THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, APRIL 27, 2021 VIA ELECTRONIC MEETING BY CHAIR KRISTEN KAPELANSKI.

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: 
Joe Bartus, Berkley Michigan  
Lisa Kempner, Berkley Michigan  
Greg Patterson, Berkley Michigan  
Kristen Kapelanski, Berkley Michigan  
Julie Stearn, Beverly Hills Michigan  
Mark Richardson, Berkley Michigan  
Matt Trotto, Berkley Michigan  
Martin Smith, Berkley Michigan

ABSENT: 
None

ALSO, PRESENT: 
Matt Baumgarten, City Manager  
Erin Schlutow, Community Development Director

* * * * * * * * * *

APPROVAL OF AGENDA

It was moved by Commissioner Patterson to approve the Agenda supported by Commissioner Stearn.

AYES: 
Dahlin, Kempner, Patterson, Richardson, Smith, Trotto, Stearn, Bartus, Kapelanski
NAYS: 
None
ABSENT: 
None

* * * * * * * * * *

APPROVAL OF MINUTES

Commissioner Stearn noted she was absent from the March 23, 2021 regular meeting, but was marked as present.

It was moved by Commissioner Trotto to approve the amended minutes from the regular Planning Commission meeting on March 23, 2021 and supported by Commissioner Patterson.

AYES: 
Kempner, Patterson, Richardson, Smith, Stearn, Trotto, Bartus, Dahlin, Kapelanski
NAYS: 
None
ABSENT: 
None

Commissioner Stearn noted she was present at the April 6, 2021 Work Session.

It was moved by Commissioner Patterson to approve the amended minutes from the Work Session on April 6, 2021. Motion supported by Commissioner Trotto.

AYES: 
Patterson, Richardson, Smith, Stearn, Trotto, Bartus, Dahlin, Kempner, Kapelanski
NAYS: 
None
ABSENT: 
None

* * * * * * * * * *
COMMUNICATIONS
None

CITIZEN COMMENTS
Chair Kapelanski read instructions for public to submit comments during the virtual meeting.
None.

1. CAPITAL IMPROVEMENT PLAN: Presentation and discussion of the proposed Berkley Capital Improvement Plan.
   Community Development Director Schlutow provided a description of the purpose of the CIP and the role of the Planning Commission.
   City Manager Matt Baumgarten presented the draft Capital Improvement Plan.
   Commissioners asked questions related to the proposed CIP.
   Motion by Commissioner Smith to recommend approval of the 2021 – 2028 Capital Improvement Plan to City Council. Motion supported by Commissioner Trotto.
   AYES: Richardson, Smith, Stearn, Trotto, Bartus, Dahlin, Kempner, Patterson, Kapelanski
   NAY: None
   ABSENT: None

2. DISCUSSION: Matter of discussing ordinance amendments to expand permitted uses in the Downtown District.
   Community Development Director Schlutow summarized April 20, 2020 memo related to expanding uses in the Downtown District. The item was previously discussed at the April 2021 meeting to allow entertainment uses in the district.
   Commissioners discussed and determined that entertainment uses can be classified as a Principle Use in the Downtown District.
   Commissioner Richardson asked about planning trends for these types of entertainment uses.
   Commissioners discussed possibility of expanding entertainment uses to all Districts.
   Commissioners discussed parking requirements for entertainment uses.

Director Schlutow summarized the April 20, 2021 review letter and the reason for the review by the Planning Commission.

Commissioners discussed the state requirements and local control over additional regulations.

Commissioners were interested in continuing discussions with more information on what can be regulated through ordinance.

4. **MEETING DATES:** Matter of reviewing and approving updated 2021 calendar with additional dates for Work Sessions.

The added meetings are proposed in order to review and discuss the Master Plan, if more in depth conversations are needed for the project.

Motion by Commissioner Kempner to adopt the updated 2021 calendar, with the exclusion of May 4, 2021. Motion supported by Commissioner Patterson.

- **AYES:** Smith, Stearn, Trotto, Bartus, Dahlin, Kempner, Patterson, Richardson, Kapelanski
- **NAYS:** None
- **ABSENT:** None

*LIAISON REPORTS*
Commissioner Trotto attended the DDA meeting. The focus was on the budget and crosswalks on Coolidge.

Commissioner Trotto asked if the CruiseFest is scheduled for 2021 and continuing education opportunities.

* * * * * * * * * *

**STAFF/COMMISSIONER COMMENTS**

None

Motion to adjourn by Commissioner Patterson. Motion supported by Commissioner Kempner.

- **AYES:** Stearn, Trotto, Bartus, Dahlin, Kempner, Patterson, Richardson, Smith, Kapelanski
- **NAYS:** None
- **ABSENT:** None

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