

City Of Birmingham
Regular Meeting Of The Planning Board
August 9, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 9, 2023. Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Daniel Share; Alternate Board Member Jason Emerine; Student Representative Asher Kaftan, Matthew Wiegand (arrived 7:37 p.m.)

Absent: Vice-Chair Bryan Williams; Board Members Bert Koseck, Janelle Whipple-Boyce; Alternate Board Member Nasseem Ramin

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

B. Approval Of The Minutes Of The Regular Planning Board Meeting of July 12, 2023

08-32-23

Motion by Mr. Share

Seconded by Mr. Boyle to approve the minutes of the Regular Planning Board meeting of July 12, 2023 as presented.

Motion carried, 5-0

VOICE VOTE

Yeas: Clein, Emerine, Boyle, Jeffares, Share

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. Site Plan & Design Review

J. Study Session

1. Health Club/Studio – Study Session

SP Cowan presented the item and answered informational questions from the Board.

Board members' comments were as follows:

- It might be possible to allow a health club/studio use on the first floor if the activity of the establishment were required to be next to the front window. This use should not be permitted to be within a certain distance of another establishment with the same permitted use. Allowing the use could be beneficial in the event of an increase in retail vacancies;
- The proposed ordinance amendment seemed reasonable as long as health club/studios were located on the second floor or above or in the basement;
- The use could not be inappropriately large since it would be limited by the present building sizes in which the use could be located; and,
- While limiting music to certain hours was discussed, Board consensus was that was not necessary.

08-33-23

Motion by Mr. Share

Seconded by Mr. Emerine to set a public hearing for September 13, to consider draft amendments to Article 2, Section 2.27, B4 Uses Section 2.37, and Section 5.12(G) of the regulations.

Motion carried, 5-0

VOICE VOTE

Yeas: Clein, Emerine, Boyle, Jeffares, Share

Nays: None

The Chair thanked SP Cowan.

2. Dumpster Screening Materials – Study Session

PD Dupuis presented the item and answered informational questions from the Board.

Board members' comments were as follows:

- There would be certain plastic, resin, and PVC based products that could be considered 'high quality materials';
- New products that may meet the definition of 'high quality' would likely be produced in the future;
- The word 'durable' should be added to the section on 'gates';
- The language of paragraph eight should be modified to better echo the language of paragraph one; and,
- There was some discussion about whether the screen walls should be required to be capped masonry. It was decided to remove that requirement for the next discussion, with the understanding that it could be restored as a requirement.

3. Mixed-Use Requirements – Study Session

PD Dupuis presented the item and answered informational questions from the Board.

Board members' comments were as follows:

- The 2040 Plan said the Triangle District would be largely residential with first floor, targeted retail;
- 'Commercial' may not be the correct phrasing since office uses would not be preferred;
- Developers are able to commit to receiving LEED certification in order to receive additional stories on a project. The City presently has no consequences in place for when the committed LEED certification is not received. Adding consequences should be considered;
- Other types of sustainability certifications should also be explored;
- A minimum square footage and a percentage of the first floor excluding the parking should be considered for paragraph three; and,
- The need for parking must be considered when formulating the requirement for paragraph three.

K. Miscellaneous Business and Communications

1. Administrative Approval Correspondence

Board consensus was that ordinance-compliant additions within single family clusters could be administratively approved.

2. Communications

3. Draft Agenda

4. Action List – 2023

5. Other Business

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 8:23 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist