

**DRAFT**

City of Birmingham  
ADVISORY PARKING COMMITTEE  
REGULAR MEETING  
Birmingham City Hall Commission Room  
151 Martin, Birmingham, Michigan  
Wednesday, June 7, 2017

**MINUTES**

These are the minutes for the Advisory Parking Committee ("APC") regular meeting held on Wednesday, June 7, 2017. The meeting was called to order at 7:32 a.m. by Chairman Lex Kuhne.

**Present:** Chairman Lex Kuhne  
Gayle Champagne  
Steven Kalczynski  
Lisa Krueger  
Judith Paskiewicz  
Al Vaitas

**Absent:** Anne Honhart

**BSD:** Ingrid Tighe

**SP+ Parking:** Catherine Burch  
Sara Burton  
Jason O'Dell

**Administration:** Austin Fletcher, Asst. City Engineer  
Paul O'Meara, City Engineer  
Carole Salutes, Recording Secretary

**RECOGNITION OF GUESTS** (none)

**MINUTES OF REGULAR MEETING OF APRIL 5, 2017**

**Motion by Ms. Champagne**

**Seconded by Dr. Vaitas to approve the Minutes of the APC Meeting of May 3, 2017 as presented.**

**Motion carried, 6-0.**

VOICE VOTE:

Yeas: Champagne, Vaitas, Kalczynski, Krueger, Kuhne, Paskewicz

Nays: None

Absent: Honhart

420 E. FRANK ST. PUBLIC HEARING

The public hearing opened at 7:38 a.m.

Mr. O'Meara recalled that at the last meeting of the APC, a narrow five member panel (out of nine) was present to conduct the meeting. Under these circumstances, a unanimous decision is necessary to pass a motion. Also, for the record, the applicant was not present due to an error on Mr. O'Meara's part.

On May 3, a public hearing was held on the above topic, and the motion put on the floor was to deny the request to remove two parking spaces. The vote was 4-1 in favor of the denial. Since this vote lacked a majority, there was no recommendation to pass on to the Commission. As the applicant did not get their request approved, it is their intent to proceed for input directly from the City Commission. Rather than moving this forward to the Commission with no recommendation, the hearing was scheduled again for reconsideration.

Public hearing notices to all owners within 300 ft. were sent again to notify the public of this discussion. One resident was heard from, who lives on Ann St. He was concerned about losing any spaces with the idea that it would make Ann St. more in demand. Since then he has talked with Mr. Shekerjian and if the City is able to allow the parking to be moved to a loading zone on the north side of Frank St. he would support the change. However, the owner of the property there has indicated that FedEx and UPS drivers use it regularly.

Mr. John Shekerjian, agent for the developer, noted their five-unit residential building provides ten covered parking spots on-site for their own use plus five extra for guests. That will decrease the impact of parking in the area. Their feeling is that metered parking in front of their development would be a detriment to the residential feeling of their building. The parking spots are proposed to be replaced with trees and landscaping in front of their entrance. They were not necessarily considering relocating the parking to the loading area on the other side of the street, but rather to the green belt on the west edge of that loading zone adjacent to the parking lot. That way everything would be commercial on that side of the street, and residential on their side.

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Committee members agreed the positive side is that the developer would be providing additional parking and enhancing the neighborhood by adding green space.

There were no public comments at 8 a.m.

**Motion by Ms. Krueger**

**Seconded by Ms. Champagne to recommend to the City Commission to remove three metered parking spaces on the south side of E. Frank St., between Ann St. and S. Old Woodward Ave., and move two spaces to the north side of the street, adding two new metered spots and allowing for the property to proceed as designed.**

**Motion carried, 6-0.**

**VOICE VOTE:**

Yeas: Krueger, Champagne, Kalczynski, Kuhne, Paskewicz, Vaitas

Nays: None

Absent: Honhart

There was no further discussion from the public and the public hearing closed at 8:03 p.m.

**PARKING LOT 6 AREA CAPACITY STUDY**

Mr. O'Meara noted that during the April 5, 2017 meeting of the APC a discussion was held about possible temporary changes that could be considered in preparation for the planned reconstruction of Old Woodward Ave. Data was put together for the May 3, 2017 meeting that clarified some permit holders are not located near the metered parking spaces that their permit allows them to park in. The committee discussed creating a new rule that would require that any employee from a business located south of the N. Old Woodward Ave. and Euclid Ave. intersection would not be allowed to purchase a Parking Lot 6 permit.

This rule would impact nine permit holders. The APC suggested that these nine permit holders would be offered the chance to park in the parking structure of their choice, if this rule does indeed pass. This effort should provide slightly better parking space availability on N. Old Woodward Ave. once these permit holders are relocated into a parking structure.

In order to get input from the area, all current Lot 6 permit holders were mailed a notice from the SP+ office. To date, no letters or phone calls have been received regarding this matter.

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Chairman Kuhne observed this tries to maximize the ability for turnover in front of the businesses along N. Old Woodward Ave.

Mr. Robert Greenstone, Greenstone Jewelry, received clarification that parkers that work north of Euclid Ave. would still be able to buy a permit. Lot 6 permit holders are allowed to park in a structure if Lot 6 is full. They would telephone the attendant at the Chester office and identify themselves upon entering and exiting.

**Motion by Dr. Vaitas  
Seconded by Mr. Kalczynski**

**WHEREAS, monthly parking permits have been sold for over 30 years to businesses and employees located in the area of Parking Lot 6 in order to provide long term parking in the Parking Lot at a reasonable cost, and**

**WHEREAS, as parking demand in the area has increased over the past 20 years, the City has expanded permit parking areas to now include designated parking meters on N. Old Woodward Ave. from north of Oak St. to Willits St., and**

**WHEREAS, the waiting time to purchase a monthly permit at all five parking structures is now much longer than the waiting time for a monthly permit from the Parking Lot 6 area, and**

**WHEREAS, certain employees work in businesses that are a considerable distance from Parking Lot 6 now purchase these permits, giving them permission to park at meters directly on N. Old Woodward Ave., even though they would prefer to park in a parking structure,**

**THEREFORE, the Advisory Parking Committee recommends that Parking Lot 6 permits may only be sold to business owners and employees located in a business north of the intersection of N. Old Woodward Ave. and Euclid Ave., and further, that all current permit holders affected by this change will be allowed the opportunity to purchase monthly permits in the same number currently owned at the parking structure of their choice.**

**Motion carried, 6-0.**

VOICE VOTE:

Yeas: Vaitas, Kalczynski, Champagne, Krueger, Kuhne, Paskewicz

Nays: None

Absent: Honhart

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It was concluded that the committee would wait to see how the increase in meter rates would impact parking before changing time limits on the meters. The same effect might be achieved without making a further change.

HANDICAPPED PARKING DEMAND STUDY

Mr. O'Meara recalled that at the APC meeting of May 3, it was reported that a complaint had been received about an insufficient number of handicapped parking spaces in the Park St. Structure, making it difficult for the handicapped parking public to find a convenient space. SP+ conducted a survey before the May meeting confirming that demand was high in this location. As a result of this finding, a survey of the remaining facilities was conducted to better determine how common this issue might be.

Based on the results of the survey, it appears that there may be a shortage at the Park St. and Peabody St. Structures, while there could be a surplus at the other three locations. Since it has been many years since these spaces were first installed, staff also reviewed how the current number of spaces adheres to the federal requirements within the American Disabilities Act ("ADA"). Generally, the act requires that 2% of the available parking spaces be marked for the handicapped in facilities of this size. Based on the data, it appears that the extra spaces at N. Old Woodward Ave. and Chester St. can be explained due to requests from adjacent customers asking for more (First Baptist Church and Baldwin House respectively). It is not clear why there is a surplus at Pierce St. and a shortage at Peabody St.

The Peabody St. Structure could be brought up to ADA requirements by adding two spaces by the Brown St. elevator. Discussion of other possible locations concluded that would be the best location for the two spaces. At the Pierce St. and N. Old Woodward Structures handicapped spaces could be removed and it would end up with a net gain of regular spaces.

Mr. O'Dell mentioned that Chester St. has eight extra handicap spaces and according to their study a lot of them were not being used. However it is very cyclical at Chester and two months from now the residents at the Baldwin House could change over and could be using all of them.

No one from the public wished to join the discussion at 8:35 p.m.

**Motion by Dr. Vaitas**

**Seconded by Ms. Krueger to recommend to the City Commission the following adjustments to the handicapped parking spaces at the following structures to better meet current requirements of the Americans With Disabilities Act ("ADA"):**

- 1. Remove four handicapped parking spaces at the Pierce St. Structure, Levels 3 & 4, Brown St. elevator area.**

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- 2. Add two handicapped parking spaces at the Peabody St. Structure, Level 1, near the Brown St. elevator.**
- 3. Remove six handicapped parking spaces in the N. Old Woodward Ave. Structure, Levels 2, 3, and 4, adjacent to the elevators in both the southwest and southeast corners of the structure.**
- 4. Add two handicapped parking spaces on the first floor at Park St.**

**Motion carried, 6-0.**

VOICE VOTE:

Yeas: Vaitas, Krueger, Champagne, Kalczynski, Kuhne, Paskewicz

Nays: None

Absent: Honhart

CONSTRUCTION UPDATE

*CivicSmart Parking Meters*

Mr. O'Meara reported that starting on May 31, staff from CivicSmart arrived in Birmingham and began installing the over 1,200 new Liberty model parking meters throughout the business district. The first meter installations were on S. Old Woodward Ave., and then moved north from there. Fliers regarding the new meters will be distributed to committee members so they can send them around.

*Park St. Structure Painting Project*

It has been confirmed that the contractor for this project plans to start in the third or fourth week of June. One-half of one floor, starting on Level 5, will be closed at a time. Since about 100 parking spaces will be closed at a time, SP+ will operate the rooftop valet service at this location five days a week, which should create space for about 50 additional vehicles. It is expected that demand will grow at the N. Old Woodward Ave. Structure as well, so valet service will be expanded from the current three days to five days per week, as needed.

The project is expected to take about nine weeks to complete.

MONTHLY FINANCIAL REPORTS

Mr. O'Dell stated April was a slow month due to the Easter and Spring breaks. Further, there were increased maintenance costs related to old equipment. Other than that things have been pretty steady..

MEETING OPEN FOR MATTERS NOT ON THE AGENDA

Mr. O'Meara noted the low attendance rate for this committee is because they are always having chronic vacancies. He reminded that the restaurant and building owner spots have remained open. Therefore two alternate positions have been opened up in order to get enough people on the committee to make a good decision at each meeting.

NEXT REGULARLY SCHEDULED MEETING

Everyone agreed to move the next meeting from July 5 to July 12, 2017.

ADJOURNMENT

No further business being evident, the chairman adjourned the meeting at 9:01 a.m.

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City Engineer Paul O'Meara