City Of Birmingham
Special Meeting Of The Planning Board
Thursday, December 16, 2021
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the special meeting of the City of Birmingham Planning Board held on December 16, 2021. Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Bryan Williams; Student Representative Daniel Murphy

Absent: Board Member Janelle Whipple-Boyce; Alternate Board Members Jason Emerine, Nasseem Ramin; Student Representative Jane Wineman

Administration:
Nick Dupuis, Planning Director
Leah Blizinski, City Planner
Brooks Cowan, Senior Planner
Laura Eichenhorn, City Transcriptionist

12-199-21

B. Approval Of The Minutes Of The Regular Planning Board Meeting of December 8, 2021 (POSTPONE)

It was noted that the minutes of the December 8, 2021 meeting would be approved along with the minutes of the December 16, 2021 meeting at the January 12, 2022 meeting.

12-200-21

C. Chair's Comments

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

12-201-21

D. Review Of The Agenda

12-202-21

E. Unfinished Business

None.

12-203-21

F. Rezoning Applications

None.

12-204-21

G. Community Impact Studies

None.

12-205-21

H. Special Land Use Permits

1. **211 Hamilton Row – Sybil –** SLUP request for new restaurant service alcoholic liquors for on premises consumption and associated exterior building modifications.

PD Dupuis presented the item.

Kevin Biddison, architect, and Jordan Jonna of AF Jonna, owners of the Palladium Building, spoke on behalf of the project.

Mr. Jonna stated that Sybil would be using an escrow Class C liquor license assigned to 211 Hamilton Row.

In reply to Mr. Jeffares, Mr. Biddison said he would add outdoor trash receptacles to the plan.

In reply to the Chair, Mr. Biddison said the ADA crossing is in front of the fourth door to the left, and the outdoor dining would be well to the right of the crossing.

Mr. Boyle said this project could be beneficial for the area if well-done and well-managed. He noted that the plan leaves well over five feet for pedestrians.

Mr. Koseck concurred with Mr. Boyle that the project could benefit the area.

Mr. Williams said that while the plans somewhat reroute the pedestrian traffic, the proposal is better than having pedestrians walk between outdoor dining on either side of the pedestrian path. He stated the plans leave ample room for pedestrians between the outdoor dining and the curb.

Mr. Share said he was not in favor of the plans. He opined that gaining four seats was not worth moving the pedestrians closer to the street.

Chair Clein said he was in favor of the project. He cautioned the project team that the greenery in the planters should not be overly tall, stating that the outdoor dining should activate the street and not be walled off from the street with plants. The Chair emphasized that in broader considerations of outdoor dining he believed the City needed prioritize enhancing and maintaining ADA and pedestrian pathways over eking out a few more tables for outdoor seating.

Mr. Koseck said it would be nice if the planters could round the corner. He suggested that a foot could be added to the sidewalk while preserving the total number of outdoor occupants if the tables and seating arrangements were slightly modified.

In reply to Mr. Koseck, Mr. Biddison said he would explore ways of modifying the seating, tables, and/or planters to add an additional foot to the width of the pedestrian path.

Chair Clein reminded Mr. Biddison to work with City Staff to ensure that any proposed changes would be ADA compliant.

Motion by Mr. Williams
Seconded by Mr. Boyle to recommend approval to the City Commission for the Special Land Use Permit for 211 Hamilton Row – Sybil – subject to the following conditions:

> **1. The applicant must submit specification sheets for the proposed tables and chairs to ensure compliance with Article 4, Section 4.44 of the Zoning Ordinance;**
> **2. The applicant must submit sign plans for review by the Planning Department prior to the public hearing at the City Commission; and,**
> **3. The applicant must comply with the requests of all City Departments.**

Motion carried, 5-1.

VOICE VOTE
Yeas: Williams, Boyle, Jeffares, Koseck, Clein
Nays: Share

12-206-21

I. Site Plan & Design Reviews

1. **211 Hamilton Row – Sybil –** FSP & DR request for new restaurant service alcoholic liquors for on premises consumption and associated exterior building modifications

Presented and discussed during previous item.

Motion by Mr. Williams
Seconded by Mr. Boyle to recommend approval to the City Commission for the Final Site Plan & Design Review for 211 Hamilton Row – Sybil – subject to the following conditions:

> **1. The applicant must submit specification sheets for the proposed tables and chairs to ensure compliance with Article 4, Section 4.44 of the Zoning Ordinance;**
> **2. The applicant must submit sign plans for review by the Planning Department prior to the public hearing at the City Commission; and,**

3. The applicant must comply with the requests of all City Departments.

Motion carried, 5-1.

VOICE VOTE
Yeas: Jeffares, Koseck, Williams, Clein, Boyle
Nays: Share

2. **460 N. Old Woodward –** FSP & DR request for a new 4-story mixed use building

Chair Clein recused himself at 8:01 p.m. due to a business relationship with one of the applicants.

Vice-Chair Williams assumed facilitation of the meeting at 8:01 p.m.

PD Dupuis presented the item.

Alex Saroki, architect, introduced the project. He stated:
- Plans for a masonry trash enclosure with a limestone cap and an opaque door will be added;
- The dumpster will be rolled out to the curb for emptying and then be returned to the enclosure;
- The photometric plans will be updated to comply with City requirements;
- The glass specifications were submitted to PD Dupuis after the December 16, 2021 agenda was published;
- The project will comply with all departmental reviews;
- The existing grading will be maintained along the south property line;
- An easement was reached with 450 N. Old Woodward for drive access;
- The drive will be 17 feet across, instead of the 18 feet showed on the previous plans, because the owners of 450 N. Old Woodward did not want to modify their staircase to add the extra foot.

PD Dupuis confirmed that he had received the glass specifications.

Vice-Chair Williams noted that the property to the south may have concerns about trucks in the driveway area. He advised the project team to solicit feedback from the neighboring property owners and to attempt to resolve any concerns before this item returns to the Board for a bistro review.

In reply to Mr. Koseck, Alex Saroki confirmed the project team would find a way to indicate to drivers that the height to the second story cantilever is eight feet in order to avoid vehicle collisions.

In reply to Mr. Jeffares, Victor Saroki, architect, said the project team was only seeking approval for the knee wall presently and not the planter that was shown on some earlier renderings.

After discussion, the Board asked the applicant if they would agree to comply with any existing streetscape plans for the area of 460 N. Old Woodward.

Vice-Chair Williams added that the applicant could come back to the Board if the streetscape plan requirements for the area were found to be too onerous.

Victor Saroki confirmed.

In reply to Vice-Chair Williams, Mr. Murphy said he thought the proposal was good.

Motion by Mr. Jeffares
Seconded by Mr. Share to approve the Final Site Plan & Design Review for 460 N. Old Woodward with the following conditions:

> **1. The applicant must provide revised plans containing all material details including the masonry cap and gate materials for the proposed trash enclosure;**
> **2. The applicant must submit a revised photometric plan that meets the requirements of Article 4, Section 4.21 of the Zoning Ordinance;**
> **3. The applicant must comply adhere to any existing streetscape plans; and,**
> **4. The applicant must comply with the requests of all City Departments.**

Motion carried, 5-0.

VOICE VOTE
Yeas: Jeffares, Share, Williams, Boyle, Koseck
Nays: None

3. **325 S. Eton – District Lofts Phase 3 –** FSP & DR request for a new 4-story mixed use building

Chair Clein returned at 8:36 p.m. and resumed facilitation of the meeting.

SP Cowan presented the item. He noted that the amount of available parking would be sufficient for most uses unless restaurants or other parking-intensive commercial uses moved into all three available commercial spaces.

Victor Saroki, architect, spoke on behalf of the project. He stated that the majority of the units would be one-bedroom and would be smaller than the residential units in District Lofts Buildings A and B. He confirmed that the project would comply with all departmental requirements.

The Chair reiterated SP Cowan's report which noted that no changes are planned for the Grand Trunk Railroad Depot, located at 245 S. Eton.

In reply to Mr. Jeffares, Mr. Saroki stated that the building will be a heavy-gauge metal frame building using a stick-built construction style.

Mr. Boyle noted that the smaller residential units were in line with the City's goals.

In reply to an inquiry from Mr. Boyle, the project team estimated that the residential units would go on the market for about $2,100 per month.

In reply to Mr. Boyle's inquiry regarding amenities, Mr. Saroki stated the building will have a community room, business facility, fitness facility, and package delivery area on the first floor. The building's units will also have open floor plans, and there will be a park in the rear that will be shared by residents of all three District Lofts buildings.

In reply to Mr. Koseck, Mr. Saroki said they hoping to discourage vehicular traffic behind the building. It was noted that vehicles looking to park beneath the building would largely not have to go behind the building. He noted that the crosswalks in the rear of the building would be constructed of brick pavers to maintain the focus on pedestrian access.

The Chair said he liked the project, and was glad to see smaller residential units. He said it might be worthwhile for the the project team to consider removing curbs, as done with festival streets, from the rear of the building.

Motion by Mr. Share
Seconded by Mr. Koseck to approve the Final Site Plan & Design Review for 325 S. Eton Street subject to the following conditions:

1. The applicant provide a formal easement agreement to the City to accommodate the required space to install required street trees and street lights in a manner consistent with the Eton Street Corridor and to maintain a five foot public sidewalk;
2. The applicant provide specification sheets indicating the proper City standard Rail District street lights, benches, and bike racks will be installed;
3. The applicant submit complete floor plans indicating the number of bedrooms for all units in order to verify the minimum lot area per unit requirement is met;
4. The applicant submit a revised photometric plan indicating proper illuminance levels for the circulation area connecting the Phase 3 building to the parking structure;
5. The applicant indicate a first floor height of 12 feet measured from the finished floor to finished ceiling in the submitted building plans;
6. The applicant provide dimensions of the electronic transformers to verify they are properly screened; and,
7. The applicant must comply with the requests of all City Departments.

Mr. Boyle spoke in favor of the project. He commended the City, architects and developers on the quality of materials being used. He noted that the initial phase of the project proposed live-work spaces, but suggested that mixed use buildings are the appropriate evolution of that thinking.

Mr. Williams noted that District Lofts Buildings A and B have been popular with residents and have maintained a number of residents for a long time.

Chair Clein stated that this project exemplifies what the City is looking for in terms of quality, design, thoughtfulness, and type of product. He commended the project team.

Motion carried, 6-0.

VOICE VOTE
Yeas: Share, Koseck, Clein, Jeffares, Williams, Boyle
Nays: None

12-207-21

J. Study Session

None.

12-208-21

K. Miscellaneous Business and Communications

- **a. Communications**
- **b. Administrative Approval Correspondence**
- **c. Draft Agenda for next meeting**
- **d. Other Business**

12-209-21

L. Planning Division Action Items

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

12-210-21

M. Adjournment

No further business being evident, the Chair adjourned the meeting at 9:17 p.m.

Nick Dupuis
Planning Director