

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, OCTOBER 10, 2018**

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<p>1. The applicant must provide the rear setback of an existing, adjacent building to determine if the rear setbacks have been met at Final Site Plan; 2. The applicant must show on the site plans the location of all solid waste and recycling storage to ensure screening; 3. The applicant must submit specification sheets for all proposed RTU's as well as screenwall material samples and details to ensure full screening at Final Site Plan; 4. The applicant must submit a landscape plan showing at least one street tree of the permitted diameter and species along N. Old Woodward Ave., and provide a planting list of all proposed plantings on any proposed green roof, planters or other landscaped areas on the property at Final Site Plan; 5. The applicant must provide a figure for the distance between the offsite parking area and the residential lobby to ensure that it is under 300 ft. at Final Site Plan; 6. The applicant must provide one off-street loading space, or obtain a variance from the Board of Zoning Appeals; 7. Comply with the direction of all City Departments; AND 8. Add a bike rack.</p>	<p>10</p>
<p>Motion carried, 7-0.</p>	<p></p>

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, OCTOBER 10, 2018**
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on October 10, 2018. Chairman Scott Clein convened the meeting at 7:30 p.m.

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

Also Present: Alternate Board Member Jason Emerine

Absent: Alternate Board Member Nasseem Ramin; Student Representatives Madison Dominato, Sam Fogel, Ellie McElroy

Administration: Jana Ecker, Planning Director
Brooks Cowan, Planner
Carole Salutes, Recording Secretary

10-163-18

APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING OF SEPTEMBER 12, 2018

Mr. Share noticed that on Page 1 he is listed as being present; however he was absent.

**Motion by Mr. Koseck
Seconded by Mr. Jeffares to approve the Minutes of the Regular Planning Board Meeting of September 12, 2018 as amended.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Koseck, Jeffares, Boyle, Clein, Whipple-Boyce, Williams

Abstain: Share

Absent: Ramin

10-164-18

CHAIRPERSON'S COMMENTS

Chairman Clein noted they have a varied meeting containing some old topics.

10-165-18

APPROVAL OF THE AGENDA (no change)

10-166-18

PUBLIC HEARINGS

1. PAYMENT IN LIEU OF PARKING IN TRIANGLE DISTRICT

Chairman Clein opened the public hearing at 7:35 p.m.

Mr. Cowan explained that Birmingham's Triangle District allows an additional story for the height of a commercial building if the applicant meets two or more of the listed provisions under section 3.08E. One of those is that the applicant may provide payment-in-lieu to the City for construction of parking in a public parking deck at an offsite location at the rate of \$15,000 per parking space. This ordinance was written in 2007 and since then the cost of parking spaces has gone up.

On August 8, the Planning Board wanted clarification of whether this was to incentivize payment in lieu of parking by keeping the amount per space lower than the actual construction costs for a parking space. The City Manager advised the goal of this ordinance amendment is to ensure that the payment in lieu of parking stays current based on actual construction costs from now and into the future.

On September 12 the Board discussed the cost of recently built parking structures in local communities and settled on \$27,500/space. That uses the Royal Oak recent costs as a basis for the current cost in the draft ordinance amendment. Starting July 1, 2010, the rate of payment will increase by 3% each year. The Board voted to set a public hearing on this topic for October 10, 2018.

Motion by Mr. Williams

Seconded by Mr. Boyle to RECOMMEND APPROVAL to the City Commission to amend Article 3, section 3.08 (E) (1) of the Zoning Ordinance to adjust the payment in lieu of parking amount over time in accordance with the comments made during the meeting.

Mr. Boyle received confirmation from Ms. Ecker that this is a one-time payment that must be paid at the time the Building Application Permit is submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Boyle, Clein, Jeffares, Koseck, Share, Whipple-Boyce

Nays: None

Absent: Ramin

The Chairman closed the public hearing at 7:38 p.m.

10-167-18

REZONING APPLICATION

1. 469-479 S. Old Woodward Ave. (former Mountain King and Talmer Bank) Request to reconsider application in light of new information to be presented to rezone from B-3 and D-4 to B-3 and D-5 to allow a nine-story mixed-use building

Chairman Clein recalled that on June 27, 2018, the Planning Board reviewed a rezoning request for 469 – 479 S. Old Woodward Ave. (former Mountain King and Talmer Bank sites) to rezone from B-3/D-4 to B-3/D-5. After much discussion, the Planning Board voted to recommend denial of the rezoning request to the City Commission for 469 – 479 S. Old Woodward Ave. The City Commission then set a public hearing date for August 13, 2018 to review the rezoning request.

Prior to the City Commission taking any action the applicant submitted a letter requesting that the City postpone the public hearing that was previously set at the City Commission to allow the applicant to present new information to the Planning Board for their review and consideration. Accordingly, on August 13 the City Commission cancelled the public hearing and sent the matter back to the Planning Board for reconsideration.

Section 7.02(6) of the Zoning Ordinance allows a rehearing on a rezoning request where there is a substantial change in the evidence that was previously presented even after the City Commission has issued a denial of the request. In this case, the City Commission did not hear the request, and thus did not issue an approval or denial. They did however send the matter back to the Planning Board to determine if there has been a substantial change in the evidence, and if so, to conduct a rehearing on the rezoning request previously considered.

On September 12, the Planning Board decided to postpone consideration. They were looking for additional information from the City Attorney as to 1) whether the applicant has the right to apply for rezoning under D-5; and 2) some of the facts behind the reasons why this property may or may not have been put in the PAD.

As to why this property may or may not have been put in the PAD, the City Attorney has written a letter stating there is no record from the 1960s. With regard to the legal question as to whether or not the applicant has the right to apply for rezoning to the D-5 category, the City Attorney responded they do have the legal right to apply for rezoning to this zoning classification.

Chairman Clein stated that the first thing the Board will do this evening is to discuss whether the new information being presented warrants a rehearing.

Mr. Rick Rattner, Attorney, 380 N. Old Woodward Ave., was present to represent the applicant. In a PowerPoint presentation he outlined the substantial change in the evidence that was previously presented to the Planning Board on June 27, 2018 and requested a rehearing of the rezoning request based on the following:

- There was a mistake in the CIS that was included in the packet that indicated this property is in the PAD. This property is not.
- The ordinance states pursuant to 7.02 (B) (5) (a-e) that the Planning Board should make findings of fact. There was no presentation of a finding of fact as it was presented to the City Commission.

- The D-5 Zone was enacted and at that time, three buildings were rezoned to D5, but the ordinance itself is clear and unambiguous. It provides language that indicates there are going to be different buildings put into the D-5 Zone.
- The fact that the property sits outside of the PAD should be looked at because of the potential five or six types of structures that could be built under the D-4 Ordinance. That is what is new to their rezoning argument. If a mixed-use building is constructed in D-4, it must have 288 parking spaces on-site. That requires their building to be accompanied by nine underground parking levels. That is a major change in the way the Planning Board might look at this for rezoning.

Mr. Rattner hoped the Board will take this seriously and give them a chance for a rehearing based on all of this context, so that a good and fair decision can be made.

Mr. Williams received confirmation from Ms. Ecker that there are no other commercial properties which are currently zoned D-4 and allow a mix of commercial and residential uses that are not located in the PAD.

Responding to Mr. Boyle, Ms. Ecker gave a brief history of the PAD and why it was created. She named the Brookside Terrace and the old school district building as being properties that bought into the PAD after it was formed. They both abut the PAD. The City Engineer and the Finance Director figure out what the buy-in amount is and then it goes to the City Commission who makes the determination as to whether a property will be added or not.

Chairman Clein opened discussion from the public at 8:07 p.m.

Ms. Susan Friedlander, Attorney representing Birmingham Place Residential Condominium Assoc., noted that at the September 12 hearing she talked about the intent of the D-5 Ordinance and whether it was intended for rezoning for a multitude of properties that don't fit the non-conforming status. The history of the ordinance cannot be clearer. It was drafted because the 555 Building had space on its site.

Another issue is whether there has been new evidence submitted that justifies a rehearing. The only thing that was raised is that there was a mistake in the CIS report that said 469-479 S. Old Woodward Ave. is in the PAD. However, the CIS was specifically put aside at the hearing because the Planning Board was looking at rezoning and not the site plan or the CIS. It is on the record, on the video and in the minutes that the applicant said he can't build anything else because the property is not in the PAD.

Ms. Friedlander stated that in the example of what can be built, it is erroneous to say that parking must be on site if you are not in the PAD. The Zoning Ordinance clearly allows many of the mixed uses that are allowed in the D-4 District other than residential to have parking 100 ft. away. Ms. Friedlander said she is trying to wrap her head around the fact that because they are not in the PAD they want to have a use with an even greater parking need than they might be able to build under D-4. So, they haven't presented any new information.

The ordinance does not say that the Planning Board has the authority to rehear an application that it has denied when the City Commission has not heard it and denied it. It says the same application shall not be brought back within the same year unless there has been substantial change in conditions which the applicant can present to the Planning Board upon reapplication. That is not what happened here.

Ms. Friedlander stated that the City Commission speaks through its resolutions. The Commission's resolution says to cancel the public hearing to consider approval of the rezoning of 469-479 S. Old Woodward Ave. from B-3/D-4 to B-3/D-5 and refer the matter back to the Planning Board. It doesn't say to refer the matter back to the Planning for a rehearing and reconsideration of this rezoning request.

Mr. Clinton Ballard, 388 Greenwood, said he cares very much how this City is developed. He thinks this property should be zoned to D5 the same as the adjacent properties.

Motion by Mr. Boyle

Seconded by Mr. Share to receive and file a letter from Honigman Miller Schwartz and Cohn, LLP dated October 10, 2018 that says they represent the Condominiums at Birmingham Place Association.

Motion carried, 7-0.

VOICE VOTE

Yeas: Boyle, Share, Clein, Jeffares, Koseck, Whipple-Boyce, Williams

Nays: None

Absent: Ramin

After a brief evacuation of the building because the fire alarm sounded, the meeting reconvened.

In response to Mr. Williams, Ms. Ecker said a letter was received from the City Attorney prior to the September 12 meeting indicating what the process would be and that it is the Board's responsibility to determine if there is new information; and to make a decision on that first; and then if the determination is made there is new information, to conduct a rehearing.

Several Board members indicated they were aware that this property was not in the PAD but several others were not. Chairman Clein did not believe it was ever discussed.

Ms. Whipple-Boyce said in all of her time on this board she can never remember seeing a rezoning application followed by a site plan for the same property on the same night. The applicant may not have touched on not being in the PAD in the first part of their presentation because they expected to be presenting that in the second part of their presentation. She finds that to be new evidence because the Board didn't give the applicant the opportunity to present their Site Plan. Therefore she leans toward voting in favor of the applicant tonight.

Mr. Koseck said he always wants to look at a proposed design along with a rezoning application. It is the applicant's job to make their case and he doesn't think there has been a change of facts to the degree that would make him have a different opinion.

Chairman Clein noted he is hard pressed to say that the news that the property is not in the PAD is a substantial change in facts, evidence, or condition. Therefore, he cannot support a rehearing.

Mr. Williams said his understanding is that the Board didn't go beyond the three properties which were non-conforming because no other properties were before them. It is clear to him that the written record of the CIS was incorrect. The record should be clear that the property is not within the PAD. Also, he doesn't think the Planning Board complied with the ordinance in its

findings. He added that it would be inappropriate to go forward with a rehearing tonight because there is a counsel of record who can't be present who said he represents a certain party that is not here. Everybody should be given an opportunity to be heard.

Mr. Share indicated his strong recollection is that when the Planning Board adopted the D-5 Zoning it was not exclusive to the three properties. It was open to other places but it was inappropriate for the Board to rezone a property without them being there to request it. Based on what he saw in the minutes and what he has heard from his colleagues, there has not been a substantial change in the evidence that would justify a rehearing

**Motion by Mr. Share
Seconded by Mr. Koseck to RECOMMEND DENIAL of the applicant's request for a rehearing the property at 469-479 S. Old Woodward Ave.**

There were no public comments related to the motion at 8:55 p.m.

Motion failed, 3-4.

ROLLCALL VOTE

Yeas: Share, Koseck, Clein

Nays: Boyle, Jeffares, Whipple-Boyce, Williams

Absent: Ramin

Motion by Ms. Whipple-Boyce that the Planning Board finds that there have been substantial changes in the evidence previously presented at the rezoning hearing on June 27, 2018, and thus grants a rehearing of the rezoning request for 469-479 S. Old Woodward Ave.

Motion carried, 4-3.

ROLLCALL VOTE

Yeas: Jeffares, Whipple-Boyce, Boyle, Williams

Nays: Koseck, Share, Clein

Absent: Ramin

At 9 p.m. there were no comments from the audience.

**Motion by Mr. Williams
Seconded by Mr. Boyle that the re-hearing that has been approved by the Planning Board be held on Wednesday, November 14, 2018.**

There was no discussion from members of the public at 9:05 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Boyle, Clein, Jeffares, Koseck, Share, Whipple-Boyce

Nays: None

Absent: Ramin

COURTESY REVIEW

**1. 300 W. Merrill St., Baldwin Library - Youth Room Addition
Courtesy review of proposed project to expand the youth room to the east.**

Ms Whipple-Boyce recused herself because she works for the library and Mr. Emerine replaced her on the Board.

Mr. Doug Koschik, Director of the Baldwin Library, recalled that a few years ago they embarked on a plan to renovate and slightly expand the library building. After expansion of the Adult Services Dept. which was completed last year, Phase II of the project is an expansion of 2,000 ft. in the Youth Room and a renovation of the area. They hired Lukenbach, Ziegelman, Gardner Architects to do the renovation and presented it to the City Commission. Currently they are in the design development stage. If the City Commission approves the documents an RFP will go out for construction to start in Summer 2019.

Mr. Share received confirmation from Mr. Koschik that the book return on Bates will remain. A lot of people find it very useful. Further, there was not a way to preserve more green space along the Bates St. frontage, because they were eager to get as much expansion space as possible for the Youth Room.

Mr. Emerine noticed the building juts out into the handicap ramp a little and asked for that width to be checked to make sure it is 5 ft., ADA compliant with current standards.

Mr. Jeffares indicated he is somewhat bothered by the fact that this looks like three buildings jammed together. He asked if there was any thought about trying to make this look like the original library and one addition versus two additions.

Mr. Bob Ziegelman explained they were dealing with the old historic building and the Mid-Century Modern building that now is perhaps considered historic. The City wanted to keep those buildings which are two different expressions. So what they did for the Youth Area was to add a transparent pavilion so the different kinds of buildings would blend together. The other criteria which was really important was to open up and become part of the park. The ceiling height will be left the same as it is at 9 ft. 4 in. Ninety percent of the ceiling will be drywall.

Mr. Boyle was pleased with this design because it looks very open and inviting. Mr. Koseck liked it too, because it beckons people into the building. He hoped there is money to make the concrete wall better. A slab of granite would make a statement; the same thing with the steps. The underside of the soffit is very dark and he wondered if there is something to make that more inviting. On the south side, he was not sure how the glass box intersects with the rounded form.

At this time Mr. Emerine left and Ms. Whipple-Boyce returned to the board.

PRELIMINARY SITE PLAN REVIEW

1. 800 N. Old Woodward Ave. (former Ziegelman Building)

Addition of a third floor to existing building and expansion of the building to the north to connect to The Pearl under construction at 825 N. Old Woodward Ave.

Ms. Ecker advised that the subject site, 800 N. Old Woodward Ave., is currently a two-story office building located in the O-2 (Office/Commercial) Zoning District. The applicant is proposing two expansions to the building for the purposes of adding more office space and four residential units. The office expansion will occur at the north side of the building, utilizing a former 11 ft. easement between the subject building and The Pearl at 856 N. Old Woodward Ave. The office expansion will bring the buildings together at 0 ft. setbacks.

The residential expansion is proposed to be added via a third-floor addition. The six parking spaces required for the residential component are proposed to be located underneath The Pearl. It is asked that for Final Site Plan Review it be shown that those spaces are within 300 ft. of the residential lobby. The subject site, along with being located in the Parking Assessment District ("PAD") and D-2 Overlay, is located at the northernmost section of Birmingham's Redline Retail District. New site plan approval will require the first-floor office space to conform to the retail requirements outlined in Article 3 of the Zoning Ordinance.

Article 4, Section 4.24 of the Zoning Ordinance requires office uses between 10,001 and 50,000 sq. ft. to include one off-street loading space. The proposed addition will bring the office floor area to 10,860 sq. ft., which would require one off-street loading space to be provided. The applicant has not provided an off-street loading space. **The applicant must provide one off-street loading space, or obtain a variance from the Board of Zoning Appeals.**

Design Review

A full design review will be completed at Final Site Plan Review. Currently, the expansions are proposed to be constructed with the same materials (painted brick, window glass). The applicant is also proposing to add balcony railings along the balconies on the third floor to match The Pearl. The applicant must submit all materials, material samples, and material specification sheets for all proposed changes to the exterior of the building at Final Site Plan.

The Chairman asked Mr. Marisuch, the architect, about the note on the plan indicating a green roof recreational amenity. Mr. Marisuch answered that they are proposing access to the roof for residents from the fourth floor of The Pearl. He responded to Mr. Boyle that the fact the 1,000 sq. ft. units offer only one bath was the desire of the owner.

Mr. Jeffares suggested adding a bike rack. Chairman Clein wished to see details of how the applicant plans to rebuild the sidewalk at Final Site Plan Review.

Motion by Mr. Williams

Seconded by Mr. Boyle to APPROVE the Preliminary Site Plan for 800 N. Old Woodward Ave. subject to the following conditions:

- 1. The applicant must provide the rear setback of an existing, adjacent building to determine if the rear setbacks have been met at Final Site Plan;**
- 2. The applicant must show on the site plans the location of all solid waste and recycling storage to ensure screening;**
- 3. The applicant must submit specification sheets for all proposed RTU's as well as screenwall material samples and details to ensure full screening at Final Site Plan;**
- 4. The applicant must submit a landscape plan showing at least one street tree of the permitted diameter and species along N. Old Woodward Ave., and provide a**

planting list of all proposed plantings on any proposed green roof, planters or other landscaped areas on the property at Final Site Plan;

5. The applicant must provide a figure for the distance between the offsite parking area and the residential lobby to ensure that it is under 300 ft. at Final Site Plan;

6. The applicant must provide one off-street loading space, or obtain a variance from the Board of Zoning Appeals;

7. Comply with the direction of all City Departments; AND

8. Add a bike rack.

There were no public comments on the motion at 9:40 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Boyle, Clein, Jeffares, Koseck, Share, Whipple-Boyce

Nays: None

Absent: Ramin

10-170-18

STUDY SESSION

1. Projections into the Right-of-Way

Mr. Cowan noted that the City permits projections of certain architectural elements into the right-of-way, including awnings, signage, canopies, marquees, planters and other similar elements. Recent renovations have raised questions as to whether projecting elements should be permitted; and if so, whether there should be restrictions on the materials used. The Zoning Ordinance has regulation standards for the size and placement of awnings, but does not contain comprehensive standards governing the projection of architectural details such as balconies, canopies or other architectural elements projecting into the right-of-way.

Current City policy for the size of projections into the right-of-way is governed by the Michigan Building Code Regulations and enforced by the Birmingham Building Dept. Chapter 32 of Michigan's Building Code, Section 3202, Encroachments in the Public Right-of-Way provides specific requirements based upon the height of encroachments above grade.

On August 9, 2018, the Planning Board discussed these issues and developed a list of concerns that they would like to have addressed. These issues include:

- Allowing architectural features such as cornices and bay windows to project in the right-of-way.
- Having consistent regulations for projections into the right-of-way apply throughout the entire city.
- Specifying that no occupiable space may project into right-of-way.
- Requiring a special encroachment permit to be obtained after final site plan or design approval is granted from the Planning Board, Design Review Board, or Historic District Commission.

Draft language incorporating these concerns has been provided as an amendment to the Zoning Ordinance Chapter 4, Section 4.30(OS-01).

Chairman Clein was concerned they are adding regulations that are already in place into the Zoning Code. Mr. Share thought putting them in to restrict an outer limit is okay.

Chairman Clein thought that allowing awnings, canopies, marquees and signs with less than 15 ft. clearance above the sidewalk to extend two-thirds into the width of the sidewalk is too much. He suggested that staff take a look at whether there is a standard corridor along the building face that would allow architectural features to encroach. Mr. Boyle liked that idea, but it might not fit in every place. There may be different rules for the main streets.

Mr. Jeffares thought that bridges between buildings might be considered.

Chairman Clein said that to him a special permit for encroachments into the right-of-way should be a condition of the site plan rather than obtained after Final Site Plan or Design Approval has been granted.

Ms. Whipple-Boyce mentioned the length of projections should be restricted.

Consensus was to bring this matter back to the next meeting.

10-171-18

PRE-APPLICATION DISCUSSION

1. 123 W. Maple Rd. - Special Land Use Permit ("SLUP") Request

Mr. Les Gold told the Board that he has always wanted to open up something in Birmingham. His idea is to establish a unique business that offers very high end jewelry, sports memorabilia, handbags, and art. The store at 1,321 sq. ft. would be very appealing and intimate. Most of the offerings will be one of a kind items such as a Detroit Pistons championship ring or a Mickey Mantle jersey. Also, he would like to have an office that does high asset lending as an incidental part of the business.

Ms. Ecker explained this discussion is before the Planning Board because it is a regulated use and would be required to have a SLUP. Ms. Whipple-Boyce observed that in other words it would be an exclusive pawn shop.

Mr. Gold said he presently has three pawn shops and he doesn't want that business in Birmingham. He wants a very exclusive business that is not tied to anything resembling a pawnshop. In Birmingham the asset lending part of the business would take place in a separate closed room in the back of the store. He expects to receive 20% of revenue through asset lending and 80% from the sale of merchandise.

Mr. Koseck asked if the model would shift when the economy changes and people can no longer afford high end merchandise. Mr. Gold indicated that the quality of his merchandise will never vary. He will do whatever it takes to bring his idea to 123 Maple Rd.

Chairman Clein advised that the Planning Board is a recommending body and the determination of whether there is a chance for a regulated use is strictly the decision of the City Commission.

Mr. Williams said he would like to know what the Commission expects for a regulated use review as the Planning Board has not conducted regulated use reviews in the past. Ms. Ecker

advised that with the ordinance amendments several years ago, all regulated uses are now also Special Land Use Permits, and thus must go through the regular SLUP process

Mr. Gold asked if the Board would allow him to open this type of business at 123 W. Maple Rd. not including the asset lending for right now. It was agreed that would be permitted. Mr. Gold said he will still try to get on November 14 Agenda just so he can move forward.

10-172-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications (none)

b. Administrative Approval Requests

- 2010 Cole - Change of the front facade glazing The original 14 ft. 6 in. wide x 10 ft. 0 in. high storefront glazing will be split into two 7 ft. 3 in. wide x 10 ft. 0 in. high storefronts. The total amount of glazing is not decreasing.
- 34901 Woodward Ave., Unit 2, Balmoral Bldg. - 710 sq. ft. addition on the N side of space, enlarged deck on the NE corner, removal of sun shades. All changes outlined in elevations and plans provided.
- 101 S. Old Woodward Ave. - This request is for the approval of the perimeter fixture system to the Lulumon space at Old Woodward Ave.
- 167 N. Old Woodward Ave. - Approval of outdoor seating.
- 500-556 Bloomfield Ct. - 146 ft. of 6 ft. PVC fence with two 4 in. gates and one 3.5 ft. gate in aluminum (6 ft. tall).
- 505 N. Old Woodward Ave., Salvatore Scalopini Restaurant -
 - 1) Omit mosaic tile material approved for base, repair existing wood and paint;
 - 2) Change canopy fabric color to Sunbrella "Spa";
 - 3) Change paint color to Sherwin Williams "Green Black";
 - 4) Change door and window wood, paint to match Sherwin Williams stain "Fruitwood" SW318-13.
- 748 / 750 Forest, 750 Forest - Balcony depths and widths have been revised per Building Dept. permit review. Rooftop generator location also modified.
- Ms. Ecker said that on one of the Esshaki buildings on S. Old Woodward Ave. they want to change the configuration of the courtyard. Mr. Michael Dul is the landscape architect. No one had concerns.
- At 35975 Woodward Ave., the Art Van building at Woodward Ave. and Oak they found out that the soil is so bad in that area they would have to go down 25 ft. in order to support a 32 in. screenwall. Therefore, they would like to have landscape screening. Board members were fine with evergreen shrubs in lieu of a masonry screen wall.

c. Draft Agenda for the next Regular Planning Board Meeting of October 24, 2018

- Study session items; no site plans.

d. Other Business

- Ms. Ecker advised the Master Plan discussion was heard by the City Commission on September 17, when the Duany DPZ team came in. The Commission brought the MKSK team in on October 8 and the DPZ team also came back. After a long discussion, the Commission decided to postpone their decision to the October 29 meeting because they wanted to have a full board. The bistros were postponed to December 3 since they haven't received any applications. They took issue with the number of outdoor seats allowed in the Triangle and Rail Districts.

10-173-18

PLANNING DIVISION ACTION ITEMS

- a. Staff report on previous requests (none)
- b. Additional items from tonight's meeting (none)

10-174-18

ADJOURNMENT

No further business being evident, the Chairman adjourned the meeting at 10:30 pm.

Jana L. Ecker
Planning Director