

City Of Birmingham
Regular Meeting Of The Planning Board
October 11, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on October 11, 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 (non-voting), Nasseem Ramin

Absent: Board Member Bert Koseck; Student Representatives Asher Kaftan, Matthew Wiegand

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

B. Approval Of The Minutes Of The Regular Planning Board Meeting of September 13, 2023

10-39-23

Motion by Mr. Share

Seconded by Mr. Williams to approve the minutes of the Regular Planning Board meeting of September 27, 2023 as presented.

Motion carried, 7-0.

VOICE VOTE

Yeas: Clein, Williams, Ramin, Jeffares, Share, Boyle, 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. Site Plan & Design Review

1. 35001 Woodward – Site Plan Extension Request

PD Dupuis answered brief informational questions from the Board.

10-40-23

Motion by Mr. Share

Seconded by Mr. Williams to extend the final site plan of 35001-35075 Woodward to November 1, 2024, subject to:

- 1. If the applicant wants an additional extension, a personal appearance and detailed explanation of why an extension is justified.**

The Board discussed whether a six month extension might be more appropriate, and it was determined that a year was both customary and appropriate for a first extension request.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

J. Study Session

1. Dumpster Screening Materials – Study Session

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

Board comment was as follows:

- Article 4, Section 4.54 (B)(9)(a) should indicate that if the receptacle or equipment were over six feet, the Board would have the ability to adjust the height of the wall and the materials used above six feet;
- 'In no case shall the screenwall exceed the height of the object(s) being screened by more than 1 foot' should be removed from Article 4, Section 4.54 (B)(9)(a); and,
- 'Intended for exterior use' should be added after 'durable materials in Article 4, Section 4.54 (B)(9)(b).

10-41-23

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to set a public hearing date of November 8, 2023 to review amendments to Article 4, Section 4.54 of the Zoning Ordinance.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

2. Mixed-Use Requirements – Study Session

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

Board members' discussion was as follows:

- The ordinance possibly should require that the commercial composition of the first floor of buildings in the Triangle be at least $\frac{1}{3}$ of the total area of the first floor and should likely include a linear frontage requirement;
- Commercial uses do not have to be retail;
- Residential units could be allowed on the first floor interspersed with commercial uses, instead of in contiguous blocks of residential;
- Alternatively, residential units on the first floor would likely maintain drawn blinds in order to preserve privacy, which would not enhance activity on the street;
- The present ordinance made it too easy to get additional floors;
- The developer should not receive a building permit until they guarantee their commitment to the City in some way;
- It might be possible to design first floor residential on busy streets differently from first floor residential on less busy streets in order to increase activation;
- It might be most appropriate to remove LEED requirements from this ordinance entirely and to encourage the Sustainability Board to speak to the Commission about developing minimum sustainability standards for buildings;
- Maple, Bowers, Woodward, Haynes, and Adams could require commercial uses on the first floor, with the only exception being the minimum permitted for circulation;
- It might be worth considering adding a requirement that the commercial uses on Maple, Bowers, Woodward, Haynes, and Adams be publicly accessible; and,
- One of the requirements for extra floors could be if a developer provides a certain amount of public¹ parking, with the minimum to be discussed during the next discussion of this item.

K. Miscellaneous Business and Communications

1. Pre-Application Discussions

i. 259 E. Frank

SP Cowan and members of the applicant team presented the proposal.

The Board provided feedback on the proposal.

2. Communications

i. Project Updates

ii. City Commission Joint Meeting – October 23, 2023

Members of the Board commented that it would be beneficial to discuss implementation of the 2040 Plan.

3. Administrative Approval Correspondence

4. Draft Agenda

5. Action List – 2023

6. Other Business

¹As amended at the October 25, 2023 meeting.

SP Cowan announced a sculpture unveiling at Woodward and Haynes scheduled for October 12, 2023 at 4:30 p.m. followed by an art walk through downtown Birmingham.

It was noted that utility meters on the front of single family residential homes were subject to screening requirements.

It was suggested that the Board consider whether all new buildings in the City should be required to meet one of the LEED standards at a minimum.

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 commended everyone present and adjourned the meeting at 9:19 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist