or deviation during site plan review. A percentage cap on the number of spaces permitted to be modified was included in the latest version, as well as some minor edits to the ordinance language. Director Schlutow also provided an analysis on the most recent site plans and how many parking spaces may have qualified for a parking modification, if requested, and how that would impact the development of the overall site.

   Commissioner Smith requested additional time to review the proposed language and the comparison materials.

   Commissioner Patterson liked the percentage cap on the modification allowed.

   Chair Kapelanski stated that this can come back as a final discussion item at the next meeting.

3. **DISCUSSION**: Review and discussion for ordinance text amendments for site plan projects and allowing extensions for site plan approvals

   Director Schlutow provided a summary of the discussion item and proposed ordinance amendment. Draft Ordinance language was provided to the Commissioners.

   Commissioners agreed to bring the item back for a discussion at the next meeting.
LIAISON REPORTS
Commissioner Richardson referenced the presentation to City Council by Dr. Don Carpenter in association with the Clinton River Watershed Council regarding recommendations for stormwater detention projects within the City of Berkley.

Commissioner Murad stated that most Chamber events have been cancelled for the year.

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STAFF/COMMISSIONER COMMENTS
Commissioner Richardson was interested in the licensing process for marihuana facilities.

Commissioner Smith appreciated the memos and materials provided by staff. He also asked about the property on Eleven Mile.

Commissioner Patterson agreed with Commissioner Smith about the memo and materials provided by staff.

Commissioner Campbell thanked the staff for putting the zoom meetings together.

Director Schlutow updated the commission on the licensing process for marihuana facilities.

Chair Kapelanski thanked staff and the city as a whole as we deal with the changes over the coming months.

Commissioner Murad motioned to adjourn. Motion supported by Commissioner Richardson.

AYES: Patterson, Murad, Richardson, Smith, Buckler, Campbell, Kapelanski
NAYS: None
ABSENT: Kempner, Trotto

With no further business, the meeting was adjourned at 8:58pm.