City of Birmingham
A Walkable Community

MEMORANDUM

Community Development

DATE: **August 28, 2015**

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

CC: **Jana Ecker, Planning Director**

FROM: **Matthew Baka, Senior Planner**

SUBJECT: **Set Public Hearing for the Final Site Plan & Special Land Use Permit Review of 1098 S Adams Road – Platinum Motor Cars**

On July 8, 2015 and August 26, 2015, the Planning Board reviewed the Final Site Plan and Special Land Use Permit ("SLUP") application proposed for the above-captioned project. After extensive discussion regarding traffic circulation and the need for compliance with the Triangle District plan, to the maximum extent practical, the Planning Board voted to recommend approval of the Final Site Plan and SLUP to the City Commission with the following conditions:

1. Reduce the amount of proposed signage to 48 sq. ft.;
2. Reduce the height of the wall sign to 36".
3. Submit revised plan for steps at the front entranceway for administrative approval.

Thus, the Planning Division requests that the City Commission set a public hearing date for **October 12, 2015** to consider the SLUP application for 1098 S. Adams to allow operation of an auto sales agency and showroom.

Please find attached the staff report and plans presented to the Planning Board for your review for the proposed SLUP request.

Suggested Action:

To set a public hearing date for **October 12, 2015** to consider approval of a SLUP application for 1098 S. Adams to allow the operation of an auto sales agency and showroom.

4D

1098 S. Adams – PLATINUM MOTOR CARS
SPECIAL LAND USE PERMIT
OCTOBER 12, 2015

WHEREAS, Platinum Motor Cars has applied for a Special Land Use Permit to operate an automobile sales agency 1098 S. Adams,

WHEREAS, The land for which the Special Land Use Permit Amendment is sought is located on the northwest corner of Lincoln and S. Adams,

WHEREAS, The land is zoned MU-5, Mixed Use, which permits automobile sales agencies with a Special Land Use Permit,

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning, requires a Special Land Use Permit Amendment to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The Planning Board reviewed the proposed Special Land Use Permit request on August 26, 2015 at which time the Planning Board voted to recommend approval of the Final Site Plan and SLUP to the City Commission with the following conditions:

1. Reduce the amount of proposed signage to 48 sq. ft.;
2. Reduce the height of the wall sign to 36".
3. Submit revised plan for steps at the front entranceway for administrative approval.

WHEREAS, The applicant has agreed to comply with all conditions for approval as recommended by the Planning Board on August 26, 2015;

WHEREAS, The Birmingham City Commission has reviewed the Platinum Motor Cars Special Land Use Permit Amendment application as well as the standards for such review as set forth in Article 7, section 7.34 of Chapter 126, Zoning of the City Code,

NOW, THEREFORE, BE IT RESOLVED, The Birmingham City commission finds the standards imposed under the City Code have been met, subject to the conditions below and the Platinum Motor Cars application for a Special Land Use Permit is hereby approved, subject to the attached site plan, and subject to the following conditions:

1. Reduce the amount of proposed signage to 48 sq. ft.;
2. Reduce the height of the wall sign to 36".
3. Submit revised plan for steps at the front entranceway for administrative approval.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, Platinum Motor Cars and its heirs, successors and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of Platinum Motor Cars to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit.

I, Laura Pierce, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and, correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on October 12, 2015.

_____

Laura Pierce, City Clerk

MEMORANDUM

Community Development

DATE: **August 21, 2015**

TO: **Planning Board**

FROM: **Matthew Baka, Senior Planner**

SUBJECT: **Final Site Plan & Special Land Use Permit Review**
1098 S Adams Road – Platinum Motor Cars (All changes in blue)

Executive Summary

The subject site is located at 1098 S. Adams Road, on the northwest corner of S Adams and E Lincoln. The parcel is zoned B-2, General Business and lies within the Triangle Overlay District, zoned MU5 – Mixed Use 5. The applicant is proposing a pre-owned exotic auto sales agency in an existing 5,486 S.F. building.

Section 3.07 requires that the applicant obtain a Special Land Use Permit and approval from the City Commission to permit an auto sales agency. The applicant needs to obtain a recommendation from the Planning Board on the Final Site Plan and Special Land Use Permit, and then obtain approval from the City Commission for the Final Site Plan and Special Land Use Permit ("SLUP").

On July 8, 2015 the Planning Board reviewed the SLUP & FSP application for the above referenced property. The existing building does not comply with the requirements of the Triangle Overlay District. Article 3, section 3.05 A (2) of the Zoning Ordinance states that any new use that is established in the Triangle District must be brought into compliance with the plan to the maximum extent practical. The Planning Board expressed general support for the proposed use. However, the application was postponed due to the lack of improvements to the building. The applicant was instructed to return to the Planning Board on August 12, 2015 with a revised proposal that includes improvements to the building and property that bring the site closer to compliance with the Triangle Plan. The applicant subsequently requested an additional two week postponement until the August 26, 2015 Planning Board meeting. Accordingly, the applicant has submitted revised plans with several proposed improvements to the site. The proposal includes replacing the existing tinted windows with clear glass, adding a window on the Adams elevation, painting the building, and several improvements to the right of way. These changes are described in detail below.

1.0 Land Use and Zoning

1.1 Existing Land Use – The existing building on the subject site is currently vacant. Land uses surrounding the site are retail, commercial and restaurant.

1.2 Existing Zoning – The property is currently zoned B2 General Business and MU5 in the Triangle Overlay District. The existing use and surrounding uses appear to conform to the permitted uses of each Zoning District.

1.3 Summary of Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Nail Salon	Drive-through restaurant	Culinary School	Retail
Existing Zoning	B2, General Business	B2B, General Business	O2, Office	B2, General Business
Triangle Overlay	MU5	MU5	N/A	MU5

2.0 Proposed Use

The applicant is proposing a pre-owned exotic automobile sales store. Auto sales agencies are permitted as a Special Land Use in MU5 in the Triangle Overlay District. Since the applicant is proposing a new, special land use in an existing building, the site shall be brought into compliance with the requirements of the overlay to the maximum extent practical, as determined by the Building Official.

3.0 Setback and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. While the existing site meets some of the bulk, height, area and placement requirements for the MU5 zoning district, it does not meet all requirements.

4.0 Screening and Landscaping

3.1 Screening – No changes are proposed. If any additional mechanical units or venting are required, all changes must be submitted to the Planning Division for approval. No dumpster is shown or provided for on the site plan.

3.2 Landscaping – No changes are proposed. All existing street trees (3) are proposed to remain. Four street trees are required per the Triangle Overlay District standards (160 frontage feet / 40). The surface parking lot does not reach the 7,500 sq. ft. threshold to require landscaping. The applicant is now proposing to remove the existing planter beds on the east elevation of the building and install brick pavers, add planter boxes and benches. In addition, the applicant is proposing to replace the rock bed in the right of way along both

elevations with grass. **The Planning Board may wish to require the applicant to install one additional street tree on the E. Lincoln elevation to bring the site into compliance with the street tree standards of the Triangle plan.**

5.0 Parking, Loading, Access, and Circulation

4.1 Parking – In accordance with Article 4, section 4.42 of the Zoning Ordinance, 7 spaces are required for the proposed auto sales agency (2,146 S.F. auto sales area / 300). Seven spaces are proposed. Accordingly the proposal meets the parking requirement for the proposed use. **Parking space dimensions must be provided, although they appear to meet the 180 S.F. standard.**

4.2 Loading – No changes proposed

4.3 Vehicular Access & Circulation - Vehicular access to the site will not be altered from the existing conditions. The existing parking area is accessed via the curb cut along E. Lincoln. **Although, the condition is existing and therefore considered to be grandfathered, due to the layout of the parking spaces and the proximity to E. Lincoln the Planning Board may wish for the applicant to provide a circulation plan on the anticipated volume and flow of traffic for the site.**

4.4 Pedestrian Access & Circulation – Pedestrian access is available directly from the City sidewalk.

4.5 Streetscape – The existing 5' sidewalk does not conform to the Triangle Overlay District standards. No changes are proposed. **The applicant has not provided any decorative street lighting, benches or trash receptacles in the public right-of-way. These elements may be requested by the Planning Board should they determine that pedestrian activity will benefit from these facilities.** The applicant is now proposing to replace the lava rock in the right of way with grass.

6.0 Lighting

No exterior lighting changes are proposed. The applicant is now proposing to replace the two wall mounted light fixtures at the entrance off Adams Rd. and the fixture at the rear entrance with new extruded aluminum LED lights (see attached specifications). The fixtures are not cut-off and therefore must be approved as decorative lighting.

7.0 Departmental Reports

6.1 Engineering Division – No concerns were reported from the Department of Public Services.

6.2 Department of Public Services – No concerns were reported from DPS

6.3 Fire Department – No concerns were reported from the Fire Department

6.4 Police Department – No concerns were reported from the Police Department

6.5 Building Department – No concerns were reported from the Building Department.

8.0 Design Review

The applicant is not proposing any changes to the existing elevations. The elevations show a dark metal siding on the east, west, and south elevations, broken up by glass windows and doors. The existing windows are glazed, not clear glass. The elevations provided are not dimensioned. The existing elevations do not meet the following design standards of the Triangle District:

- No less than 70% of storefront facade shall be clear glass panels or doors
- The front entrance shall be inset 3'
- Buildings shall have a decorative cornice
- Building materials must be 60% brick, stone, or glass

The applicant is now proposing to make several modifications to the existing building:

- All tinted storefront windows will be replaced with clear insulated glass panels;
- One additional clear window to be added to the front elevation along S. Adams to the left of the entrance;
- Paint all sides of the building SW 6257 "Gibraltar"; and
- Replace three existing scones on building with new LED fixtures.

The percentage of window glazing on the elevations facing the street are as following;

- E. Lincoln – 24%
- S. Adams – 19%

It should be noted that the glazing calculation in the Triangle District is calculated for the whole first floor façade, not between 1 and 8 feet as in the downtown.

Signage

The applicant did not provide any sign details. **Any proposed sign must be approved by the Planning Department before a sign permit may be issued.** The applicant has submitted plans for two (2) name letter signs and one (1) wall mounted sign. The total linear building frontage is 48', permitting 48 square feet of sign area. The proposed name letter sign on the Lincoln elevation will measure 15" h x 23' 6" w or 29.375 square feet. The proposed name letter sign on the S. Adams elevation will measure 9" h x 13' 10" w or 10.375 square feet. The applicant is also proposing to install a wall sign above the entrance that will measure 39" h x 46" w or 12.45 square feet. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage.* **The proposal does not meet this requirement. The applicant must reduce the total amount of signage from 52.2 sq. ft. to 48 sq. ft.** Also, the maximum permitted height of a wall sign is 36". **The applicant will be required to reduce the height of the wall sign to 36".** The height of the sign locations are not listed on the plans. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall*

not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public alley. **The applicant must revise the plans to indicate the mounting height of all signs and verify that they are above 8'.**

Illumination
The name letter signs are proposed to be internally illuminated with LED's.

9.0 Approval Criteria for Final Site Plan

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 be based on the following standards and shall constitute approval of the site plan and design.

1. The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
2. The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
3. The use is consistent with the public health, safety and welfare of the city.
4. The use is in compliance with all other requirements of this Zoning Ordinance.
5. The use will not be injurious to the surrounding neighborhood.
6. The use is in compliance with state and federal statutes.

11.0 Planning Department Findings

Based on a review of the site plan revisions submitted, the Planning Division finds that the proposed site plan meets the requirements of Article 7, sections 7.27 and 7.34 of the Zoning Ordinance and recommends that the Planning Board recommend APPROVAL of the Final Site Plan and Special Land Use Permit for 1098 S. Adams with the following conditions:

4. Reduce the amount of proposed signage to 48 sq. ft.;
5. Reduce the height of the wall sign to 36".

12.0 Sample Motion Language

Based on a review of the site plans submitted, the Planning Board recommends APPROVAL of the applicant's request for a Final Site Plan and a SLUP approval to permit Platinum Motor Cars to operate at 1098 S. Adams with the following conditions:

1. Reduce the amount of proposed signage to 48 sq. ft.;
2. Reduce the height of the wall sign to 36".

OR

Motion to recommend POSTPONEMENT of the Final Site Plan and SLUP to the City Commission for 1098 S. Adams, Platinum Motor Cars, pending receipt of the following:

_____

_____

OR

Motion to recommend DENIAL of the Final Site Plan and SLUP to the City Commission for 1098 S. Adams, Platinum Motor Cars, for the following reasons:

1. _____
2. _____

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JULY 8, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on July 8, 2015. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Stuart Jeffares, Daniel Share

Absent: Board Members Carroll DeWeese, Bert Koseck; Student Representatives Scott Casperson, Andrea Laverty

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

07-131-15

SPECIAL LAND USE PERMIT ("SLUP") REVIEW
1098 S. Adams
Platinum Motor Cars
Application for a SLUP to allow the use of an existing building for an auto sales agency and showroom

FINAL SITE PLAN REVIEW
1098 S. Adams
Platinum Motor Cars
Request for approval of a Final Site Plan and Design Review to allow the use and renovation of an existing building for an auto sales agency and showroom

Mr. Baka explained the subject site is located on the northwest corner of S. Adams and E. Lincoln. The parcel is zoned B-2, General Business, lies within the Triangle Overlay District and is zoned MU-5, Mixed Use 5. The applicant is proposing a pre-owned exotic auto sales agency in an existing 5,486 S.F. building.

Section 3.07 requires that the applicant obtain a SLUP and approval from the City Commission to permit an auto sales agency. The applicant needs to obtain a recommendation from the Planning Board on the Final Site Plan and SLUP, and then obtain approval from the City Commission for the Final Site Plan and SLUP.

Auto sales agencies are permitted as a SLUP in MU-5 in the Triangle Overlay District. Since the applicant is proposing a new, special land use in an existing building, the site shall be brought into compliance with the requirements of the Overlay to the maximum extent practical, as determined by the building official.

Design Review
The applicant is not proposing any changes to the existing elevations. The elevations show a dark metal siding on the east, west, and south elevations, broken up by glass windows and doors. The existing windows are glazed, not clear glass. The elevations provided are not dimensioned. The existing elevations do not meet the following design standards of the Triangle District:

- No less than 70% of storefront facade shall be clear glass panels or doors;
- The front entrance shall be inset 3 ft.;
- Buildings shall have a decorative cornice;
- Building materials must be 60% brick, stone, or glass.

Signage
The applicant did not provide any sign details. **Any proposed sign must be approved by the Planning Department before a sign permit may be issued.**

Mr. Williams received confirmation that to the extent there is grandfathering in connection with the SLUP the board is allowed to look at existing issues. Further, Article 3 for the Triangle District says when there is a new use that goes in the board has to look at meeting the standards to the maximum extent practical.

Mr. Syed Ahmed, Platinum Motor Cars Detroit, explained they are looking to use this location as a boutique or showroom for high end cars. All transporter car deliveries would go to their other establishment in Troy and then be individually driven to this site. They generally will not have more than three clients at the site at the same time, along with two or three employees.

Ms. Lazar pointed out areas that make this a very difficult location for vehicle circulation. Mr. Ahmed noted they won't ever have much parking and explained how the traffic flow would work. He added their signage will be on the glass and they intend of keep the existing yellow tinted glass.

Chairman Clein asked him why this body should look past some of the basic requirements of the zoning for this site. Mr. Ahmed replied the building works for them.

Mr. Chester Stempian, Architect for the project, described how the site works well for its intended use. Mr. Ahmed explained his higher end cars will be in this location. There will be one or two vehicles in the detail room plus four or five in the showroom.

Chairman Clein called for comments from members of the public at 7:55 p.m.

Mr. John Marusich, Architect, indicated he represents the Winters, Prime Management, who have property located on either side adjacent to the subject property. The Winters believe this proposal is totally inappropriate under the zoning. He pointed out the parking constraints and believes there will be a conflict. The applicant should have a traffic study done that confirms there is adequate parking.

Ms. Whipple-Boyce voiced her concerns about the lack of any improvements to the building. She thought clear glass instead of orange glass would highlight the building better. This use seems to work because retail in most cases cannot happen there as there is not enough parking. Mr. Jeffares agreed if people are going there to buy a $200 thousand car, the outside of the building should look better than it does today.

Mr. Williams observed the building continues to be vacant, and he thought if this usage doesn't work he cannot think of one that would work. His feeling was to place a time limit when the board would come back and review the parking as advertised. If it has not worked then the SLUP would be cancelled. Mr. Boyle noted this district has become a destination for high end cars. He suggested that the applicant find a way to draw attention to the cars. The area needs color and activity and vibrancy.

Chairman Clein felt there has been zero effort on the part of the applicant to bring the building into any type of compliance. So far the board has been talking about letting a bad looking building continue. He is not opposed to the use. Mr. Williams agreed and added he is not concerned about the parking which will be monitored. The parking and use are okay but the building needs work.

Motion by Mr. Williams
Seconded by Ms. Whipple-Boyce to postpone consideration of the SLUP and Final Site Plan and Design Review for 1098 S. Adams, Platinum Motor Cars, until August 12, 2015.

At 8:15 p.m. there was no discussion from the public on the motion.

Motion carried, 7-0.

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

Mr. John Marusich stated his client has tried to buy that building on numerous occasions but his offer was not accepted.

DRAFT MINUTES
CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, AUGUST 26, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 26, 2015. Chairman Scott Clein convened the meeting at 7:35 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Carroll DeWeese, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Member Stuart Jeffares

Absent: Board Member Bert Koseck; Alternate Board Member Daniel Share; Student Representatives Scott Casperson, Andrea Laverty

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

08-166-15

2. 1098 S. Adams Rd.
Platinum Motor Cars
Special Land Use Permit ("SLUP")
Final Site Plan and Design Review
Request for approval of a SLUP and Final Site Plan and Design Review to allow the use and renovation of an existing building for an auto sales agency and showroom (postponed from August 12, 2015)

Mr. Baka offered background. The subject site is located on the northwest corner of S. Adams Rd. and E. Lincoln. The parcel is zoned B-2 General Business and lies within the Triangle Overlay District, zoned MU-5 Mixed Use 5. The applicant is proposing a pre-owned exotic auto sales agency in an existing 5,486 sq. ft. building. Section 3.07 requires that the applicant obtain a SLUP and approval from the City Commission to permit an auto sales agency. **The applicant needs to obtain a recommendation from the Planning Board on the Final Site Plan and SLUP, and then obtain approval from the City Commission for the Final Site Plan and SLUP.**

On July 8, 2015 the Planning Board reviewed the SLUP & Final Site Plan application for the above referenced property. The existing building does not comply with the requirements of the Triangle Overlay District. Article 3, section 3.05 A (2) of the Zoning Ordinance states that any new use that is established in the Triangle District must be brought into compliance with the plan to the maximum extent practical. The Planning Board expressed general support for the proposed use. However, the application was postponed due to the lack of improvements to the building. The applicant was instructed to return to the Planning Board with a revised proposal that includes improvements to the building and property that bring the site closer into compliance with the Triangle Plan.

Accordingly, the applicant has submitted revised plans with several proposed improvements to the site. Their proposal includes replacing the existing tinted windows with clear glass, adding a window on the S. Adams elevation, painting the building, replacing three existing sconces on the building with new LED fixtures, and several improvements to the right-of-way.

Signage
The applicant has submitted plans for two (2) name letter signs and one (1) wall mounted sign. The total linear building frontage is 48 ft., permitting 48 sq. ft. of sign area. The proposed name letter sign on the Lincoln elevation will measure 29.375 sq. ft. The proposed name letter sign on the S. Adams elevation will measure 10.375 sq. ft. The applicant is also proposing to install a wall sign above the entrance that will measure 12.45 sq. ft. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.* **The proposal does not meet this requirement. The applicant must reduce the total amount of signage from 52.2 sq. ft. to 48 sq. ft.**

Also, the maximum permitted height of a wall sign is 36 in. **The applicant will be required to reduce the height of the wall sign to 36 in.** The heights of the sign locations are not listed on the plans. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 ft. above public alley.* **The applicant must revise the plans to indicate the mounting height of all signs and verify that they are above 8 ft.**

Illumination
The name letter signs are proposed to be internally illuminated with LED's.

Responding to Mr. DeWeese, Mr. Baka talked about the parking requirement. There are seven spaces available, six that are stacked and then a seventh. This is an existing condition that is grandfathered. The applicant has stated they will not be bringing car haulers to the site.

Ms. Erika Ahmed from Platinum Motor Cars explained their business. They will sell used exotic import cars and are hoping this location will make more sense for their Birmingham customers. Vehicles will be driven to the site and they will be moved at night. Sales will be by appointment. They are willing to work with their neighbors to make sure the parking works. Employees will park furthest away from the site in order to leave room for customers.

Mr. Chester Stempian, architect for the project, explained the new look they are proposing for the building which is different from what was put forth at the previous meeting.

Ms. Whipple-Boyce received confirmation that the owners will maintain the grass in the right-of-way. Mr. Stempian explained they plan to do something with the entrance which is presently an exposed concrete platform.

The chairman took comments from the public at 8:37 p.m.

Mr. Dan Winter said he was present on behalf of the two adjacent parcels, 3400 Woodward Ave. and 1066 S. Adams. He expressed concerns for this specific use from a parking standpoint. Any time a vehicle is pulled in or out other cars have to be moved. People who purchase the vehicles seem to favor trailering them rather than driving them and therefore trailers will be entering and leaving the site. In order to exit, cars would have to back out onto Lincoln.

Mr. Jeffares could not see how the proposed business would adversely affect the adjoining properties. Better to have as a neighbor someone that is selling $150 thousand cars in an updated building rather than a vacant derelict structure. Ms. Lazar thought it would help if Mr. Winter could be a little more accommodating to his neighbor.

Mr. Boyle thought the applicant has listened to the Planning Board's comments and brought back an improved rendering. He hopes to see the business come to fruition. It will be up to the owners to make this site work. Mr. Jeffares said he cannot think of any business that would be better suited for the site than this one, because it will make the parking situation manageable.

Motion by Ms. Whipple-Boyce
Seconded by Mr. Williams based on a review of the site plans submitted, the Planning Board recommends approval of the applicant's request for a Final Site Plan and a SLUP approval to permit Platinum Motors Cars to operate at 1098 S. Adams with the following conditions:

1. **Reduce the amount of proposed signage to 48 sq. ft.;**
2. **Provide mounting height of all signs;**
3. **Provide a detail of the entry into the front door for administrative approval.**

Mr. DeWeese announced he will vote against the motion because he is uncomfortable with the parking and the access. Also, he is uncomfortable that there is not a clear interpretation from the building official that there have been sufficient improvements to the building and the property to bring them closer into compliance with the Triangle Plan.

Discussion considered whether restriction of trailers should be added to the motion. Mr. Williams was not in favor of changing the motion. The city attorney can make the decision as to whether that kind of restriction is appropriate in the context of a SLUP.

No one from the public wished to comment on the motion at 8:58 p.m.

Motion carried, 6-1.

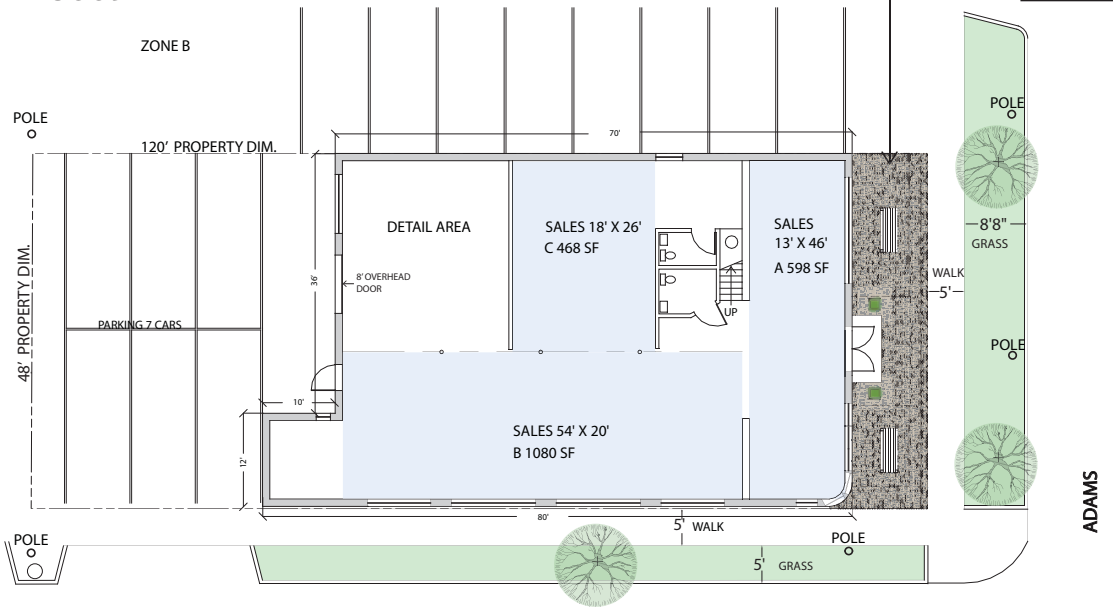
VOICE VOTE
Yeas: Whipple-Boyce, Williams, Boyle, Clein, Jeffares, Lazar
Nays: DeWeese
Absent: Koseck

PLATINUM MOTOR CARS

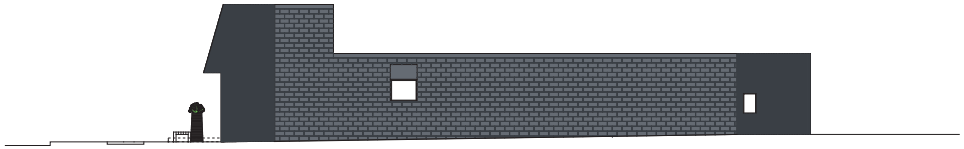
1090 S ADAMS RD , BIRMINGHAM, MICHIGAN 48009

WEST ELEVATION
SCALE 1/8" = 1'0"

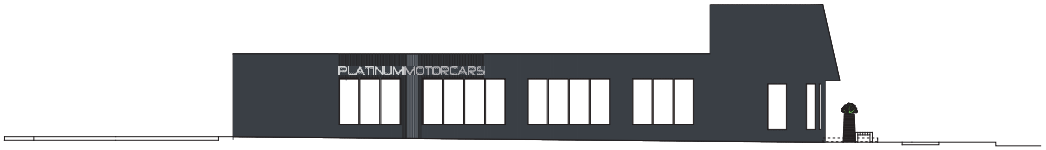
EAST ELEVATION (ADAMS)
SCALE 1/8" = 1'0"



FLOOR PLAN
SCALE 1/8" = 1'0"



NORTH ELEVATION
SCALE 1/8" = 1'0"



SOUTH ELEVATION (LINCOLN)
SCALE 1/8" = 1'0"

SITE / BUILDING DATA

LOCATION	TRIANGLE OVERLAY DISTRICT	
ZONE	MU5	
SITE AREA	(120' X 48.1')	5,772 S.F.
BUILDING AREA	5,486 S.F.	
PROPOSED USE	PRE-OWNED EXOTIC CAR SALES	
SALES AREA	2,146 S.F.	
PARKING REQUIRED		
2,146 / 300 S.F. SALES AREA	7.15 CARS	
PARKING INDICATED	7 CARS	

EXTERIOR BUILDING/SITE PLAN IMPROVEMENTS

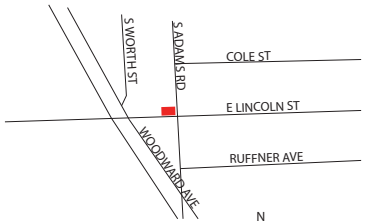
A. BUILDING METAL SIDING, BLOCK MASONRY WALL
PAINT - SHERWIN WILLIAMS SW 6257 GIBRALTAR

B. STORE-FRONT WINDOWS
REPLACE ALL TINTED GLASS WINDOWS WITH INSULATED CLEAR GLASS.
ADD WINDOW TO EAST ELEVATION.

C. WALL SCONCES AT ENTRY
REPLACE WITH LED LIGHTING.

D. EXISTING PATIO AT ENTRY
REMOVE PLANTER BEDS.
REPLACE WITH BRICK PAVERS.
ADD PLANTER BOXES AND LANDSCAPE BENCHES.

E. REMOVE ROCKBED IN PUBLIC LANDSCAPE.
REPLACE WITH GRASS.



LOCATION ON MAP
SCALE 1/8" = 1'0"

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PROJECT
PLATINUM MOTOR CARS
1090 ADAM RD
BIRMINGHAM, MICHIGAN

SUBJECT
PLANS, ELEVATIONS, SITE/BUILDING DATA

ARCHITECTS
CHESTER STEMPIEN ASSOCIATES • AIA
26805 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076
(248) 557-2145 FAX: (248) 559-2656

ISSUED:
PLANNING
06/15/15
08/03/15

DRAWN JLS
CHECKED C.R.S.
APPROVED C.R.S.
BIDS
CONSTR

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
25026

SHEET
A1
PLATINUM MOTOR CARS

PLATINUM MOTORCARS
PM
PLATINUM MOTORCARS

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

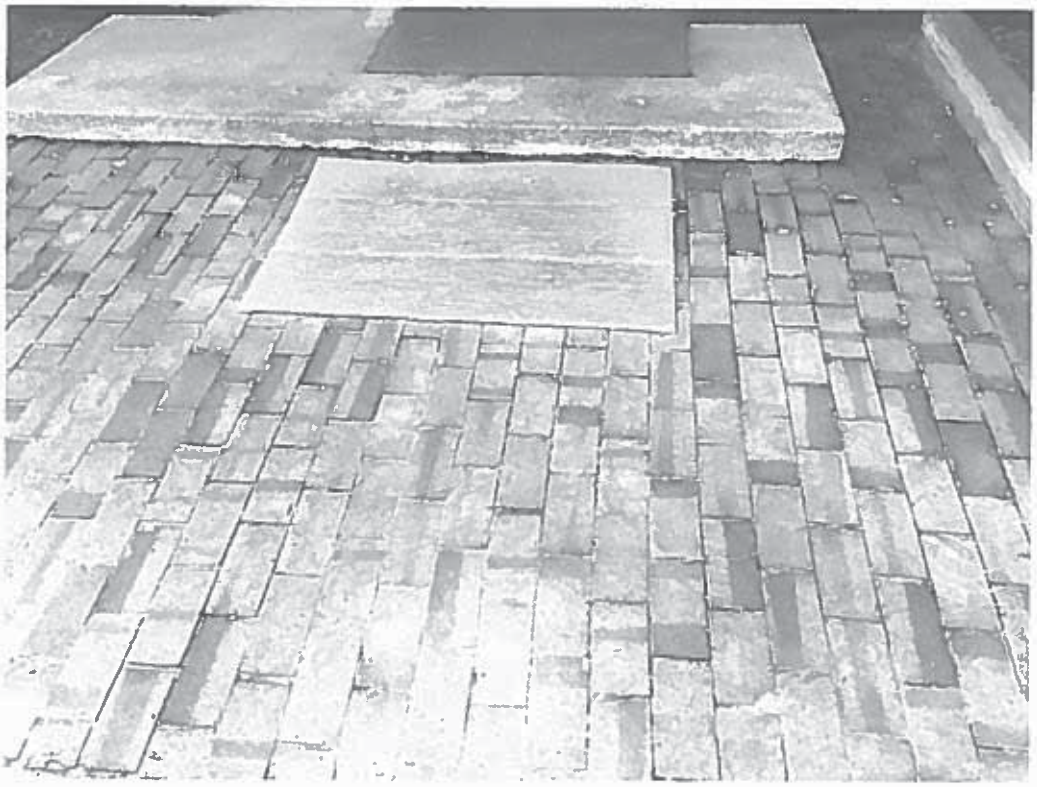
CASCADE 1834TT-LED
TITANIUM

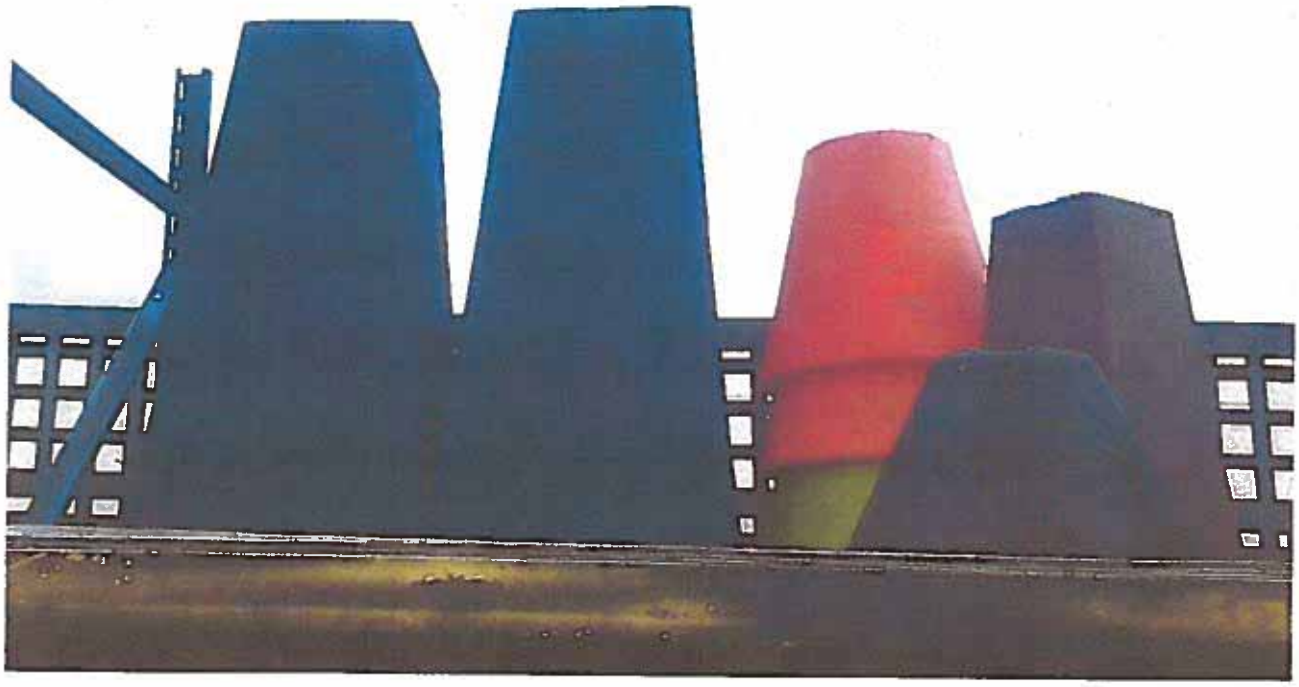
WIDTH:	8.0"
HEIGHT:	18.0"
WEIGHT:	4.0 LBS
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	CLEAR ETCHED ORGANIC RAIN
BACKPLATE WIDTH:	8.0"
BACKPLATE HEIGHT:	18.0"
SOCKET:	1-15W UNI-100 *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	800
COLOR TEMP:	2700k
CRI:	96
LED WATTAGE:	15w
INCANDESCENT EQUIVALENCY:	100w
DIMMABLE:	No
NOTES:	PATENT: US AND FOREIGN PATENTS PENDING |
EXTENSION:	4.0"
TTO:	4.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665183481

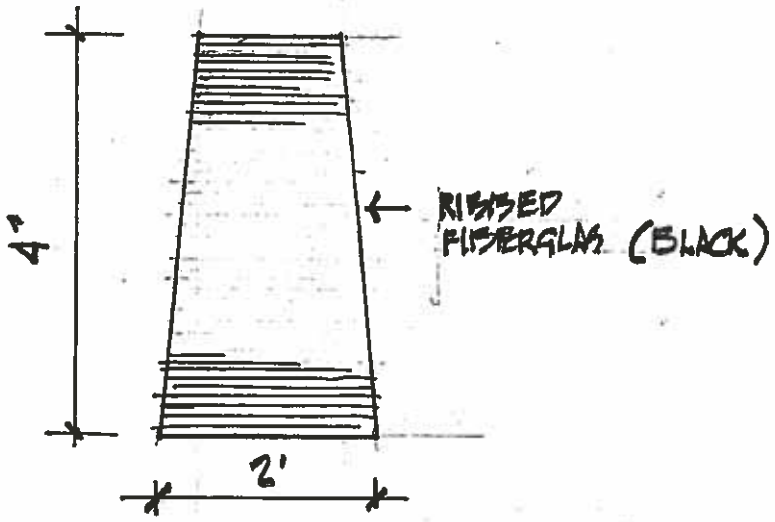
AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

life AGLOW®

BRICK PAVERS



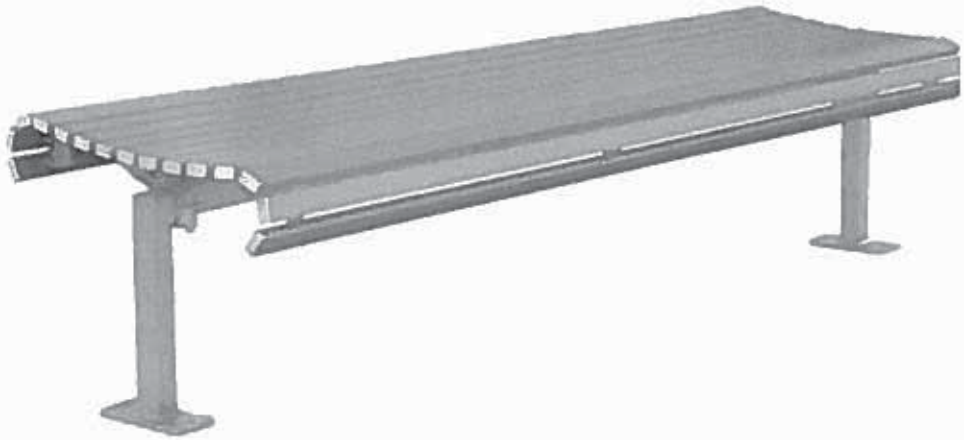




PLANTER (2)

street furniture

Classic Plaza Bench



CMP4 aluminum

DESCRIPTION

Classic, contoured bench supported by strong galvanized steel frames.
Matching product: Classic Plaza Table (http://streetfurniture.com/products/tables/classic-plaza-table.html).

DIMENSIONS

24 5/8"W x 18 1/2"H x 68 7/8"L

OPTIONS

Seat Type: CMP4
Battens: Premium Hardwood, Aluminum
Mounting: Surface, Subsurface

For further information see technical sheet.

RELATED PRODUCTS