BIRMINGHAM CITY COMMISSION / PLANNING BOARD JOINT WORKSHOP SESSION MINUTES
OCTOBER 20, 2014
DPS FACILITY, 851 SOUTH ETON
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Scott D. Moore, Mayor, called the meeting to order at 7:30 PM.

II. ROLL CALL

ROLL CALL OF CITY COMMISSION:

Present,	Mayor Moore
	Commissioner Dilgard
	Commissioner Hoff
	Commissioner McDaniel
	Commissioner Nickita
	Commissioner Rinschler
	Mayor Pro Tem Sherman
Absent,	None

ROLL CALL OF PLANNING BOARD:

Present,	Ms. Boyce
	Mr. Clein
	Mr. Koseck
	Ms. Lazar
	Mr. Williams
Absent,	Mr. Boyle
	Mr. DeWeese
	Mr. Moore, Student Representative
	Ms. Wilson, Student Representative

Administration: City Manager Valentine, City Attorney Currier, Clerk Pierce, Planner Ecker

III. ITEMS FOR DISCUSSION

A. DOWNTOWN BIRMINGHAM 2016 PLAN REVIEW

The City Commission and Planning Board discussed the Summary of Findings report done by Andres Duany. Commissioner Hoff noted that parking and Adams Square were repeated several times throughout the report.

Mr. Williams commented that parking is an issue. He noted that there is not adequate parking for developments, yet there is nothing to prohibit the development. He noted that Recommendation Project #4 regarding the Booth Park Connector was of interest to him.

Mayor Pro Tem Sherman agreed that parking is the single most important issue to deal with. He noted that the City has a Committee reviewing parking. Mayor Moore agreed that parking is a problem and noted that the Committee will have a short, medium and long term recommendations regarding parking. Mr. Valentine explained that the Committee is reviewing parking in the downtown and the north end of the triangle district.

Commissioner Nickita commented on an overall City-wide master plan. Ms. Ecker confirmed that the master plan is required to be reviewed every five years. She noted that the last formal review was about three years ago.

Discussion ensued regarding proposed development locations and parking. Mr. Valentine stated that the City may be looking at several areas for parking, however until the final report from the Committee is complete, it is hard to determine the direction.

Commissioner Rinschler stated that the parking downtown is an issue of capacity. He stated that a charter revision would allow the City to buy and sell land for this type of purpose. The Commission discussed the effect of a charter amendment to buy and sell property. Commissioner Hoff noted that the only thing the City cannot do now is sell property. Mayor Moore commented that there is a need to be able to trade and sell land for future development as pieces are moving fast.

Commissioner Hoff noted that it is important to buy properties if there is a purpose. She stated that she is not in favor of buying property just because we can.

The Commission and Planning Board discussed a master plan. Commissioner Dilgard noted that a master plan helps to give guidance. Mayor Moore noted that master plans should reflect the culture and vision of the City. Commissioner Nickita noted that a City wide master plan is broad brushed and the district plans are very specific.

Ms. Lazar agreed that there is an immediate parking need in the downtown.

Mr. Clein expressed concern that the City will end up with surface parking lots if mechanisms are not put in place.

Commissioner Nickita commented that the first step is getting an assessment. He noted that a developer would not buy a property if they were told that they could never sell it. He noted that flexibility is connected between controlling and utilizing the land and parking solutions.

In conclusion, there was a general consensus that Duany's recommendations were good ideas and items to be pursued should include land control issues to address parking needs, the Bates Street extension, and updating the sections of the City's master plan through incorporating existing district plans and updating the respective overview sections of the plan rather than starting new. The remaining areas of Duany's report were not discussed in any priority and it was the feeling of two bodies the remaining items would be addressed as necessary in the future.

V. PUBLIC COMMENT

VI. ADJOURN

The Mayor adjourned the meeting at 8:46 PM.

Laura M. Pierce
City Clerk