City of Birmingham
A Walkable Community

MEMORANDUM

Community Development Department

DATE: **February 16, 2015**

TO: **Joseph A. Valentine, City Manager**

CC: **Jana Ecker, Planning Director**

FROM: **Matthew Baka, Senior Planner**

SUBJECT: **To set a Public Hearing for Final Site Plan & Special Land Use Permit at 2200 Holland – Mercedes of Bloomfield Hills storage facility**

On March 11, 2015, the Planning Board will conduct a public hearing to discuss a request by the applicant to construct a warehouse building to provide off-site storage for their Mercedes-Benz Dealership. The proposed building will be over 6,000 sq. ft. which requires the approval of the City Commission for a Special Land Use Permit. The applicant has appeared before the Planning Board on several occasions to date, and the only remaining issue to resolve is the nature and color of the materials for the proposed building. The applicant has requested that this matter be scheduled for a hearing at the City Commission as soon as possible after the final Planning Board review as their lease is up shortly at their current vehicle storage location.

Thus, the Planning Division requests that the City Commission set a public hearing date for **March 30, 2015** to consider approval of the Final Site Plan and Special Land Use Permit to allow the construction of a warehouse building over 6,000 sq. ft. to provide storage for Mercedes-Benz of Bloomfield Hills. Please find attached the staff report presented to the Planning Board, along with the relevant meeting minutes for your review.

SUGGESTED ACTION:
To set a public hearing date for **March 30, 2015** to consider the Final Site Plan and Special Land Use Permit at 2200 Holland, Mercedes-Benz, to construct a warehouse building over 6,000 sq. ft.

City of Birmingham
A Walkable Community

MEMORANDUM

Community Development

DATE: **February 6, 2015**

TO: **Planning Board members**

FROM: **Matthew Baka – Senior Planner**

SUBJECT: **2200 Holland Street – Mercedes Benz of Bloomfield Hills Auto — Final Site Plan Review**

Executive Summary

The subject property located at 2200 Holland currently contains 5 warehouse structures of various sizes. The applicant proposes to demolish four (4) of the existing buildings and construct a warehouse building that will be 16,400 sq. ft. The plan proposes to incorporate a mix of uses on the site by preserving the existing office building and constructing the warehouse behind it. The office will be accessible from Holland at all times. The access gate to the warehouse aligns with the west face of the building and connects to the existing fence on both the north and south sides. There is a landscaped walkway proposed to run between the existing office building and the new warehouse. The existing 2597 sq. ft. office building on the property will remain and is proposed to be rented to an office user who will be separate from the Mercedes operation. The new warehouse will be used as the auto prep and storage facility for the Mercedes-Benz of Bloomfield Hills dealership. The facility will be used to store and prepare cars for sale. The proposed building will have the capacity to store 100 cars. All buildings over 6,000 sq. ft. in the MX district are required to obtain a Special Land Use Permit. Accordingly, the is required to obtain a recommendation from the Planning Board on the preliminary and final site plan reviews for the project and then proceed to the City Commission for final approval.

The applicant received a recommendation to approve the Preliminary Site Plan and Special Land Use Permit at the December 10, 2014 Planning Board meeting with the following conditions;

1. The applicant obtains a ruling by the building official or a variance from the Board of Zoning Appeals for the placement of the building off of the frontage line;
2. The applicant will be required to provide 70% glazing on the first floor or obtain a variance from the Board of Zoning Appeals;
3. Eliminate the parking between the building and the frontage line or obtain a variance from the Board of Zoning Appeals; and

4. The applicant add nine additional canopy trees to the parking lot interior and provides the dimension of the landscaped area at Final Site Plan Review or obtain a variance from the Board of Zoning Appeals.

It was determined by the Building Official that the applicant does not need a variance for the placement of the buildings on the frontage line because the existing structure is the closest structure to the frontage line and is therefore considered legal nonconforming. The applicant also appeared before the Board of Zoning Appeals on January 13, 2015. The BZA granted the applicant variances to permit parking between the front façade and the frontage line and also to provide less than the required 70% glazing on the new warehouse. The applicant has also revised the landscape plan to meet the ordinance requirements and submitted a photometric plan detailing a proposed lighting plan. All relevant meeting minutes from the Planning Board and Board of Zoning Appeals meetings are attached for your review.

1.1 **Land Use and Zoning**

1.2 Existing Land Use – The existing space is currently vacant. The lot consists of five existing warehouse buildings.

1.3 Zoning – The property is currently zoned MX, Mixed Use and is located in the Rail District. The existing use and surrounding uses appear to conform to the permitted uses of each Zoning District.

1.4 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site, including the proposed 2016 Regulating Plan zones.

	North	**South**	**East**	**West**
Existing Land Use	Public School property	Commercial	Commercial / Industrial	Commercial/ Industrial
Existing Zoning District	MX Mixed-Use	MX Mixed-Use	MX Mixed-Use	PP Public Property

2.0 **Setback and Height Requirements**

The proposed building appears to meet all other setback and height restrictions of the MX zone. Please see the attached zoning compliance summary sheet for a detail analysis.

3.0 **Screening and Landscaping**

3.1 Dumpster Screening – The revised plan does not include a dumpster. If a dumpster is added at a later date then it must be screened in accordance with the Zoning Ordinance.

3.2 Parking Lot Screening – The parking area does not abut a street, alley or passage. Therefore, screening of the parking area is not required.

3.3 Mechanical Equipment Screening – The plans as submitted do not include any mechanical equipment. Any mechanical equipment located on site must be screened in accordance with the Zoning Ordinance.

3.4 Landscaping –The applicant has proposed a total of 18 Sunburst Locust Trees, 10 Snow White Spirea, 8 Japanese Yews and a large area of ornamental grass. The landscaping is proposed to be located throughout the site and parking lot in a manner that breaks up the parking area. Three (3) Yews and two (2) Sunburst Locust trees are proposed to be located on the south side of the entry to the site. Two (2) Sunburst Locust, five (5) Japanese Yews and ten (10) Spirea are proposed to be located at the front elevation of the new building. The applicant is proposing a large area of ornamental grass in the southeast corner of the site and four (4) Sunburst Locust trees that will flank the parking spaces immediately adjacent. The remaining ten (10) Sunburst Locust trees are proposed to be arranged throughout the parking lot interior.

Article 4, section 4.20 LA-01 (F) of the Zoning Ordinance requires that parking lots shall have landscaping areas that total no less than 5% of the total parking lot interior. Each interior planting area shall be at least 150 square feet and not less than 8 feet in any single dimension, there shall be at least on canopy tree for each 150 square feet and the interior planting areas must be located in a manner that breaks up the expanse of paving throughout the parking lot interior.

The plans submitted by the applicant indicate the proposed parking area will be 53,370 sq. ft. in size. Accordingly, the applicant is required to provide 2,668 sq. ft. of landscaping and 18 canopy trees. The applicant indicates that 3,450 sq. ft. of landscaping and the plans show eighteen (18) canopy trees will be provided in the parking lot interior. **Accordingly, the proposal meets the ordinance requirements in regards to parking lot landscaping.**

4.0 **Parking, Loading and Circulation**

4.1 Parking – In accordance with Article 4, section 4.34 of the Zoning Ordinance, this development is required to have 1 parking space for every 500 square feet of warehouse space and 1 parking space for every 300 square feet of office space. This results in a requirement of 33 parking spaces for the warehouse (16,400 sq. ft. / 500) and 9 parking spaces for the office building (2,597 sq. ft. /300) for a total of 42 spaces required. The applicant has provided 67 parking spaces including three (3) handicap accessible spaces. Accordingly, the applicant's proposal meets the parking requirement. However, in accordance with Article 04, section 4.52 PK-08 A (1), parking is not permitted between the building façade and the frontage line. **The applicant was granted a variance from the Board of Zoning Appeals to allow parking between the building and the frontage line.**

4.2 Loading – The applicant has proposed to have a 12' X 50' loading area on the south side of the building. The loading space meets the requirements of Article 04 section 4.24 (C).

4.3 Vehicular Circulation and Access –Vehicular access to the site is via Holland St. The front portion of the site will contain 16 parking spaces that will service the leasable office space. The applicant proposes to put a security gate on the north and south side of the warehouse that will allow ingress and egress to the Mercedes storage facility. A two way drive lane will allow circulation around the sides and rear of the warehouse allowing access to the roll-up garage doors on the sides and rear of the building as well as access to the parking places.

4.4 Pedestrian Circulation and Access – The applicant has proposed a concrete sidewalk along three sides of the existing office building to allow for pedestrian access from the parking spaces. The walkway on the east side of the office building will be shared with the warehouse. There is currently no pedestrian access along Holland from S. Eton.

5.0 **Lighting**

The applicant has added one street light at the entrance to the site as requested by the Engineering Department. The proposed light will be required to match the Rail District standard pedestrian scale light.

In addition, the applicant is now proposing to install exterior parking lot lighting on the site. Accordingly, the proposed lighting must meet the requirements of Article 04 section 4.21 LT-01, Lighting Standards. The applicant is proposing to install six wall mounted lights on the perimeter of the new warehouse at a mounting height of 16'. The plan also calls for six (6) pole mounted light fixtures, four (4) of which are single head

fixtures and two are double head fixtures. The photometric plan that has been submitted indicates that the light poles are proposed to be 27.5' in height. The Zoning Ordinance restricts the height of pole mounted lights to 16' in height. **Accordingly, the applicant will be required to revise the photometric plan to meet the requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals.**

6.0 **Departmental Reports**

6.1 Engineering Division – The Engineering Dept. has reviewed the plans. The following comments are offered at this time:

1. The current plan does not have any design relative to any underground utilities. Note that the only access the site has to both public water main and combined sewer is at the street connection (the east end of Holland Ave.). Underground drainage accommodating the entire site, as well as a new sanitary service and water service will be required as a part of the building permit for this proposal.

2. Permits required for this project from our office shall be:

   - Right-of-way permit (for water and sewer connections).
   - Drive approach permit (for flatwork in the right-of-way).

6.2 Department of Public Services – DPS had no comments.

6.3 Fire Department –

1. Knox Box to provide access in an emergency through the gate and into the building.
2. Fire suppression is required according to section 903 of the IFC 2012.

6.4 Police Department – The Police Department had no comments.

6.5 Building Division – In addition to their standard comments the Building Department listed the following issues that must be addressed;

Additional Comments:

1. Fire sprinkler system required

7.0 **Design Review**

Front (East) Elevation

The front elevation of the new warehouse structure is proposed to be primarily constructed of 16" x 8" split face block in a beige color. The split face block will extend up the façade approximately 16'. There are six (6) clear glass windows proposed for the front elevation which will be 8' x 5' each with beige frames. One single door is proposed in the center of the front elevation with a small canopy overhead. The upper portion of the front façade will be constructed of beige translucent panels. A Mercedes-

Benz logo is proposed to be centered on the front façade approximately 22' above grade.

North/South Elevations
The north and south elevation of the warehouse are proposed to be constructed of beige metal panels from grade to 16' with beige overhead doors lining each side. The south elevation is proposed to have twelve (12) doors and the north elevation is proposed to have ten (10) doors. The upper five (5) of the side elevations will be constructed of beige translucent panels up to the eaves.

Rear (West) Elevation
The rear elevation is proposed to be constructed completely of beige metal panels with one large 16' x 16' overhead door in the center. A Mercedes-Benz logo is proposed to be centered on the rear façade approximately 22' above grade.

Existing Office building
The brick exterior and windows of the office building will be retained with the exception of the Mansard roof, which will be replaced with siding panels to match the warehouse building.

In addition, this parcel is subject to the window requirements of Article 04 section 4.83 WN-01, which requires 70% glazing on any façade that faces a street, plaza, park or parking area. The plans as submitted do not meet this requirement. **The applicant was granted a variance from the Board of Zoning Appeals to provide less than 70% glazing on the first floor.**

8.0 **Eton Road Corridor Plan (ERCP)**

The subject site is located within the boundaries of the Eton Road Corridor Plan. The vision of the Eton Road Corridor Plan ("ERCP") was to encourage a mixed use corridor with a range of commercial, service, light industrial and residential uses that serve the needs of the residents of Birmingham. Creative site planning is encouraged to promote high quality, cohesive development that is compatible with the existing uses in the corridor and the adjacent single-family residential neighborhoods. The current submittal is now proposing to preserve the existing office building as leasable space that will create a mix of uses and encourage more activity on the site.

Sub-Area Plan
The Eton Road Sub-Area Plan (map #9) identifies recommended building locations, street locations, and other features and concepts that should be considered during the review of proposed developments in the corridor. The subject site was identified as a potential location for an extension of Holland Rd. that would connect to a future road/linear park that would run parallel to the rail road tracks. The applicant has located the proposed building to the south 31' from the north property line to allow for the potential future extension of Holland Rd. The new warehouse will line up with the existing office building that is to remain which will create the possibility of a street wall along the north elevation if the road were to be constructed at some point in the future.

Design
Chapter 5 of the ERCP details specific site and building design guidelines, including the use of high quality materials, the creation of a pedestrian friendly environment with entrances facing the street, street trees and streetscape elements, continuous sidewalks, and effective screening of parking and loading areas. The subject site is in an isolated section of the Rail District that does not currently have pedestrian access from S. Eton. The applicant is not proposing any pedestrian improvements at this time

9.0 **Approval Criteria**

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

(1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.

(2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.

(3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property not diminish the value thereof.

(4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.

(5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.

(6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 **Approval Criteria for Special Land Use Permits**

Article 07, section 7.34 of the Zoning Ordinance specifies the procedures and approval criteria for Special Land Use Permits. Use approval, site plan approval, and design review are the responsibilities of the City Commission. This section reads, in part:

Prior to its consideration of a special land use application (SLUP) for an initial permit or an amendment to a permit, the **City Commission shall refer the site plan and the**

design to the Planning Board for its review and recommendation. After receiving the recommendation, the City Commission shall review the site plan and design of the buildings and uses proposed for the site described in the application of amendment.

The City Commission's approval of any special land use application or amendment pursuant to this section shall constitute approval of the site plan and design.

11.0 **Recommendation**

Based on a review of the site plan revisions submitted, the Planning Division recommends that the Planning Board recommend APPROVAL of the Final Site Plan for 2200 Holland to the City Commission with the following conditions;

1. The applicant revises the photometric plan to meet the requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals.

12.0 **Sample Motion Language**

Motion to recommend APPROVAL of the Final Site Plan for 2200 Holland to the City Commission subject to the following conditions:

1. The applicant revises the photometric plan to meet the requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals.

OR

Motion to POSTPONE the Final Site Plan for 2200 Holland.

OR

Motion to recommend DENIAL of the Final Site Plan for 2200 Holland to the City Commission.

BIRMINGHAM BOARD OF ZONING APPEALS PROCEEDINGS
TUESDAY, JANUARY 13, 2014
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, January 13, 2015. Chairman Charles Lillie convened the meeting at 7:30 p.m.

Present: Chairman Charles Lillie; Board Members Kevin Hart, Jeffery Jones, Randolph Judd, Thomas Hughes, Peter Lyon; Alternate Board Member Rachel Loughrin

Absent: Board Member John Miller; Alternate Board Member Cynthia Grove

Administration: Matthew Baka, Sr. Planner
Ken Cooper, Asst. Building Official
Bruce Johnson, Building Official
Carole Salutes, Recording Secretary

T# 01-02-15

2200 HOLLAND
(Appeal 14-25)

The owners of the property known as 2200 Holland request the following variances to allow for the construction of a single-story warehouse structure:

A. **Article 4, Section 4.52 PK-08 A (1)** of the Zoning Ordinance prohibits parking between the building façade and the frontage line in the MX (Mixed Use) zone. The applicant is requesting a variance to permit parking between the building façade and the frontage line.

B. **Article 4, Section 4.83 WN-01 A (1)** of the Zoning Ordinance requires the front façade and any façade facing a street, plaza, park, or parking area provide no less than 70% of the storefront/ground floor façade as clear glass panels and doorways. The applicant is required to meet this standard on the east, west and south facing facades.

- On the west façade the applicant is proposing to provide 13% glass. Therefore a variance of 57% is requested.
- On the east façade the applicant is proposing to provide 0% glass. Therefore a variance of 70% is requested.
- On the south façade the applicant is proposing to provide 0% glass. Therefore a variance of 70% is requested.

This property is zoned MX Mixed Use.

Mr. Baka described that the parcel in question is located at the end of Holland, east of Eton. It neighbors the school bus yard and the City DPS. The applicant proposes to redevelop the site into a warehouse for Mercedes-Benz of Bloomfield Hills. The Planning Board has asked the applicant to make changes to his proposal, based on the Eton Road Corridor Plan ("ERCP") that governs this area. To introduce mixed use, the applicant will now leave a small office building on the site with parking at the front. Requiring a certain percentage of glazing on the first floor allows more interaction with pedestrians. However, because of the type of use that is proposed, the applicant feels the glazing requirement would be detrimental to their proposal. The applicant has received Preliminary Site Plan Approval, and based on the results of this meeting they will return to the Planning Board for Final Approval.

In response to Mr. Jones, Mr. Baka verified that leading off of Eton there are no sidewalks on either side of Holland and it dead ends. Chairman Lillie noted there will not be pedestrian traffic so there would be no need for the glazing in this case. Mr. Baka added that Mr. Ghesquiere's whole purpose is to have security for the storage of valuable cars. He has been working with the Planning Board to try and help them meet the intent of the ERCP.

Mr. Charles Ghesquiere, Dealer Principal of Mercedes-Benz of Bloomfield, described how adding glazing to the building would be a problem for them because of security. People could see what is inside and that would be an attraction to break in. In response to Mr. Jones he said they have no intention of turning the facility into anything besides a storage area. He went on to say the tenants of the office building will conduct highly technical business and have maybe two visitors a day.

At 7:45 p.m. there were no comments on this petition from the audience.

Motion by Mr. Lyon
Seconded by Mr. Jones in regard to appeal 14-25, 2200 Holland, to approve the variances as advertised. He believes that the appellant has demonstrated a practical difficulty with strict compliance in that the Ordinances request pedestrian friendly, almost retail use in what is really an industrial area. He thinks the appellant has mitigated the variance by moving fences back and making it appear somewhat like retail.

Mr. Lyon believes that strict compliance would be unduly burdensome and would prevent reasonable use of the property, given this industrial area. He believes that granting these variances does substantial justice to both the appellant and the surrounding area. It improves a very industrial looking area. He thinks that based on the prints it will be a nice looking addition back there. Also, he believes it is the minimum variance required. He would tie the motion to the plans as submitted.

Motion carried, 7-0.

ROLLCALL VOTE
Yeas: Lyon, Jones, Hart, Hughes, Judd, Lillie, Loughrin
Nays: None
Absent: Miller

Mr. Jones added that the property is unique and merits the variance because there is no likelihood of pedestrian traffic since there are no sidewalks.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, DECEMBER 10, 2014
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on December 10, 2014. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Carroll DeWeese, Bert Koseck, Janelle Whipple-Boyce, Bryan Williams (left at 9:07 p.m.); Alternate Board Member Stuart Jeffares; Student Representatives Jack Moore (left at 9:40 p.m.), Shelby Wilson (left at 9:30 p.m.)

Absent: Board Member Gillian Lazar; Alternate Board Member Daniel Share

Administration: Matthew Baka, Senior Planner
Jana Ecker, Planning Director
Shalaka Puranik. Asst. City Planner
Carole Salutes, Recording Secretary

12-181-14

SPECIAL LAND USE PERMIT ("SLUP")
PRELIMINARY SITE PLAN REVIEW
2200 Holland St.
Mercedes-Benz of Bloomfield Hills Prep and Storage Facility
New construction of one-story building 16,400 sq. ft. in size for the cleaning, detailing, light repair and storage of vehicles (postponed from October 22, 2014)

Mr. Baka advised the subject property located at 2200 Holland currently contains five (5) warehouse structures of various sizes. The applicant proposes to demolish four (4) of the existing buildings and construct a 16,400 sq. ft. warehouse building. The existing 2,597 sq. ft. office building on the property will remain and is proposed to be rented to an office user who will be separate from the Mercedes operation. The new warehouse will be used as the auto prep and storage facility for the Mercedes-Benz of Bloomfield Hills dealership.

The proposed building will have the capacity to store 100 cars. All buildings over 6,000 sq. ft. in the MX District are required to obtain a SLUP. Accordingly, the Planning Board will perform the Preliminary and Final Site Plan Reviews for the project and then make a recommendation to the City Commission on whether or not to approve the proposal for a SLUP.

At the October 22nd meeting the Planning Board expressed concerns that the development of the site did not adequately incorporate the goals of the Eton Road Corridor Plan ("ERCP"). After a lengthy discussion, the Board moved to postpone the SLUP and PSP review to give the applicant time to consider ways to activate the site in line with the goals of the ERCP. Since that time, the applicant has submitted a new plan that proposes to incorporate a mix of uses on the site by preserving the existing office building and constructing the warehouse behind it. The office will be accessible from Holland at all times. There is a landscaped walkway proposed to run between the existing office building and the new warehouse.

Article 04 section 4.76 SS-08 A (1) states that *Front building facades at the first story shall be located at the frontage line**. Accordingly, the applicant will be required to obtain a variance from the Board of Zoning Appeals ("BZA") for the placement of the building off of the frontage line.*** A ruling from the building official will be solicited as to whether a variance is needed because the frontage line is the 30 ft that abuts the end of Holland. The existing small office building in the front is legally non-conforming.

In accordance with Article 04, section 4.52 PK-08 A (1), parking is not permitted between the building façade and the frontage line. ***Accordingly, the applicant will be required to eliminate the parking between the building and the frontage line or obtain a variance from the BZA.***

This parcel is subject to the window requirements of Article 04 section 4.83 WN-01, which requires 70% glazing on any façade that faces a street, plaza, park or parking area. The plans as submitted do not meet this requirement. ***The applicant will be required to provide 70% glazing on the first floor or obtain a variance from the Board of Zoning Appeals.***

Design Review
A detailed design review for the proposal will be done at Final Site Plan Review.

After receiving a recommendation from the Planning Board, the City Commission reviews the site plan and design of the buildings and uses proposed. The City Commission's approval of any special land use application shall constitute approval of the site plan and design.

Ms. Ecker advised that the Birmingham Public Schools owns the property immediately along the northern property edge and running along the eastern property boundary all the way to Cole St. The strip is 30 ft. wide at its narrowest.

Mr. Gary Kwapis, the project architect, pointed out some of the issues they tried to address that concerned the board. They may use clear laminate glass to meet the 70% glazing requirement and secure the building.

At Mr. Koseck's request, Mr. Baka read the six standards that the City Commission should consider when they review a SLUP. Mr. Kwapis concluded the only standard the

project is in conflict with is that all buildings over 6,000 sq. ft. in the MX District require a SLUP.

Mr. Chuck Gesquire, the owner of the dealership, emphasized the necessity for the warehouse to be secure.

The chairman thought the project fits with the spirit of how the Ordinance was written. Mr. Williams said it is important to note the applicant has come back several times with significant changes that are consistent with the Planning Board's requests. He likes that they have proposed office usage that will add life to the area.

Mr. Koseck suggested that the building could have a curb and landscape zone on the north side to set it up for possible future use.

There were no comments from members of the public at 8:15 p.m.

Motion by Mr. DeWeese
Seconded by Ms. Whipple-Boyce to recommend to the City Commission approval of the SLUP for 2200 Holland St., Mercedes-Benz of Bloomfield Hills Prep and Storage Facility.

No one from the audience wished to comment at 8:17 p.m.

Motion carried, 6-0.

ROLLCALL VOTE
Yeas: DeWeese, Whipple-Boyce, Clein, Jeffares, Williams
Nays: Koseck
Absent: Lazar

Mr. Koseck thought the applicant could plant elsewhere on the property the additional canopy trees that are required for the parking lot interior.

Ms. Whipple-Boyce commented she wants to see 70% glazing because of the future uses that could go on in the building. She felt the applicant could achieve the glazing requirement and still maintain security for the building. Additionally she hopes they can achieve their parking lot landscape requirement by adding green space in another place on the property. She appreciates the first building being an office use because it could potentially bring in more pedestrians.

Motion by Mr. DeWeese
Seconded by Mr. Williams to approve the Preliminary Site Plan and SLUP for 2200 Holland subject to the following conditions:
1. The applicant obtains a ruling by the building official or a variance from the Board of Zoning Appeals for the placement of the building off of the frontage line;
2. The applicant will be required to provide 70% glazing on the first floor or

obtain a variance from the Board of Zoning Appeals;
3. Eliminate the parking between the building and the frontage line or obtain a variance from the Board of Zoning Appeals; and
4. The applicant add nine additional canopy trees to the parking lot interior and provides the dimension of the landscaped area at Final Site Plan Review or obtain a variance from the Board of Zoning Appeals.

There were no comments from the public at 8:19 p.m.

Motion carried, 6-0.

ROLLCALL VOTE
Yeas: DeWeese, Williams, Clein, Jeffares, Koseck, Whipple-Boyce
Nays: None
Absent: Lazar

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, OCTOBER 22, 2014
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held October 22, 2014. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Student Representative Shelby Wilson

Absent: Board Members Carroll DeWeese, Robin Boyle; Student Representative Jack Moore

Administration: Matthew Baka, Senior Planner
Brendan Cousino, Asst. City Engineer
Jana Ecker, Planning Director
Paul O'Meara, City Engineer
Carole Salutes, Recording Secretary

10-162-14

SPECIAL LAND USE PERMIT ("SLUP")
PRELIMINARY SITE PLAN REVIEW
2200 Holland St.
Mercedes-Benz of Bloomfield Hills Prep and Storage Facility
New construction of a one-story building 16,400 sq. ft. in size for the cleaning, detailing, light repair and storage of vehicles (postponed from September 10 2014 - request by applicant to postpone to October 22, 2014)

Mr. Baka advised the subject property located at 2200 Holland St. currently contains five warehouse structures. The applicant proposes to demolish all of the existing buildings and construct a single warehouse building that will be 16,400 sq. ft. and will be used as the auto prep and storage facility for the Mercedes-Benz of Bloomfield Hills dealership.

The proposed building will have the capacity to store 100 cars. All uses over 6,000 sq. ft. in the MX District are required to obtain a SLUP. Accordingly, the Planning Board will perform the Preliminary and Final Site Plan Reviews for the project and then make a recommendation to the City Commission on whether or not to approve the proposal for a SLUP.

The applicant appeared before the Planning Board on September 10, 2014. The night of the meeting the applicant presented an alternate plan that incorporated one of the

existing buildings into the redevelopment plan. Due to the significant changes made to the proposal, the Preliminary Site Plan Review was postponed so that the Planning Dept. could perform a full review of the new plan and to allow the applicant to incorporate the comments provided by the Planning Board. Since that time there has been a change in the architect. The Plan that was resubmitted closely resembles the original submittal. However, several of the comments of the Planning Board were incorporated, including the following;
1. The building was shifted to the south to allow for the future possibility of extending Holland St. as recommended in the Eton Road Corridor Plan ("ERCP");
2. The on-site parking was increased to meet the Zoning Ordinance requirements;
3. The retention area in the southeast corner of the site was replaced with trees and landscaping; and
4. Signage was added to the east and west facades to identify the building as a Mercedes Benz facility.

The proposed building appears to meets the setback and height restrictions of the MX Zone with the exception of the following: Article 04 section 4.76 SS-08 A(1) states that *Front building facades at the first story shall be located at the frontage line.* ***Accordingly, the applicant will be required to obtain a variance from the Board of Zoning Appeals ("BZA") for the placement of the building off of the frontage line.***

The plans submitted by the applicant indicate the proposed parking area will be 57,970 sq. ft. in size. Accordingly, the applicant is required to provide 2,898 sq. ft. of landscaping. The plans indicate that 2,940 sq. ft. of landscaping will be provided. However, the majority of the landscaping is clustered in the southeast corner of the parcel outside of the parking area which does not count toward the interior landscaping requirement. **Therefore, the applicant will be required to add additional landscaping in the parking lot that meets Article 4, section 4.20 LA-01 (F) or obtain a variance from the BZA.**

Design Review
A detailed design review will be done at Final Site Plan Review.

This parcel is subject to the window requirements of Article 04 section 4.83 WN-01, which requires 70% glazing on any façade that faces a street, plaza, park or parking area. The plans as submitted do not meet this requirement. ***The applicant will be required to provide 70% glazing on the first floor or obtain a variance from the Board of Zoning Appeals.***

Mr. Williams received confirmation that the proposed extension of Holland St. would cover not just the subject property but also the adjacent property to the north. The City has no easement rights to extend Holland St. However, it is possible now with the new configuration that Holland St. can be extended. Mr. Williams noted the glazing and landscaping requirements interact with access to the public and this site doesn't have that. So, he is not troubled by these requirements.

Mr. Koseck did not think this project meets the test for a SLUP.

Mr. Chuck Gesquire, the applicant, spoke about their vision for the use of the site, and how he believes it fits with the intent of the ordinance and the intent of the Eton Rd. Corridor Plan ("ERCP"). Car hauler traffic into the lot would occur predominantly during the last ten days of the month, about four loads per week. They have tried to group the trees elsewhere on the property rather than in the lot, so tree sap will not drop on the cars that are stored outside. The large expanse of pavement is needed to provide turning movement for the trucks.

Mr. Gesquire went on to explain they presently have a similar facility in Troy, but plan to abandon it. He introduced his new architect, Mr. Gary Kwapis.

Ms. Whipple-Boyce observed this is a permitted use in the MX District. It conforms with the vision statement for the ERCP. They are offering a new building and the opportunity to make the site much better than it could be. Further, by removing the small building they have permitted an extension of Holland St. that doesn't exist presently. Maybe the board can work with them to make some site improvements.

Ms. Lazar was concerned with the disturbance to residential neighborhoods that large car haulers traveling down Eton would cause. Chairman Clein agreed with Ms. Whipple-Boyce that the proposal could be made better. He thought they do something inexpensive to the building to make it unique and original. He was very concerned about the truck delivery. Mr. Gesquire explained truck deliveries would occur in the early morning.

Mr. Williams agreed the board can focus on the building, but he thinks the land usage is a significant improvement. It was determined that the motions regarding the SLUP and the Preliminary Site Plan Approval should be separate.

Motion by Ms. Whipple-Boyce
Seconded by Mr. Williams to recommend approval to the City Commission of the SLUP for 2200 Holland St., Mercedes-Benz of Bloomfield Hills Prep and Storage Facility.

There were no comments on the motion from members of the public at 9:05 p.m.

Motion failed, 3-2.

ROLCALL VOTE
Yeas: Whipple-Boyce, Williams, Clein
Nays: Koseck, Lazar
Absent: DeWeese, Boyle

Mr. Koseck suggested the applicant take the future Master Plan and show how this project would adapt. Mr. Gesquire noted what a big step it would be to clean up that area. He hoped to get some help and improve the whole corridor.

Ms. Lazar commented she sees the project as being too passive for the location and the board is looking for something that has some life and movement. Further, she objected to the traffic issue and the amount of surface parking, but not to the building. Mr. Williams observed that the City maintained property on the north side of the project is a disaster.

Ms. Whipple-Boyce thought if the applicant references the ERCP it might shed some light on some of the board's reservations. Also, it would help if they take some time to work with planning staff. Chairman Clein concluded that there have been constructive concerns related to the site plan, and how it might relate more to the Corridor Plan and future vision of that plan. Mr. Williams noted the board can't control the use if it meets the ordinance, but as a matter of SLUP approval they could simply prohibit the delivery trucks to this site to keep them off of Eton. Further, maybe there is a way to bring people to the site and make it a little more interactive and customer friendly. Therefore, the building design might change somewhat.

Ms. Ecker noted the City has purchased land in order to implement a linear park nearby at some point in the future.

Motion by Mr. Williams
Seconded by Mr. Koseck to postpone consideration of the SLUP and Preliminary Site Plan Review hearing for 2200 Holland St., Mercedes-Benz of Bloomfield Hills Prep and Storage Facility, to December 10, 2014.

There were no final comments from the public at 9:40 p.m.

Motion carried, 5-0.

VOICE VOTE
Yeas: Williams, Koseck, Clein, Lazar, Whipple-Boyce
Nays: None
Absent: DeWeese

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, SEPTEMBER 10, 2014
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held September 10, 2014. Chairman Robin Boyle convened the meeting at 7:30 p.m.

Present: Chairman Robin Boyle; Board Members Scott Clein, Carroll DeWeese, Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Student Representative Jack Moore

Absent: Student Representative Shelby Wilson

Administration: Matt Baka, Senior Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

09-134-14

SPECIAL LAND USE PERMIT ("SLUP")
PRELIMINARY SITE PLAN REVIEW
2200 Holland St.
Mercedes-Benz of Bloomfield Hills Prep and Storage Facility
New construction of one-story building 16,400 sq. ft. in size for the cleaning, detailing, light repair and storage of vehicles

Mr. Baka advised the subject property currently contains five warehouse structures of various sizes. The applicant proposes to demolish all of the existing buildings and construct a single warehouse building that will be 16,400 sq. ft. and will be used as the auto prep and storage facility for the Mercedes-Benz of Bloomfield Hills dealership.

The facility will be used to store and prepare cars for sale. The proposed building will have the capacity to store 100 cars. All buildings over 6,000 sq. ft. in the MX District are required to obtain a SLUP. Accordingly, the Planning Board will perform the Preliminary and Final Site Plan Reviews for the project and then make a recommendation to the City Commission on whether or not to approve the proposal for a SLUP.

Mr. Baka advised that the proposed building appears to meet the setback and height restrictions of the MX
Zone with the exception of the following: Article 04 section 4.76 SS-08 A(1) states that Front building facades at the first story shall be located at the frontage line.
Accordingly, the applicant will be required to obtain a variance from the Board of

Zoning Appeals ("BZA") for the placement of the building off of the frontage line.

The applicant will be required to provide the required 33 total parking spaces or obtain a variance from the BZA.

The applicant has proposed to have a 9 ft. x 75 ft. loading area on the north face of the building. Article 04 section 4.24 C requires that loading spaces must be 12 ft. x 40 ft. ***Accordingly, the applicant will be required to expand the width of the loading space to 12 ft. or obtain a variance from the BZA.***

A detailed design review will be done at Final Site Plan Review. At this time the applicant has provided elevation drawings that show the following materials:

• Metal paneling on the east elevation of the building. Masonry veneer on the west elevation.
• Along the bottom of the building they will use Light Grey masonry veneer.
• The top of the building will be brick tone masonry veneer.
• The south and north elevation will be predominately metal paneling.
• On both elevations there will be one side of the wall that will be made of brick tone masonry veneer. The top section of both of these elevations will be translucent panels and the roof will be corrugated metal.

Revised site plans were circulated by the applicant this evening.

In response to Mr. DeWeese, Mr. Baka confirmed that Holland dead ends right at the start of this property. The 1996 Eton Rd. Corridor Plan ("ERCP") shows a conceptual road going through that area. Mr. DeWeese thought it may be in everyone's self-interest to set the building further south because it would be slightly in the way if the road were extended in the future.

At Mr. Koseck's request, Mr. Baka read from the ordinance the intent of the MX District. Ms. Ecker read the requirements that must be shown for a SLUP. Mr. Koseck observed this site is right across the tracks from the train station and it is the first thing commuters will see as they enter Birmingham.

Mr. Peter Stuyer from Designhaus Architects represented the owner of Bloomfield Hills Mercedes Benz, Mr. Charles Gesquire, who is redeveloping the site. Their plans were revised because investigation revealed the site would work fine without having to tear down the existing one-story office building that is on the property. He thought the proposed building should be considered as having a 100 year potential for other uses. It cleans up the site and improves the storm water situation in the area. They have no problem with pushing the building south "a tad bit" to make sure that Holland could extend straight ahead.

In response to Chairman Boyle, Mr. Stuyer said they are still looking at the calculations for the storm water retention area at the southern end of the property. He estimated the

property would contain 25% grass and nothing very fancy in terms of landscaping - a very clean site.

Ms. Lazar received clarification that customers will not be visiting the site. Mr. Clein was concerned about whether the storm water retention pond would actually work. Mr. Stuyer said his intention is to use the entire site to engineer the storm water. He will need to further investigate the property. Asphalt paving will surround the building so that cars can get in an out of the building's multiple doors.

Ms. Ecker advised that landscaping will be required because the parking lot is over 7,500 sq. ft. They need to submit a landscaping plan for the area that covers not just the required landscape for the parking area, but also their proposed treatment for the retention pond. Further, what is seen from the street needs to be included. Ms. Whipple-Boyce added the fence proposal will not work.

Mr. Gesquire introduced himself and listed the dealerships that he owns. They rank among the top ten dealerships in the mid-west. Additionally they are good citizens.

Mr. Koseck said in his opinion this is a special district with a lot of good things happening. However, there are a lot of things in the ERCP that this building does not do. He doesn't see how it complies with the ordinance relative to this District. It is a single-use building that brings in cars and perhaps trucks but very few people. He can't visualize other uses happening in the future and would not support anything of this size. It comes down to why buildings in the MX District were limited to 6,000 sq. ft.

Mr. Clein shared a lot of those concerns. The applicant should ask himself what he can do to augment the design to make it fit other portions of the ordinance when the individual use itself does not. There are many more details that need to be hammered out. The applicant needs to take a look at what the intent of that district is and determine how they can get as close to it with other things as possible.

Mr. Williams said the board should recognize that Holland is different than every other street in the area. It is a lot uglier. Secondly, he doesn't share the concern about access to the trains. He recommended that board members walk the site. Ms. Whipple-Boyce agreed. She doesn't see anything but an operation like this moving into that space. Also, she thought this review should be postponed because it is very difficult for board members to get new information the night of a hearing and be expected to make any sort of decision.

Chairman Boyle thought the intent of the ERCP was to create an interesting space at the back end of the City. The board would very much like to see this as an opportunity to better connect this end of the Eton Rd. Corridor, which means setting the building in a location that would allow Holland to go all the way through. Secondly, the ERCP talked about getting some pedestrian access or even a bike path down the eastern site. That could be included as part of the retention area. Also, as people are crossing over the railroad bridge it would be great for them to see a nice Mercedes Benz sign and even a

car. So, his suggestion is to give the site some color, some shine, and a little bit of advertising. That would bring their story to the back end of Birmingham. Mr. Koseck agreed that the building should reflect their brand.

There were no comments from members of the public at 8:30 p.m.

Motion by Mr. DeWeese
Seconded by Ms. Whipple-Boyce to postpone the SLUP and Preliminary Site Plan Review for 2200 Holland St., Mercedes-Benz of Bloomfield Hills Prep and Storage Facility, to the October 8 Planning Board meeting.

Chairman Boyle noted that context is important, so the plans should include surrounding buildings and what happens, along with the passageways.

There were no comments on the motion from the public.

Motion carried, 7-0.

ROLLCALL VOTE
Yeas: DeWeese, Whipple-Boyce, Boyle, Clein, Koseck, Lazar, Williams
Nays: None
Absent: None