

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, JULY 26, 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/cityofberkeley>.

PRESENT: Shiloh Dahlin Joe Bartus
Greg Patterson Lisa Hamameh
Lisa Kempner

ABSENT: Matteo Passalacqua, Julie Stearn

ALSO, PRESENT: Kristin Kapelanski, Community Development Director

Motion by Commissioner Bartus to excuse the absences of Commissioner Stearn and Commissioner Passalacqua. Motion supported by Commissioner Patterson.

Voice Vote to approve the absences of Commissioner Passalacqua and Commissioner Stearn.

AYES: 5
NAYS: 0
ABSENT: Passalacqua, Stearn

MOTION CARRIED

APPROVAL OF AGENDA

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

Voice vote to approve the agenda

AYES: 5
NAYS: 0
ABSENT: Passalacqua, Stearn

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Bartus to approve the minutes of regular Planning Commission meeting on June 28, 2022 and supported by Commissioner Dahlin.

Voice vote to approve the meeting minutes on June 28, 2022.

AYES: 5
NAYS: 0
ABSENT: Passalacqua, Stearn

MOTION CARRIED

COMMUNICATIONS

NONE

CITIZEN COMMENTS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. PSP-13-22: 3120 Eleven Mile – Moses Roses: Sketch Plan for the conversion of an existing building with a small addition for a total of 2,799 square feet to be used for a retail marihuana dispensary.

Community Development Director Kapelanski stated that this is a sketch plan which has not been reviewed by any staff or consultants and this is to get any comments or recommendations for future site plan review.

Applicant Presentation

Aaron Guyer

Lead Counsel for Applicant Yellowtail Ventures

Also present is the Project Lead, Stakeholder, Civil Engineer and Project Manager

The Applicant presented the proposed project showing the design, maintaining the current auto body shop, benches, artwork, the EV station, and parking.

The Commissioners asked the applicant more specifics about the parking, the EV station, screen wall, access and parking.

The Applicant stated that it is their intention to have the employees use off-site parking to leave parking spaces for the customers.

The Commissioners asked about the number of employees, and autobody shop parking, with suggestions of moving and labeling parking spaces, clarification on the driveway directions, and adding in photometric shielding.

PUBLIC COMMENT

Robert Courtney, 1800 Griffith - Stated he never received a notice for this being considered a dispensary and a location. He also expressed that the current businesses are already parking on his street and is concerned there is not enough parking.

Paul Henson, 1805 Gardner - Stated his concern for the living wall and the infrastructure. His other concern is the permit and licensing from the points that they were able to score, seems to be more of a cafe than a dispensary especially with the EV station and is concerned about people lingering and smoking. This also brought up his concerns with the smell that could happen, the lighting at this location, and safety concerns in the neighborhood.

Co-Chair Kempner addressed the concerns that were expressed by the public.

The Commission discussed recommendations regarding potential site modifications and need clarifications including: parking, shared parking, use of the EV charging station, use of the dog run, traffic flow, use of the garage repair space, practicality of the living wall, light shielding, additional landscaping on 11 Mile, bench and public art placement, and the point system the was used to award applicants.

LIAISON REPORT

Co-Chair Kempner noted items discussed at the last DDA meeting including Bookley Nights, Master Plan discussion, murals, and Robina public space designs.

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

NONE

ADJOURNMENT

Motion to adjourn by Commissioner Patterson supported by Commissioner Bartus.

Voice vote for adjournment

AYES: 5

NAYS: 0

ABSENT: Passalacqua, Stearn

With no further business, the meeting was adjourned at 8:14 p.m.