

**Birmingham City Commission-Planning Board**  
**Special Meeting Minutes**  
**April 18, 2022**  
**Department Of Public Services**  
**851 S. Eton**  
**7:30 p.m.**  
**Vimeo Link: <https://vimeo.com/698450414>**

**I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Therese Longe called the meeting to order at 7:30 p.m.

**II. ROLL CALL**

Commission

ROLL CALL:

Present:

Mayor Longe  
Mayor Pro Tem Boutros  
Commissioner Baller  
Commissioner Host  
Commissioner McLain  
Commissioner Schafer

Absent:

Commissioner Haig

Planning Board

ROLL CALL:

Present:

Chair Scott Clein  
Stuart Jeffares  
Bert Koseck  
Daniel Share  
Janelle Whipple-Boyce  
J. Bryan Williams  
Jason Emerine, alternate  
Nasseem Ramin, alternate

Absent:

Robin Boyle  
MacKinzie Clein, student  
Andrew Fuller, student

Administration: City Clerk Bingham, Planning Director Dupuis,  
City Attorney Grochowski, City Manager Markus

**III. PUBLIC COMMENT**

The City of Birmingham welcomes public comment limited at the Mayor's discretion to allow for an efficient meeting. The Commission will not participate in a question and answer session and will take no action on any item not appearing on the posted agenda. The public can also speak to agenda items as they occur when the presiding officer opens the floor to the public. When recognized by the presiding officer, state your name for the record, and direct all comments or questions to the presiding officer.

Occurred during discussion of new business.

#### **IV. NEW BUSINESS**

##### A. The Birmingham Plan 2040 – Second Draft Review

PD Dupuis and Chair Clein introduced the topic.

Commissioner Baller asked Planning Board members to state whether they felt there were any outstanding points of contention among Board members regarding the draft .

Mr. Koseck said that while some members of the Board wanted the draft to provide goals to reach towards, he felt that some aspects of the draft were beyond his comfort zone. He said that he did not see as much need to integrate drastic changes into the draft since Birmingham is already a great City. That said, he felt there was largely consensus among Board members on the direction given to the master planning team.

Mr. Jeffares said that some more advanced goals remained in the document, and that other topics that had more mixed responses from the Board and the public were retained as items for future study instead of full recommendations. He said he was glad to see both approaches.

Mr. Share said that the draft review process refined the draft to be more responsive to Birmingham's goals instead of more reliant on current, generic urban planning best practices.

Mr. Williams said the first draft was aggressive, and that the master planning team scaled back their recommendations in response to feedback from the Board and the public. He agreed with Mr. Jeffares that it was positive that some important items that could not be immediately resolved were integrated as recommendations for further study.

Chair Clein concurred with his colleagues that the majority of the recommendations to the master planning team had consensus from the Board, and that it was appropriate that some of the topics without general consensus were recommended for further study.

Commissioner Baller said he found the Board members' general agreement encouraging. He said he would also like to hear recommendations from the Board about topics that should be addressed in the upcoming strategic plan at a later date.

MPT Boutros noted that the Commission, Board, public, and Staff had previously discussed and reviewed the direction of the master plan, and said that if the Board was comfortable with the direction the draft was heading in he was also comfortable.

Chair Clein confirmed that to be the case.

Commissioner Host said he appreciated the increased focus on neighborhood and residential issues between draft one and draft two.

Commissioner Schafer offered her support for the direction of the current master plan draft. She said she appreciated the list of priorities for guiding the City's efforts and said she was eager to

begin implementation of some of the shorter-term items like increasing the City's sustainability efforts.

In reply to Commissioner Baller, PD Dupuis confirmed that the detailed future land use maps were made available in the majority of the agenda packets regarding the second draft of the master plan and are also available on the front page of the 2040 Plan's website, [thebirminghamplan.com](http://thebirminghamplan.com). He said that any questions regarding the maps could be directed to Planning Staff.

Chair Clein stated that the master planning team created the maps at the beginning of the discussions of the second draft in order to provide clarity on the proposed changes.

Mr. Share noted that some of the recommended zoning changes would bring parcels into alignment with the zoning of adjacent parcels. He acknowledged that the colors on the maps make some of the information a bit hard to discern and noted the issue had been raised with the master planning team.

Commissioner Baller said he appreciated the reduction in planning jargon and the increase in clarity from the first to the second draft, and said he hoped that trend would continue into the third draft.

Mayor Longe recommended that:

- The page numbers be moved so they are not removed by hole punches;
- The Plan indicate somewhere that a Master Plan does not alter zoning in and of itself and that any possible zoning changes would involve an extensive public engagement process; and,
- More definitional clarity be provided, citing 'cafe', 'unbundling', and 'zoning reform' as some terms in need of clarification.

Mr. Williams noted that the Board emphasized throughout the review process that the adoption of a master plan is not the same as rezoning. He noted that the Board had recently approved a proposal that had some conflicts with the City's Triangle Plan, because the recommendations in the Triangle Plan had not been sufficiently implemented as ordinance. That experience, he noted, underscored the importance of implementing Plan recommendations through ordinance changes and other City actions.

### Public Comment

Samuel Oh said he believed the master plan draft increases density in the Triangle via allowing bonus stories next to single-family residential, whereas the Triangle Plan precluded bonus stories next to single-family residential. He asked the City for clarification on the matter.

PD Dupuis noted that the Triangle Overlay District, which is part of the zoning ordinance, does not allow bonus stories for developments within 100 feet of a single-family residentially zoned area. He stated that the Triangle Overlay remains in effect today. He said that the 2040 Plan draft does not recommend any deviation from the current Triangle Overlay ordinances.

Chair Clein concurred with PD Dupuis, clarifying that the ordinance is where the distinction exists, and not the maps on draft pages 52 - 54 referenced by Mr. Oh.

Larry Bertollini asked whether the northeast corner of Eton and Lincoln, which is currently included in the Kenning Park Master Plan, is being recommended for rezoning as part of the 2040 Plan. He said that lowering the speed limit on Woodward should be one of the highest priorities of the 2040 Plan. He also said he wanted to be sure that public comment would be integrated into any future proposals to change Haynes Square.

Paul Reagan recommended that the City organize meetings between Chairs of boards that address shared topics, like parking. He said integrating those Chairs' recommendations into the third draft of the 2040 Plan and into general City policy would be positively received by residents. He recommended the master planning team also produce a map that shows where any zoning changes are recommended in order to clarify the information for the public. He concluded by saying he was still in favor of a pedestrian bridge for crossing Woodward.

Kathryn Gaines said she wanted the parcels on the north side of Oakland from Woodward to Ferndale to remain single-family residential.

Neil Fichtenberg concurred with Ms. Gaines, and added he would like to see the homes on those parcels preserved for their historic value.

Gina Russo also concurred with Ms. Gaines.

**MOTION 04-110-22:** Motion by MPT Boutros, seconded by Commissioner Schafer:  
To direct the 2040 Plan consultant team to begin the preparation of the third and final draft of The Birmingham Plan 2040.

In reply to Commissioner Host, Mayor Longe said there would be additional opportunities to comment on the draft in the future as well.

Commissioner Host said that in his view the second draft represented a great improvement from the first draft and thanked the consultants for integrating the feedback from the Planning Board and the public.

#### Public Comment

Mr. Oh asked if there would be a chance for him to reply to PD Dupuis' previous comments about the Triangle.

Jim Arpin asked if the motion could include 'with full consideration of public comment during the meeting'.

The Mayor and Chair Clein advised Mr. Arpin that public comment is always minuted, and would be taken into account by the Board and the master planning team.

ROLL CALL VOTE: Ayes, MPT Boutros  
Commissioner Host  
Commissioner McLain  
Commissioner Schafer  
Mayor Longe

Commissioner Baller

Nays, None

Absent, Commissioner Haig<sup>1</sup>

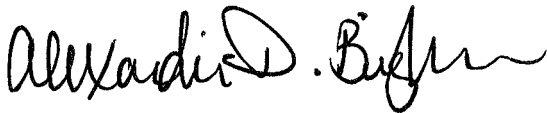
**V. COMMUNICATIONS**

- A. Zoning Protest Petition – Little San Francisco Neighborhood
- B. Additional Communications Received
  - 1. Email communication with Samuel Oh
  - 2. Letter from Kathryn Gaines regarding the Rezoning of Oakland St.
  - 3. Email Communication from Gina Russo regarding the Little San Francisco neighborhood

In reply to Mayor Longe, CA Grochowski advised that it would not be appropriate to have further conversation with Mr. Oh regarding his concerns at this time under Robert's Rules. CA Grochowski noted that Mr. Oh's comments and letter were both received and addressed, and that the Planning Board would take those comments into consideration moving forward.

**VI. ADJOURN**

Seeing no further comment, Mayor Longe adjourned the meeting at 8:44 p.m.



Alexandria Bingham

City Clerk



Laura Eichenhorn

City Transcriptionist

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<sup>1</sup> Addition to minutes as advised at the 5/9/2022 City Commission Meeting