

**City Of Birmingham**  
**Regular Meeting Of The Planning Board**  
**Wednesday, February 8, 2023**  
City Commission Room  
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on February 8, 2023. Chair Clein convened the meeting at 7:30 p.m.

**A. Roll Call**

**Present:** Chair Scott Clein, Vice-Chair Bryan Williams; Board Members Robin Boyle, Stuart Jeffares, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Jason Emerine, Nasseem Ramin (not voting)

**Absent:** Board Member Bert Koseck

**Staff:** Planning Director Dupuis; Senior Planner Cowan, City Transcriptionist Eichenhorn

**B. Approval Of The Minutes Of The Regular Planning Board Meeting of January 25, 2023**

**02-06-23**

**Motion by Mr. Williams**

**Seconded by Mr. Share to approve the minutes of the Regular Planning Board meeting of January 25, 2023 as amended.**

**Motion carried, 7-0**

VOICE VOTE

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

Nays: None

**C. Chair's Comments**

Chair Clein welcomed everyone to the meeting and reviewed the meeting's procedures.

**D. Review Of The Agenda**

**E. Unfinished Business/Courtesy Review**

**F. Rezoning Applications**

**G. Community Impact Studies**

**H. Special Land Use Permits and Site Plan & Design Reviews**

**I. Study Session**

**1. The Birmingham Plan 2040 – Final Draft Review**

The Board discussed Board members' submitted comments on the item.

There was Board agreed with Mr. Jeffares' recommended changes regarding a City organization that would coordinate events, N. Old Woodward, the zoning code, and a Community Foundation.

Mr. Share said his general concerns were anything that seemed to mandate a certain action that could be pulled out of context in the future.

There was Board consensus that the City should, in the future, develop a hazard mitigation plan separate from the Master Plan.

After discussion of further Board comments, the Board recommended:

- 'Ladder striping' on page 29 be amended to 'striped in accordance with best practices';
- The language regarding the park amenities be updated to indicate that the listed amenities would be options for consideration and not obligations;
- The Plan should clarify on page 34 that it recommends parking in the dense Haynes Square area;
- The Plan should say that cafes, vendor accommodations, and food trucks in parks would be considered 'as appropriate';
- 'Bicycle boulevard practices', 'circulator', 'mobility routes', and 'MUTCD' be briefly clarified for the layperson;
- The Plan specify that the City 'seeks to advance sustainability standards within the City in all mixed use districts and municipal buildings through green building standards, technology, etc.' or similar language;
- That 'be retained' be struck from page 69;
- 'Advocate for slower speeds' be added to page 57;
- 'Benches with backs' should be changed to 'benches' on page 69;
- 'Portable' should be removed from the Parks update on page 69;
- The idea of 'architect contracts' should be removed from page 78;
- On page 83, the Plan should make it a priority for the City to work with boards, non-profits, or City Departments to facilitate the Plan's goals of strengthening the Rouge River watershed;
- Removing the funding requirement for Rouge management on page 84;
- The images on pages 44 and 48 need to be updated so they show up in a printed copy of the Plan;
- The designation of the southeast corner of Lincoln and Eton be changed to single-family;
- The green area next to the Fire Station on Maple and Chesterfield should be zoned civic space like the Fire Station;
- Adams Park by Roeper should be zoned as a park; and,
- The land near Southlawn and Southfield should be zoned orange in the Land Use map.

The Board did not recommend further prioritization in each step of the Plan. While there was a split in opinion, the majority of the Board recommended the Plan's designation of the northeast corner of Eton and Lincoln remain as commercial.

#### Public Comment

Larry Bertollini recommended the Plan's designation of the northeast corner of Eton and Lincoln be a park.

Erika Grey, Pam Willis, Norman Willis, and Grant Nimtzt concurred. The Willises recommended a sign for the Rail District be added to the northeast corner of Eton and Lincoln.

Ms. Grey also recommended that the infrastructure for Kenning Park be improved to increase public access.

Seeing no further public comment, conversation returned the Board.

Mr. Williams acknowledged the public comment regarding the northeast corner of Eton and Lincoln. He recommended that it be considered at the public hearing on the Plan on March 8, 2023.

**02-07-23**

**Motion by Mr. Williams**

**Seconded by Mr. Share to set a public hearing date of March 8, 2023 to review the final draft of the 2040 Plan and make a recommendation to the City Commission.**

**Mr. Boyle said he would not support advancing the Plan unless it is properly referenced, sourced, dated, and named.**

**The Chair concurred, and stated that by March 8, 2023 the document must be, in form and format, compliant with the Zoning Enabling Act and any other requirements.**

**Motion carried, 7-0**

ROLL CALL VOTE

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

Nays: None

The Board noted that the public comment would be encouraged at the public hearing on March 8, 2023.

## **2. B1 Zoning District – Commercial Permitted Uses Study Session**

The Chair introduced the item, and SP Cowan presented the item. SP Cowan answered brief informational questions from the Board.

Michael Vogt, attorney, spoke on behalf of the request. He noted there are seven parking spaces available at the property and answered brief informational questions from the Commission.

Ms. Whipple-Boyce raised a concern about how the proposed zoning change might increase the need for parking in the area. She said the boutique use could be expanded, and that the speciality food definition could be expanded in order to avoid a nationally-franchised business at the location.

Mr. Share concurred, stating he would be more willing to consider a business that drew its clientele from the neighborhood as opposed to from the broader surrounding area. He encouraged the Board to consider the effect it could have if any of the buildings were turned into a single use as opposed to multiple uses.

Mr. Jeffares noted that the location in the neighborhood would allow for more people to walk to the establishment, thus reducing the potential increase in parking. He noted the City wants to encourage small neighborhood businesses and said different zoning definitions might be necessary to achieve that.

Mr. Williams said the Board should study the request and that Staff should return with proposals. He was interested in potentially expanding the use. He cautioned that he would not be in favor of a nationally-franchised business being opened at the location.

Mr. Boyle noted that there was a gas station across the street, and said the City should prioritize increasing access to small, pedestrian-oriented businesses in the neighborhood instead.

The Chair noted that any changes to the B1 designation would change all B1 zoned lots throughout the City. He said he was willing to study the proposal to see if it might be supportive of neighborhood retail. He concurred with Mr. Jeffares that some further, general work on definitions would be useful. He said he was interested in whether a definition could prescribe the preferred uses or whether size and parking would better accomplish that goal.

The Board requested separate maps showing where the five proposed uses are allowed throughout the City when the item returns.

Mr. Boyle recommended Staff also show the Board where those uses are allowed in local, comparable communities.

## **J. Miscellaneous Business and Communications**

### **1. Pre-Application Discussions**

PD Dupuis presented the proposals.

#### **i. 117 Willits – Shift/Sidecar/Slice Dumpster Enclosure**

Board consensus was that the request should return with better graphics and information about whether Mare was required to keep its refuse inside.

#### **ii. 2159 E. Lincoln – Lincoln Yard Façade Material**

Board consensus was to allow the request to be administratively approved.

The Chair said further requests from Lincoln Yard should be bundled and submitted as an agenda item and not as further pre-application discussions.

### **2. Communications**

The Chair thanked PD Dupuis for the project updates.

- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**
- 5. Action List - 2023**

The Chair recommended that the list presently only focus on easily-accomplished items since Plan-related items will be added once the 2040 Plan is approved.

The Board recommended dumpster enclosures, lighting, landscaping, and impervious surfaces as such items.

The Chair recommended that impervious surfaces be moved higher on the list.

There was Board consensus to retain the health clubs item and to remove sustainability since the City was in the process of implementing a sustainability board. They also recommended that retail definitions be replaced with 'review use definitions'.

### **6. Other Business**

The Board recommended that a future item for a joint Board-Commission discussion be earlier Board courtesy reviews for public projects so the Board's feedback could impact project plans.

- L. Planning Division Action Items**
  - a. Staff Report on Previous Requests**
  - b. Additional Items from tonight's meeting**

### **M. Adjournment**

No further business being evident, the Chair adjourned the meeting at 10:03 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist