



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JUNE 22, 2022 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

Per the CDC, Oakland County has a COVID-19 Community level and transmission level of HIGH. The City continues to highly recommend the public wear masks while attending City meetings per CDC guidelines. These precautions are due to COVID-19 transmission levels remaining high in Oakland County that have led to an increase in infections of City employees and board members. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **June 8, 2022**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business/Courtesy Review
 - 1. **300 W. Merrill – Baldwin Public Library – Request for new addition (COURTESY REVIEW).**
- F.** Rezoning Applications
 - 1. **Watkins/Brown Property (No address, Parcel Identification Number: 1936151027) – Request to rezone property from R8 to R2.**
- G.** Community Impact Studies
- H.** Special Land Use Permits
 - 1. **460 N. Old Woodward – Wilders – Request for new bistro and associated exterior renovations.**
 - 2. **115 Willits – Mare Mediterranean – Request for changes to outdoor dining plan (WITHDRAWN).**
- I.** Site Plan & Design Reviews
 - 1. **460 N. Old Woodward – Wilders – Request for new bistro and associated exterior renovations.**
 - 2. **115 Willits – Mare Mediterranean – Request for changes to outdoor dining plan (WITHDRAWN).**
 - 3. **35106 Woodward – Whole Dental Wellness – Request for addition to rear of existing commercial building.**
- J.** Study Session
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - i. **100 Townsend – Townsend Hotel**
 - 2. Communications
 - i. **Michigan Age-Friendly Action Plan 2021-2023**
 - 3. Administrative Approval Correspondence
 - 4. Draft Agenda – **July 13, 2022**
 - 5. Action List - 2022
 - 6. Other Business
- L.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M.** Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: [**https://zoom.us/j/111656967**](https://zoom.us/j/111656967)

Telephone Meeting Access: 877-853-5247 US Toll-Free

Meeting ID Code: 111656967

NOTICE: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, June 8, 2022
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on June 8, 2022.
Chair Scott 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, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine, Nasseem Ramin; Student Representatives MacKinzie Clein, Andrew Fuller

Absent: None

Administration:

Nick Dupuis, Planning Director
Leah Blizinski, City Planner
Brooks Cowan, Senior Planner
Laura Eichenhorn, City Transcriptionist
Bruce Johnson, Building Official

B. Approval Of The Minutes Of The Regular Planning Board Meeting of May 25, 2022

Mr. Share said 'recognized' should be inserted before 'environmental condition' on page three of the minutes.

06-124-22

Motion by Mr. Williams

Seconded by Mr. Share to approve the minutes of the Regular Planning Board meeting of May 25, 2022 as amended.

Motion carried, 6-0

VOICE VOTE

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

Nays: None

Abstain: Koseck

C. Chair's Comments

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

D. Review Of The Agenda

E. Unfinished Business

F. Rezoning Applications

G. Special Land Use Permits (SLUPs) and Site Plan and Design Reviews

1. 1160 Grant St. – Ortiz Educare – Request for childcare center in B1 zoning district

SP Cowan presented the item.

Patrick Howe, attorney, and Amy Ortiz, proposed operator of Ortiz Educare, spoke on behalf of the project.

It was noted during the discussion that vehicles sometimes hit the site's masonry screening wall and that the landlord would consequently like to replace the screening wall with evergreen landscaping.

Mr. Emerine said he lives in the neighborhood of 1160 Grant and passes by the building often. He said the proposed landscaping would look much better than a masonry screening wall.

Mr. Koseck asked for assurance that the landscaping proposed to replace the screening wall would be of adequate height and width.

In reply to Board inquiry, Ms. Ortiz stated:

- There would be approximately 16 students total at any given time;
- Morning drop-off would occur at 9 a.m., which is after any school bus traffic would be occurring in the neighborhood;
- Ortiz Educare Staff would retrieve children from the vehicles, which means that drop-off vehicles do not need to be parked;
- There is sufficient parking for meetings with parents;
- The two afternoon leaving times would minimize traffic during pick-up times;
- An estimated half of her families would walk to drop-off their children.

Chair Clein noted that Google Earth showed a loop for vehicles that would facilitate drop-offs and pick-ups onsite.

Mr. Emerine confirmed that he drove the loop the morning of June 8, 2022.

Mr. Jeffares noted that there have been multiple pizza restaurants at 1160 Grant and said they were likely a higher intensity use than the currently proposed use. He said this proposed use would also generate more predictable traffic. Mr. Jeffares opined that this is a good location for this use given the proximity to a park, and said there should be no difficulty in growing sufficient evergreen screening to replace the masonry wall.

Mr. Emerine stated that the laundromat generates no traffic weekdays at 9 a.m. He stated that the busy times are on the weekends. He said that while vehicular speeds on Grant can be fast,

that should not be an issue because the cars for Ortiz Educare will generally be queueing onsite. He said Ms. Ortiz would just have to keep an eye on that process. Mr. Emerine stated he agreed with all six points of Mr. Howe's letter, noted that this property has been vacant for at least five years, and said this would be a particularly beneficial use for the neighborhood. Mr. Emerine encouraged Ms. Ortiz to keep vehicles from parking right in front of the building to maintain views of the front door.

Ms. Whipple-Boyce agreed with Messrs. Jeffares and Emerine that this proposed use would be beneficial to the community. She also concurred with Mr. Jeffares that this would be a less intensive use than the previous pizza restaurants and with Mr. Emerine that there is no significant traffic from the laundromat at 9 a.m. on weekdays. She said her only concern was the maintenance and height of the proposed evergreen screening. She said the plants currently in front of the masonry screening wall were not in good condition, and that evergreen screening that is too high could block drivers' views when leaving the site. For these reasons, she said keeping the masonry screening wall would be a better solution.

Mr. Share wondered if granting the evergreen screening in this case might set an inadvertent precedent. He said he saw no difference between this parking lot and other lots that would necessitate evergreen screening over masonry screening in this case. He said that vehicles just unfortunately sometimes hit screening walls. He noted the ordinance has a preference for masonry screening wall, and said he saw no land use reason to diverge from that in this case.

Mr. Williams agreed with Ms. Whipple-Boyce and Mr. Share that a masonry screening wall would be more appropriate. He said he was surprised that the Planning Department did not discuss traffic in the area as part of its report. He continued that there is a lot of traffic in this neighborhood stemming from the fact that vehicles cannot make a right turn onto Lincoln from Woodward. As a result, vehicles make a right on Ruffner, a left on Grant, and then a left onto Lincoln. He said this is a consistent issue for Ruffner. While he said this should not disqualify this particular project, he said it is imperative that the City address the issue of Lincoln and Woodward with the State.

Mr. Emerine added that there is additional traffic on Ruffner because it is difficult for residents south of Adams to head north on Woodward, so they often enter Woodward from Ruffner instead, turn around in front of CVS, and then head north from there. He said he agreed with Mr. Williams that this issue does not impact the project.

Mr. Williams said the best way to alleviate the issue would be a no left turn sign from Grant onto Lincoln.

In reply to Mr. Williams' comment about traffic, PD Dupuis noted that the Police Department generally notes if there are any particular traffic concerns that might arise from a project. He noted that they did note any for this project. PD Dupuis said Planning could, in the future, ask the Police Department for specific comments regarding projects in known high-traffic areas.

Chair Clein endorsed PD Dupuis' proposal.

Public Comment

A nearby resident named Joumana expressed concern about the potential for increased traffic congestion in the neighborhood.

Jeff Hotaling, resident at Grant and Ruffner, also expressed concerns about the potential for increased traffic congestion. He noted that the tennis courts, park, and laundromat are already congestion-generating uses in the area.

06-125-22

Motion by Mr. Jeffares

Seconded by Mr. Koseck to recommend approval of the final site plan for 1160 Grant St, Ortiz Educare, with the following conditions:

- 1. The applicant submit a Photometric Plan indication all lighting requirements for the parking lot circulation area have been met; and,**
- 2. The applicant provide details relating to the size and materials of the sign to be administratively approved by staff.**

Public Comment

Gerry Szczepaniak, owner of 1160 Grant, explained why he believed evergreen screening should be allowed, that traffic congestion in the area largely attenuates after the summer, and that a previous daycare center on this site caused no issues in the neighborhood.

Motion carried, 7-0

VOICE VOTE

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

Nays: None

06-126-22

Motion by Mr. Jeffares

Seconded by Mr. Koseck to recommend approval of the SLUP for 1160 Grant St, Ortiz Educare, with the following conditions:

- 1. The applicant submit a Photometric Plan indication all lighting requirements for the parking lot circulation area have been met; and,**
- 2. The applicant provide details relating to the size and materials of the sign to be administratively approved by staff.**

Motion carried, 7-0

VOICE VOTE

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

Nays: None

2. 36877 Woodward – Gasow – Request for new 2-story commercial building and associated site improvements

SP Cowan presented the item.

Mike Matthys, architect, and Mike Bailey, property co-owner, spoke on behalf of the request.

Mr. Matthys confirmed:

- There will be a six-foot masonry screening wall with design elements running the length of the parking spots abutting the parcel to the west; and,
- There will be screening of parking towards Woodward and towards the alley.

In reply to Board inquiry, Mr. Bailey stated:

- Screening has been added to the south and the west at the request of the neighbors; and,
- Conversations with the property owner to the north are ongoing.

Mr. Boyle expressed disappointment that the property to the north of 36877 Woodward would be one of the first parcels one sees driving south on Woodward from Bloomfield Hills, given that parcel's current condition.

Mr. Williams said that the project, with the changes integrated between preliminary and final site plan, was tremendous. He said it would be a positive addition to that parcel and visually pleasing for drivers entering Birmingham from the north.

Public Comment

Brady Blaine, neighbor, thanked the City and the ownership for taking his previously expressed concerns into account. He said he was pleased to hear that a screening wall would extend all the way to the southwest corner.

Robert Runco, neighbor, asked that a deflector be added to the one light post that would cast light towards the residences to the rear of 36877 Woodward. He said that the neighbors to the rear of the property in question are otherwise enthused about the current proposal.

06-127-22

Motion by Mr. Share

Seconded by Mr. Williams to recommend approval of the SLUP for 36877 Woodward Ave, Gasow Veterinary Clinic, with the following conditions:

- 1. The applicant apply for a lot combination to consolidate the parcels where the updated veterinary clinic is proposed;**
- 2. The Planning Board approve the use of evergreen landscaping in lieu of a masonry screenwall for parking along the far northeast and far northwest corners of the parking lot screening;**
- 3. The applicant submit an updated photometric plan with the updated parking lot and pedestrian plaza layout;**

- 4. The applicant provide additional glazing on the western façade of the second floor to break up the blank wall longer than 30 feet;**
- 5. The applicant submit updated signage plans satisfying the canopy signage requirements to be approved administratively;**
- 6. The applicant install traffic ingress/egress signage within the parking lot as approved by the Engineering Department;**
- 7. The material on the fence of the southwest corner of the property be administratively approved; and,**
- 8. The applicant comply with the requests of all City Departments.**

Motion carried, 7-0

VOICE VOTE

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

Nays: None

06-128-22

Motion by Mr. Share

Seconded by Mr. Williams to recommend approval of the final site plan for 36877 Woodward Ave, Gasow Veterinary Clinic, with the same eight conditions listed for the SLUP approval.

Motion carried, 7-0

VOICE VOTE

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

Nays: None

H. Study Session

1. Side Yard A/C Units

CP Blizinski presented the item.

In reply to Messrs. Jeffares and Koseck, the Chair said that decibel levels of a/c units could be looked at in the future if appropriate, but was not related to the current discussion of permitted a/c unit locations.

BO Johnson concurred. He noted that noise complaints stemming from a/c units are infrequent unless the unit is starting to fail.

Ms. Whipple-Boyce noted:

- Homeowners with failed a/c units could replace them easily and quickly as long as they are put in an ordinance-compliant location;
- It is therefore not a health and safety issue that some homeowners prefer to go to the Board of Zoning Appeals (BZA) to try and locate their replacement a/c unit in the same non-compliant location;

- If having a/c units closer to the furnace makes them more efficient, then locating a/c units closer to the furnace should be allowed for new builds and homeowners replacing their units;
- The ordinance standards should be the same for new builds and replacement units.

Mr. Jeffares said allowing replacement units to be put in the previous a/c unit location could help preserve some of the older homes in Birmingham. He said that while new builds can easily install a/c units in an appropriate location, requiring that can be more burdensome for current residents.

In reply to Ms. Whipple-Boyce, Mr. Share said:

- The classic view of non-conformities is that if an entire use or structure can no longer exist, then the replacement must be brought into compliance;
- If a piece of a non-conforming use or structure needs be repaired or replaced, however, then that should be permitted;
- The question of increased efficiency by locating an a/c unit closer to the furnace must be weighed against the question of a non-conforming location;
- While energy efficiency and climate change is an important issue, he would prioritize the non-conforming location.

Mr. Share continued that homeowners replacing non-conforming units should be required to locate those units in a roughly similar location.

In reply to a question from Mr. Share, Chair Clein suggested that the proposed language for Article 3, Section 4.03(M)(2) be struck since receiving a permit is inherently required for an a/c unit given its status as an accessory structure.

There was further discussion about whether ordinances should specify that permits are required for a/c units.

BO Johnson noted that the building code specifies that a/c units require a permit.

PD Dupuis said that there are instances of specifying that certain items require a permit even though the code already indicates that elsewhere.

The Chair said that specifying the requirement of a permit here could make it seem like permits are not required for other items or uses.

Mr. Share said it might be appropriate to make a section of the ordinance that generically lists out all items or uses that require permits.

PD Dupuis said he might ask the City Attorney to determine where language about a permit would most appropriately be located.

Mr. Jeffares said it could be useful to clarify the definition of 'accessory structure' in the ordinance.

Ms. Whipple-Boyce recommended the Board consider specifying materials, heights, and other similar items for the required screening in Article 3, Section 4.03(M)(3).

Chair Clein noted there is a section on landscape screening that might apply.

After brief discussion, the Board directed Staff to make the appropriate revisions to the language and to return the topic for final review at the next study session.

In reply to CP Blizinski, the Board confirmed the changes would be to add language about location to Article 3, Section 4.03(M)(1) and to strike Article 3, Section 4.03(M)(2).

Chair Clein asked CP Blizinski to also look at the sections about landscape screening to see how they might inform Ms. Whipple-Boyce's question about Article 3, Section 4.03(M)(3).

I. Miscellaneous Business and Communications

1. Pre-Application Discussions

i. Elm/Bowers Property

John Marusich, architect, presented two potential proposals for three parcels at Elm and Bowers.

Mr. Williams noted that the second proposal could not move forward without the participation of the adjacent property owner.

Mr. Marusich noted that if the second proposal was allowed to move forward, then there would be a chance to extend Worth Street to Bowers in the future. He stated that if the property were developed by-right as described in the first proposal, then extending Worth to Bowers could not occur.

Mr. Share said he would want to see drawings of both proposals in context of the neighboring buildings before weighing in on the proposals.

The Chair thanked Mr. Marusich for a creative proposal that could help the City meet a master plan goal. He continued:

- That the Board would have to consider whether a rezoning would be appropriate from a land planning perspective;
- The draft 2040 Master Plan is currently under review, and that draft changes access to this neighborhood and to Bowers and Haynes;
- He was unsure that the 2040 Master Plan would ultimately contemplate the previously recommended vehicular connection in this area;
- The Planning Board is not currently allowed by the City Commission to engage in consent or conditional zoning and the Board would therefore not be able to recommend approval;
- The initial discussion about potential options for these three parcels needs to occur between the applicant and City administration; and,
- Without knowing what the 2040 Master Plan will prescribe for Haynes Square, he was not sure that it would be worthwhile to allow this proposal to go to seven stories to gain a road connection between Bowers and Haynes and a small additional piece of land.

Mr. Williams noted that the City Commission itself can engage in consent or conditional zoning. He said that the neighbors to the north of this proposed development would likely be very

resistant to a seven story building. He said he did not see how a rezoning could be approved since a five story building on this site would be viable. Mr. Williams stated that he liked the proposal for a five story building on this site.

PD Dupuis confirmed that Staff would only bring a regular rezoning request before the Board, and not a conditional rezoning. He added that the 2040 Master Plan draft still recommends pursuing the Worth Street extension.

Mr. Boyle said it might be most useful for the owner of these three parcels to come up with a plan with the adjacent landowner that could then be proposed to City administration.

- 2. Communications**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda – June 22, 2022**
- 5. Action List - 2022**

Ms. Whipple-Boyce recommended that 'Mixed-Use Requirements for Bonus Stories in the Triangle District' be moved up higher on the list since there are areas where first-floor retail is not currently required by ordinance.

Chair Clein agreed.

Mr. Jeffares said the 180 sq. ft. rule for parking spaces would need to be reviewed in light of automated parking systems. He said that 'accessory structures' should also be defined.

PD Dupuis recommended looking further at parking once the 2040 Master Plan is adopted, since parking is addressed within the Plan.

The Chair concurred.

Mr. Williams said he would need information on the parking capacity and utilization to discuss potential updates to the City's parking requirements.

The Chair recommended the Board discuss in a later-2022 study session what a parking review might entail.

6. Other Business

J. Planning Division Action Items

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

The Board asked Staff to compile and circulate a list of the sticking points in the draft outdoor dining ordinance revisions prior to the June 20, 2022 joint Board-City Commission meeting.

Mr. Jeffares said he also wanted to know which establishments would have their outdoor dining impacted by the updated SLUP language.

K. Adjournment

No further business being evident, the Chair adjourned the meeting at 10:27 p.m.



Nick Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist

DRAFT



MEMORANDUM

Planning Division

DATE: June 22, 2022

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 300 W. Merrill – Baldwin Library — Final Site Plan & Design Review (Courtesy Review)

The applicant has submitted a Final Site Plan and Design Review application for a small addition to the south side of the building along W. Merrill as “Phase 3” of the larger Baldwin Public Library renovation project. The subject site encompasses a city block that is bound by Martin, S. Bates, W. Merrill, and S. Chester. The Baldwin Library is also a historically designated resource in the Shain Park Historic District. With the addition, the library aims to provide improved circulation and access while also upgrading other services and offerings at the library. In addition, the current plaza at the south side of the building will be reconstructed to add additional programming space and create an active and flexible space for library patrons.

While site plan approval is not required for municipal projects, the City has a standing policy of having the Planning Board perform courtesy reviews for such projects to provide input before the City Commission considers it for approval. Thus, the Planning Division has prepared the following report for informational purposes only.

On October 10, 2018, the Planning Board performed a courtesy review for the Phase 2 project that renovated the 1960’s east wing of the library and added additional square footage towards S. Bates. During the meeting, the Planning Board discussed various functional elements such as book return and access, but also had broad conversations about the overall design.

On June 15, 2022, the Historic District Commission moved to approve a Historic Design Review Application for Phase 3 of the Baldwin Library renovation based on standards 1, 2, 3, 5 and 9 of the Secretary of the Interiors Standards for Rehabilitation.

Pursuant to Article 7, Section 7.25(3) of the Zoning Ordinance, the Planning Division requested a Final Site Plan and Design Review application to be completed and submitted with the relevant required attachments for Planning Board consideration and feedback.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing site is the historic Baldwin Library. No changes are proposed to the use of the building.
- 1.2 Existing Zoning – PP (Public Property) & C (Downtown Overlay)
- 1.3 Summary of Adjacent Land Use and Zoning – The following chart summarizes the existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Commercial/ Religious	Institutional	Public Property	Multi-Family Residential
Existing Zoning District	B4 (Business- Residential)	R7 (Multi- Family Residential)	PP (Public Property)	R7 (Multi- Family Residential)
Overlay Zoning District	C	C	C	N/A

2.0 Setback and Height Requirements

There are no bulk, area, height or placement issues with the proposed plan.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – There are no changes proposed to the dumpster conditions on site.
- 3.2 Parking Lot Screening – There are no off-street parking facilities located on site.
- 3.3 Mechanical Equipment Screening – The applicant is proposing one new 40 in. tall condensing unit on the existing roof of the library.
- 3.4 Landscaping – The applicant is proposing 2 new landscaping beds and 3 new trees in the renovated plaza space. The site plans submitted indicate that native grasses and shrubs will be planted in the new beds, while the plans contain no notes for the species of tree proposed. The applicant is encouraged to utilize native tree species as a part the design for the plaza.
- 3.5 Streetscape – There are no new streetscape items proposed as a part of the application submitted.

4.0 Parking, Loading and Circulation

- 4.1 Parking – The subject site is located within the Parking Assessment District. Therefore, no additional off-street parking facility is required or proposed.
- 4.2 Loading – No off-street loading space is required.
- 4.3 Vehicular Circulation and Access – Vehicular circulation and access is not proposed to change as a part of the application submitted.
- 4.4 Pedestrian Circulation and Access – Pedestrian circulation and access is not proposed to change as a part of the application submitted.

5.0 Lighting

The applicant is proposing to replace two recessed fixtures beneath the 1982 Birkerts addition with 6 in. architectural high lumen LED downlights. In addition, the applicant has indicated that LED strip lighting will be provided beneath the new benches installed on the planter box located at the southeast corner of the property. Based on a review of the specification sheets provided and the location of the lighting, the Planning Division did not request a photometric plan pursuant to Article 4, Section 4.21(C) of the Zoning Ordinance.

6.0 Design Review

As noted above, the addition is located on the southern side of the building, and is proposed to mimic the Phase 2 addition, but not match the Phase 2 addition. The applicant has stated that there are a few small details that were changed in an attempt to tie the Birkerts addition, the Phase 2 addition, and the Phase 3 addition together. The materials proposed are as follows:

Material	Location	Color
Nana Wall Glass	East side of addition at plaza	Clear
Glass	South side of addition	Clear

The building is also located in the Downtown Overlay District, which requires high quality materials such as glass and a minimum of 70% glazing at the first floor. The proposed addition meets both requirements of the Overlay District. The applicant has also provided specification sheets for the proposed glazing that indicate a Visual Light Transmittance (VLT) of 62%. The applicant has indicated that they will be using the same glass specifications as the Phase 2 addition, which also has a VLT of 62%.

7.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☐	☐	☒
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☒	☐	☐
Interior Floor Plans	☒	☐	☐
Landscape Plan	☒	☐	☐
Photometric Plan	☐	☐	☒
Colored Elevations	☒	☐	☐
Material Specification Sheets	☒	☐	☐
Material Samples	☐	☐	☒
Site & Aerial Photographs	☒	☐	☐

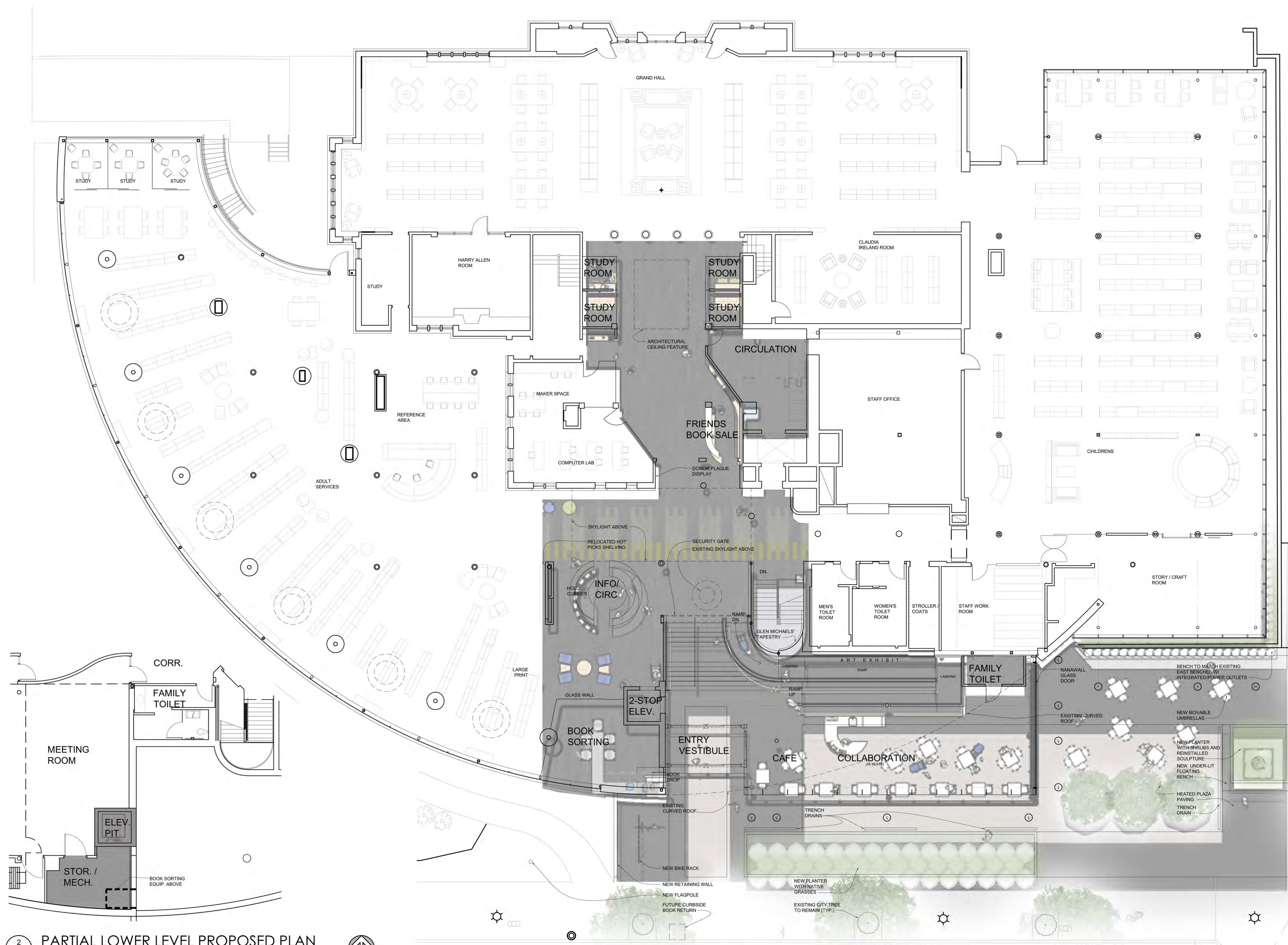
8.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

9.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board provide support for the Phase 3 addition to the Baldwin Library.



2 PARTIAL LOWER LEVEL PROPOSED PLAN
D.1 SCALE: 1/8" = 1'-0"

MERRILL STREET

1 MAIN LEVEL / STREET LEVEL PROPOSED PLAN
D.1 SCALE: 1/8" = 1'-0"



merritt cleslak design
ARCHITECTURE | PLANNING
33610 Grand River
Farmington, Michigan 48335
248-374-0001
www.merrittcleslakdesign.com

ADDITION & RENOVATION FOR:
BALDWIN PUBLIC LIBRARY
300 W. MERRILL ST.
BIRMINGHAM, MI

PROPOSED MAIN & LOWER LEVEL PLANS

ISSUED:
11/03/21 BC REVIEW
11/17/21 BC REVIEW
12/01/21 BC REVIEW
12/15/21 BC REVIEW
12/20/21 PRESENTATION
01/10/22 PRESENTATION
01/19/22 PRESENTATION
06/16/22 SPA

AERIAL VIEW



- ① EXISTING STREET TREES TO REMAIN
- ② EXISTING CHILDREN'S ADDITION
- ③ WRAP EXISTING EAST WALL BENCH/ PLANTER ALONG SOUTH FACADE
- ④ NEW NANAWALL AT EAST WALL
- ⑤ COLORED PAVING MATERIAL (CHARCOAL & BUFF)
- ⑥ NEW PLANTER WITH BENCH
- ⑦ NEW DECIDUOUS SHADE TREES
- ⑧ NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ⑨ EXISTING SIDEWALK TO REMAIN
- ⑩ RELOCATED SIGNAGE
- ⑪ EXISTING BIRKERTS BUILDING TO REMAIN

VIEW FROM SHAIN PARK



- ① EXISTING CHILDREN'S AREA ADDITION
- ② EXISTING STREET TREES TO REMAIN
- ③ WRAP EXISTING EAST WALL BENCH/PLANTER ALONG SOUTH FACADE
- ④ NEW PLANTER WITH BENCH
- ⑤ NEW NANAWALL AT EAST WALL
- ⑥ EXISTING BIRKERTS BUILDING TO REMAIN
- ⑦ NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ⑧ NEW NATIVE PLANTINGS
- ⑨ COLORED PAVING MATERIAL (CHARCOAL & BUFF)
- ⑩ NEW DECIDUOUS SHADE TREES
- ⑪ EXISTING SIDEWALK TO REMAIN



VIEW OF MATERIAL RETURN



- ① RELOCATED SIGNAGE
- ② EXISTING BIRKERTS BUILDING TO REMAIN
- ③ NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ④ NEW ENTRY VESTIBULE
- ⑤ SIDEWALK LEVEL BOOK RETURN
- ⑥ NEW NATIVE PLANTINGS

VIEW FROM WEST



- ① EXISTING STREET TREES TO REMAIN
- ② NEW ENTRY VESTIBULE
- ③ NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ④ NEW NATIVE PLANTINGS
- ⑤ NEW BIKE RACK
- ⑥ NEW RETAINING WALL
- ⑦ EXISTING SIDEWALK TO REMAIN
- ⑧ RELOCATED SIGNAGE
- ⑨ EXISTING BIRKERTS BUILDING TO REMAIN
- ⑩ RELOCATED FLAGPOLE
- ⑪ NEW LANDSCAPING

merritt
cieslak
design

ARCHITECTURE | PLANNING



VIEW OF ENTRY



- ① RELOCATED SIGNAGE
- ② NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ③ NEW NATIVE PLANTINGS
- ④ COLORED PAVING MATERIAL (CHARCOAL & BUFF)
- ⑤ EXISTING BIRKERTS BUILDING TO REMAIN
- ⑥ NEW ENTRY VESTIBULE
- ⑦ NEW RETAINING WALL
- ⑧ NEW BIKE RACK

VIEW FROM COMMUNITY HOUSE



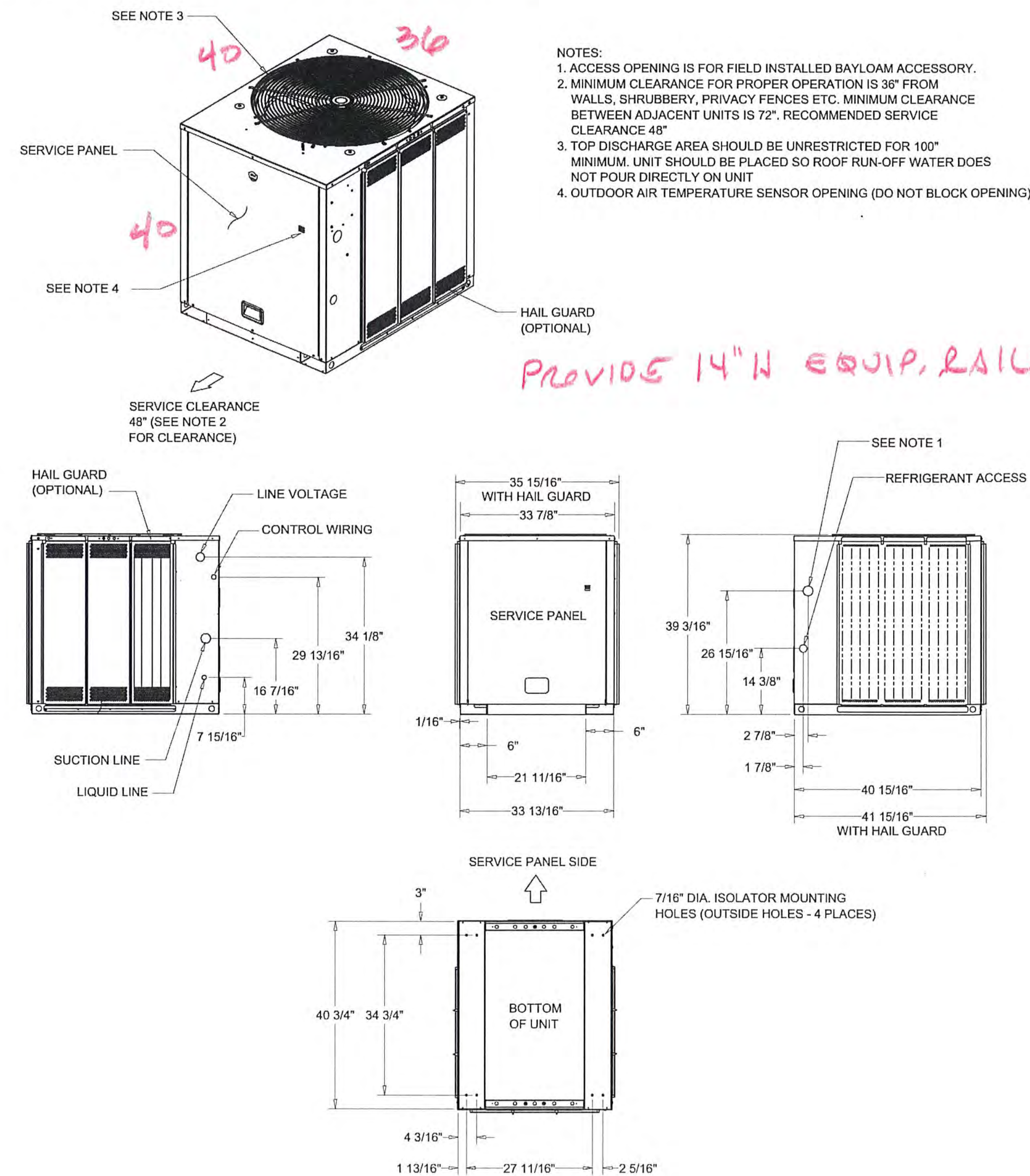
- ① NEW GLASS WALL UNDER EXISTING BIRKERTS CURVE
- ② WRAP EXISTING EAST WALL BENCH/PLANTER ALONG SOUTH FACADE
- ③ NEW NATIVE PLANTINGS
- ④ EXISTING SIDEWALK TO REMAIN
- ⑤ EXISTING STREET TREES
- ⑥ RELOCATED FLAGPOLE
- ⑦ EXISTING BIRKERTS BUILDING TO REMAIN
- ⑧ EXISTING ORIGINAL BUILDING TO REMAIN
- ⑨ RELOCATED SIGNAGE
- ⑩ NEW LANDSCAPING
- ⑪ NEW RETAINING WALL
- ⑫ NEW BIKE RACK
- ⑬ COLORED PAVING MATERIAL (CHARCOAL & BUFF)
- ⑭ NEW ENTRY VESTIBULE

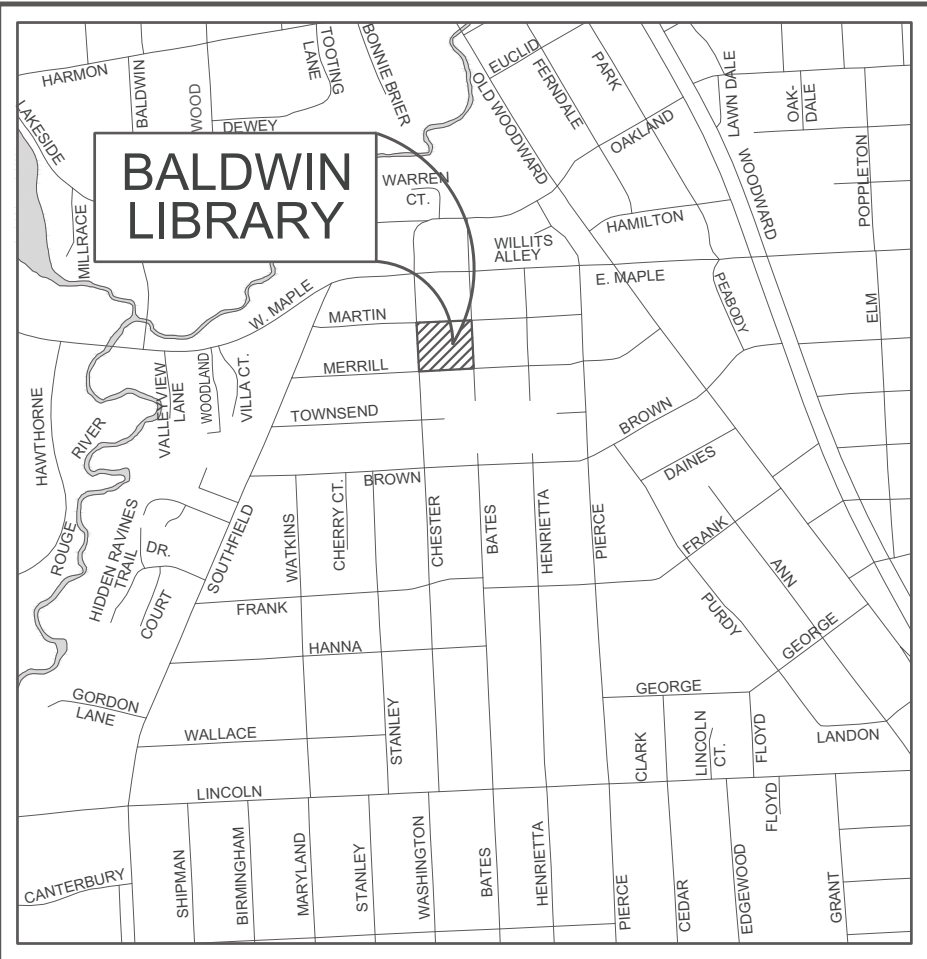
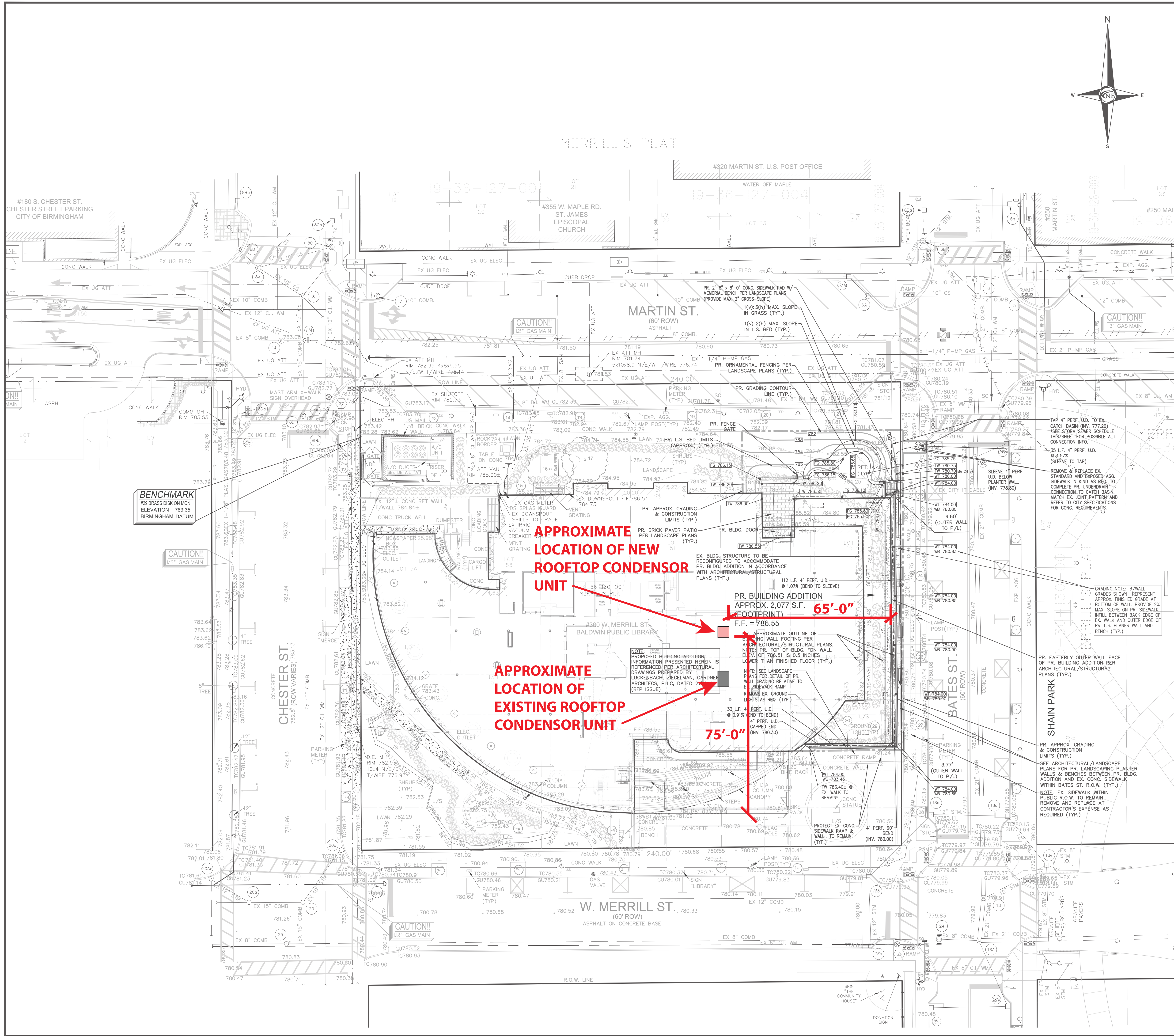




Dimensional Data

Figure 22. 6-7 1/2 Ton Condensing Unit, Single Compressor





STORM SEWER SCHEDULE

TAP EX. 2" DIA. INLET W/ 4" DIA. UNDERDRAIN FROM PLANTER WALL
12" INV E 775.85
8" INV W 776.15
4" INV W/SW 777.20

NOTE: FIELD VERIFY LOCATION AND DEPTH OF EX. 8" PIPE WEST FROM CO 1880; REVIEW & CONFIRM W/ CITY OF BLIND TAP OF 8" PIPE W/ 4" UNDERDRAIN IS FEASIBLE ALTERNATIVE TO DIRECT TAP CONNECTION AT CATCH BASIN.

TAP 4" PERF. U.D. TO EX. CATCH BASIN (INV. 777.20)
*SEE STORM SEWER SCHEDULE THIS SHEET FOR POSSIBLE ALT. CONNECTION INFO.
35 L.F. 4" PERF. U.D. @ 4.57% (SLEEVE TO TAP)
REMOVE & REPLACE EX. STANDARD AND SPORED AGG. SIDEWALK IN KIND AS REQ. TO COMPLETE PR. UNDERDRAIN CONNECTION TO CATCH BASIN. MATCH EX. JOINT PATTERN AND REFER TO CITY SPECIFICATIONS FOR CONC. REQUIREMENTS.

GRADING NOTE: B/WALL GRADES SHOWN REPRESENT APPROX. FINISHED GRADE AT BOTTOM OF WALL. PROVIDE 2% MAX. SLOPE ON PR. SIDEWALK INFILL BETWEEN BACK EDGE OF EX. WALK AND OUTER EDGE OF PR. L.S. PLANTER WALL AND BENCH (TYP.)

PAVING LEGEND

- PR. EXPOSED AGGREGATE WALK (4" THICK)
- PR. STANDARD CONC. WALK (4" THICK)
- PR. BRICK PAVER PATIO (PER L.S. PLANS)

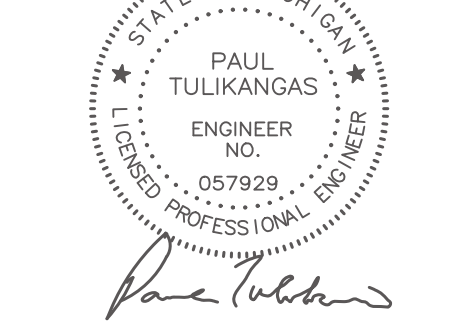
LEGEND

- MANHOLE
- HYDRANT
- MANHOLE CATCH BASIN
- UTILITY POLE
- GUY WIRE
- C.O.
- HYDRANT
- INLET
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- PR. TOP OF CURB ELEVATION
- PR. GUTTER ELEVATION
- PR. TOP OF WALK ELEVATION
- PR. TOP OF WALL ELEVATION
- PR. BOTTOM OF WALL ELEVATION
- FINISH GRADE ELEVATION



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOVAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



PROJECT
Baldwin Public Library

CLIENT
The City of Birmingham
Engineering Department
151 Martin Street
Birmingham, MI 48012

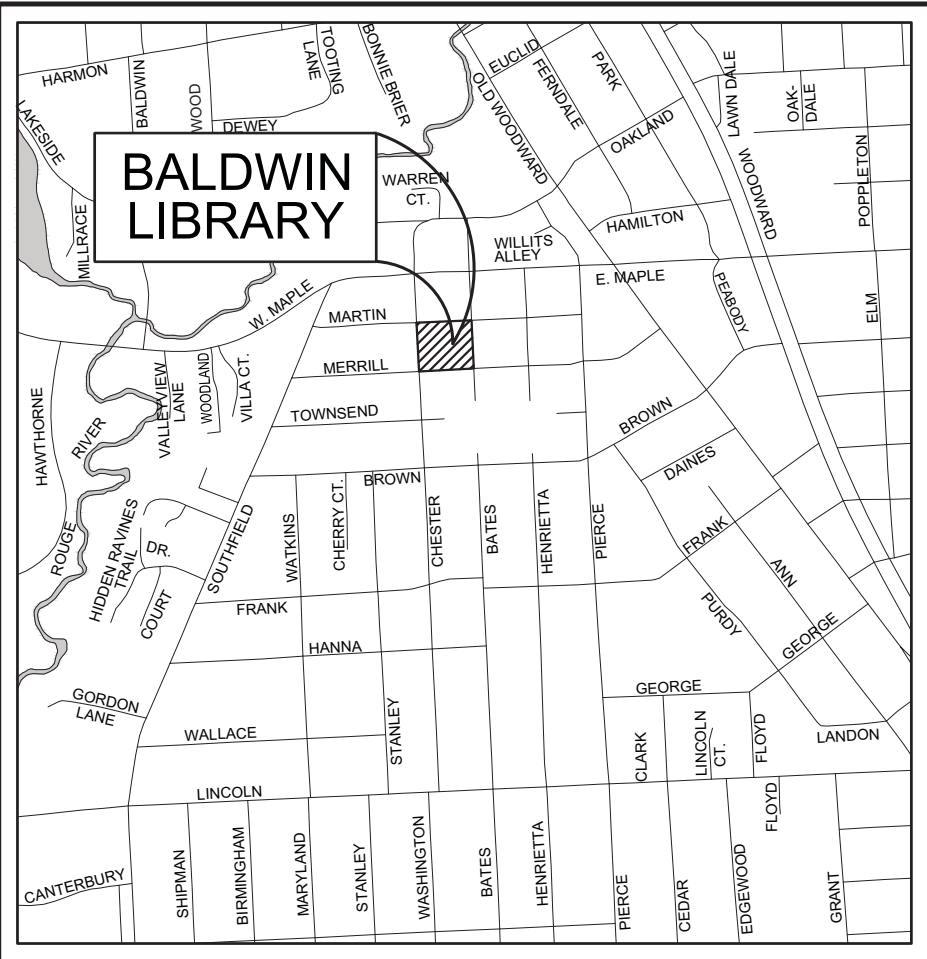
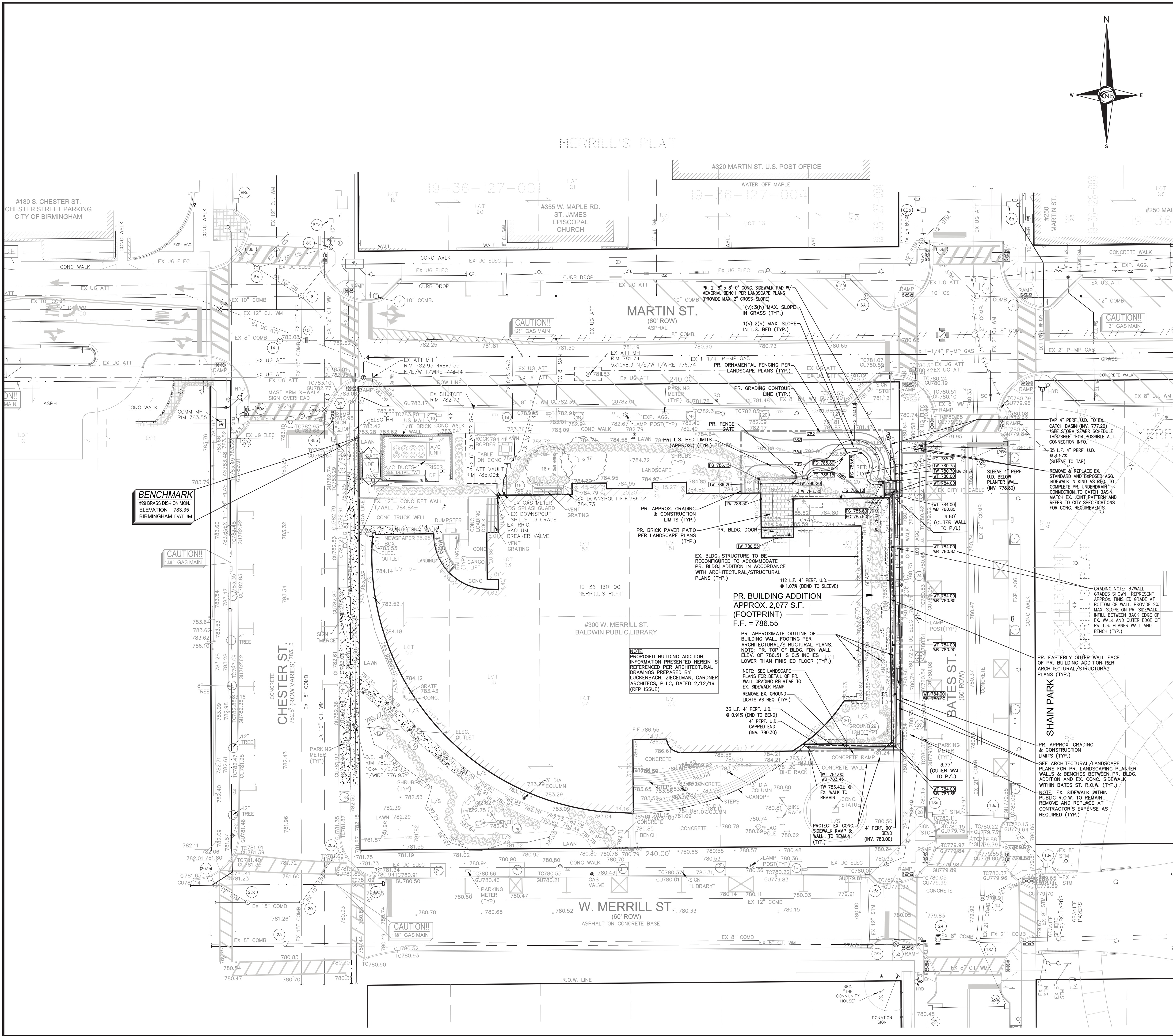
PROJECT LOCATION
Part of the Northwest 1/4 of
Section 36, Town 2 North,
Range 10 East, City of
Birmingham, Oakland
County, Michigan

SHEET
Site/Grading Plan



DATE ISSUED/REVISED
12-20-18 OWNER REVIEW & PERMIT REVIEW
02-19-19 REVISED PER CITY
02-25-19 REVISED PER CITY

DRAWN BY:
C. Danielson
DESIGNED BY:
P. Tulikang
APPROVED BY:
B. Buchholz
DATE:
12-18-2018
SCALE: 1" = 20'
NFE JOB NO. H727
SHEET NO. C1



LOCATION MAP
NTS

STORM SEWER SCHEDULE

TAP EX. 2" DIA. INLET W/ 4" DIA. UNDERDRAIN FROM PLANTER WALL
12" INV E 775.85
8" INV W 776.15
4" INV W/SW 777.20

NOTE: FIELD VERIFY LOCATION AND DEPTH OF EX. 8" PIPE WEST FROM CD 1886; REVIEW & CONFIRM W/ CITY OF BLIND TAP OF 8" PIPE W/ 44" UNDERDRAIN IS FEASIBLE ALTERNATIVE TO DIRECT TAP CONNECTION AT CATCH BASIN.

TAP 4" PERF. U.D. TO EX. CATCH BASIN (INV. 777.20)
*SEE STORM SEWER SCHEDULE THIS SHEET FOR POSSIBLE ALT. CONNECTION INFO.
35 L.F. 4" PERF. U.D. @ 4.57% (SLEEVE TO TAP)
REMOVE & REPLACE EX. STANDARD AND SPORED AGG. SIDEWALK IN KIND AS REQ. TO COMPLETE PR. UNDERDRAIN CONNECTION TO CATCH BASIN. MATCH EX. JOINT PATTERN AND REFER TO CITY SPECIFICATIONS FOR CONC. REQUIREMENTS.

GRADING NOTE: B/WALL GRADES SHOWN REPRESENT APPROX. FINISHED GRADE AT BOTTOM OF WALL. PROVIDE 2% MAX. SLOPE ON PR. SIDEWALK INFILL BETWEEN BACK EDGE OF EX. WALK AND OUTER EDGE OF PR. L.S. PLANTER WALL AND BENCH (TYP.)

PAVING LEGEND

- PR. EXPOSED AGGREGATE WALK (4" THICK)
- PR. STANDARD CONC. WALK (4" THICK)
- PR. BRICK PAVER PATIO (PER L.S. PLANS)

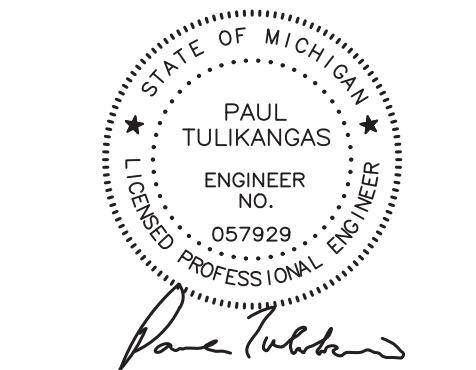
LEGEND

- MANHOLE
- EXISTING SANITARY SEWER
- HYDRANT
- GATE VALVE
- EXISTING WATERMAIN
- MANHOLE
- CATCH BASIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE
- GUY POLE
- GUY WIRE
- OVERHEAD LINES
- SIGN
- EXISTING GAS MAIN
- C.O.
- MANHOLE
- PR. SANITARY SEWER
- HYDRANT
- GATE VALVE
- PR. WATER MAIN
- INLET
- C.B.
- MANHOLE
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- PR. TOP OF CURB ELEVATION
- PR. GUTTER ELEVATION
- PR. TOP OF WALK ELEVATION
- PR. TOP OF WALL ELEVATION
- PR. BOTTOM OF WALL ELEVATION
- FINISH GRADE ELEVATION



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT
Baldwin Public Library

CLIENT
The City of Birmingham
Engineering Department
151 Martin Street
Birmingham, MI 48012

PROJECT LOCATION
Part of the Northwest 1/4 of
Section 36, Town 2 North,
Range 10 East, City of
Birmingham, Oakland
County, Michigan

SHEET
Site/Grading Plan



DATE ISSUED/REVISED
12-20-18 OWNER REVIEW & PERMIT REVIEW
02-19-19 REVISED PER CITY
02-25-19 REVISED PER CITY

DRAWN BY:
C. Danielson
DESIGNED BY:
P. Tulikangas

APPROVED BY:
B. Buchholz

DATE:
12-18-2018

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. SHEET NO.
H727 C1

Proposed Glass Specifications (match Phase 2 glass)

CONFIGURATION PERFORMANCE -

APPEARANCE -

TOOLS -

GENERATE REPORT

Summary Data

CUSTOMIZE SUMMARY DATA

?

Make-up Name ^	Visible Light			Solar Energy	Thermal Properties		Light to Solar Gain (LSG)	Thermal Stress (COG) °F/C	
	Transmittance	Reflectance		Solar Heat Gain Coefficient (SHGC)	U-Value				
	Visible (τ _v %)	ρ _v % out	ρ _v % in		Winter Night (Btu/hr-ft ² -F)	Summer Day (Btu/hr-ft ² -F)			
SNX62/27 *	62	11	12	0.27	0.286	0.266	2.31	Go	X



DL-AC-FLEX2-EB

INFINA® 2 AC LED FLEXIBLE LINEAR
ECO BRAND



Fixture Type	
Project	
Notes	



INFINA® 2 EB series is the next generation of economic grade, high color accuracy flexible lighting system that incorporates Driverless AC LED technology which operates directly off of line voltage - no additional power source required and no drivers to hide. With an increment of 12 inches to a max run length of 164 ft, the product can be dimmed with a trailing edge (ELV) dimmer². The product is mounted either in a channel or with snap-in mounting clips. INFINA® is designed for dry, damp and wet locations. The LEDs are imbedded within a flexible, optically clear thermoplastic jacket. For easy installation, a full line of complement of connectors are offered. Runs can include as many sections and connections as required without any extra setup fees. Each run is made to order, sealed and tested prior to shipping in Florida warehouses.



SPECIFICATIONS

INPUT VOLTAGE	120V AC ¹
WATTAGE	2.5W/Ft.
LUMENS	187 Lm/Ft @4000K
LED/Ft.	36 Chips/Ft.
CRI	90+
COLOR CONSISTENCY	3 Steps MacAdam
BEAM ANGLE	120°

DIMMING	ELV ² , C•L ² , 0-10V ³ , Phase Adaptive ⁴
DIMENSIONS	1 1/16" W x 1/2" H (17 x 13mm)
MAX RUN / MIN RUN	164 feet ⁵ / 12 inch
CERTIFICATIONS	ETL-us
ENVIRONMENT	Indoor - Dry, Damp, Wet
LUMEN MAINTENANCE	50,000 hours ⁷
WARRANTY	5 years ⁸

¹ 277V AC requires a step-down transformer with 120V AC output

² Never exceed dimmer max wattage. Effectively dim down to 10%, see page 3

³ Requires DL-AC-FLEX2-DIM4A, not included, see page 3

⁴ Requires additional Lutron phase adaptive module and Lutron dimmer, see page 3

⁵ Connecting cable to be taken into consideration when calculating total length

⁶ Hardwire only, see page 11 for all cautions

⁷ TM21 Calculation based on LM80 report

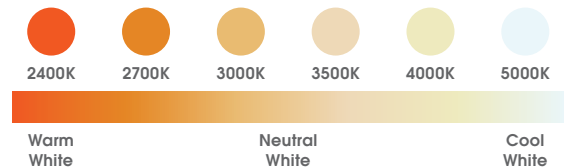
⁸ A 5 YEAR LIMITED WARRANTY for applications that necessitate up to 16 consecutive operational hours per 24 hour period.

A 2 YEAR LIMITED WARRANTY for applications that necessitate more than 16 consecutive operational hours per 24 hour period.

PERFORMANCE

COLOR TEMPERATURE ⁹	LUMEN ¹⁰	WATTAGE	EFFICACY	CRI
2400K	162 Lm	2.5W	65 Lm/W	90+
2700K	175 Lm	2.5W	70 Lm/W	90+
3000K	175 Lm	2.5W	70 Lm/W	90+
3500K	175 Lm	2.5W	70 Lm/W	90+
4000K	187 Lm	2.5W	75 Lm/W	90+
5000K	187 Lm	2.5W	75 Lm/W	90+

^{9/10} CCT within +/- 10%



BASIC ORDERING INFO

DOWNLOAD PRODUCT CONFIGURATOR FOR COMPLEX CONNECTED RUNS

STEP 1 TERMINATIONS

MODEL	INPUT TYPE
DL-AC-FLEX2-EB	
	HW08 - Hardwire 8ft cord
	HW20 - Hardwire 20ft cord
	PC02 - Plug-in 2ft cord
	PC06 - Plug-in 6ft cord

STEP 2 CCT

MODEL	INPUT TYPE
DL-AC-FLEX2-EB	
	2490 - 2400K 90 CRI ¹²
	2790 - 2700K 90 CRI ¹²
	3090 - 3000K 90 CRI
	3590 - 3500K 90 CRI
	4090 - 4000K 90 CRI ¹²
	5090 - 5000K 90 CRI ¹²

STEP 3 ENDCAP/OUTPUT CONNECTIONS¹⁰

MODEL	
DL-AC-FLEX2-EB	
	EC - Endcap ¹¹
	CC03 - 3" connecting cable
	CC06 - 6" connecting cable
	CC12 - 12" connecting cable
	CC24 - 24" connecting cable
	CC06-O - 6" output connecting cable
	CC06-I - 6" input connecting cable

STEP 4 MOUNTING ACCESSORIES

See page "Mounting OPTIONS" on page 5, 6

¹⁰ For easy installation, JESCO offers a full complement of connectors. Runs can include as many sections and connections as required without any extra setup fees. Each run is made to order, sealed and tested prior to shipping in either our New York or Los Angeles warehouses.

¹¹ Required one per each run

¹² Non-stocking product, lead time applies, consult factory.



NY 15 Harbor Park Drive
Port Washington, NY 11050

Main 800 527 7796
Fax 855 265 5768

CA 219 South 6th Ave
City of Industry, CA 91746

Main 800 527 7796
Fax 855 265 5768

i support@jescolighting.com
Tech Support 855 592 0029

DL-AC-FLEX2-EB

INFINA® 2 AC LED FLEXIBLE LINEAR
ECO BRAND



Fixture Type	
Project	
Notes	



COMPATIBLE DIMMERS ELECTRONIC LOW VOLTAGE

Manufacturer: Lutron

DIVA SERIES

DVELV-300P 300W 48 Ft Max
DVELV-600P 600W 98 Ft Max

NOVA T SERIES

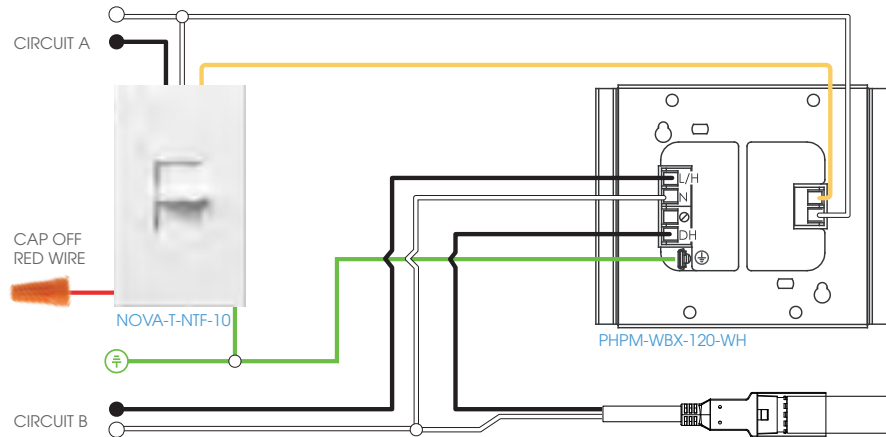
NTELV-300P 300W 48 Ft Max
NTELV-600P 600W 98 Ft Max

COMPATIBLE DIMMERS PHASE ADAPTIVE DIMMING

PARTS REQUIRED - not included

DIMMER: **LUTRON NOVA-T-NTF-10**

INTERFACE: **LUTRON PHPM-WBX-120-WH**



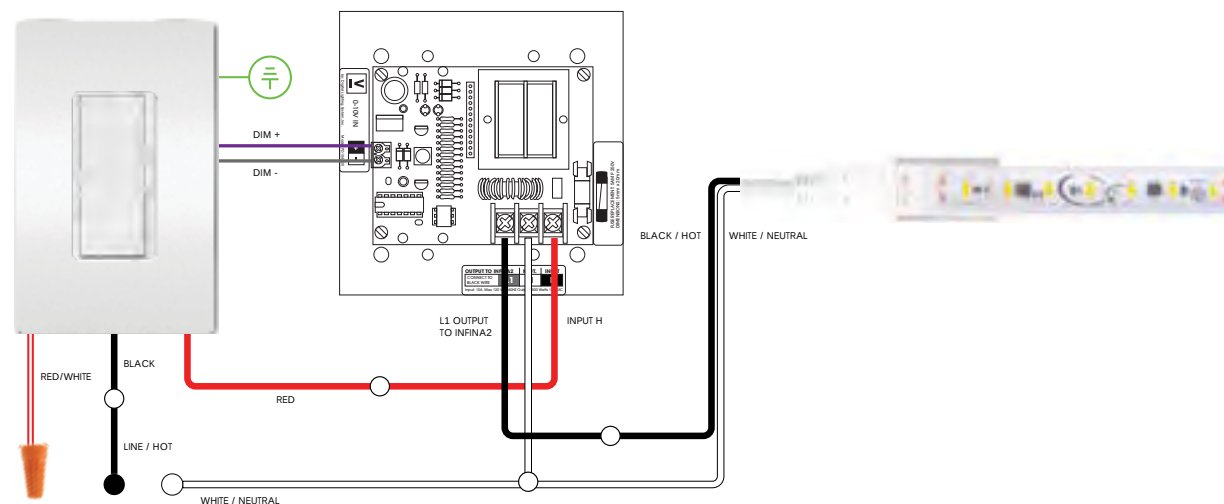
LUTRON PHPM-WBX-120-WH

- Rated 16A 1920 Watt @ 120V AC
- Indoor use only.
- Minimum load 10W
- Mount in 2-gang U.S. wallbox 3.5" deep or 4" x 4" junction box 2" deep
- This device generates heat; mount only where ambient temperature is 32 °F to 104 °F
- Mount with arrows facing up to ensure adequate cooling.
- Allow 4.5" above and below unit and between faceplates when mounting several in a vertical layout.
- Mount so line voltage wiring is at least 6 ft from sound or electronic equipment and wiring.

Please check manufacturer's documentations on detailed wiring and installation instructions.



DL-AC-FLEX2-DIM4A 0-10V DIMMING MODULE



NOTE: All available dimmers have not been tested with INFINA® and there may be several factors during installation that can affect performance. Prior testing of your exact application of INFINA® and your designated dimmer is highly recommended. For dimmers that are not listed, please contact factory.

NY 15 Harbor Park Drive
Port Washington, NY 11050

Main Fax 800 527 7796
855 265 5768

CA 219 South 6th Ave
City of Industry, CA 91746

Main Fax 800 527 7796
855 265 5768

i support@jescolighting.com
Tech Support 855 592 0029

DL-AC-FLEX2-EB

INFINA® 2 AC LED FLEXIBLE LINEAR
ECO BRAND



Fixture Type	
Project	
Notes	

TERMINATION OPTIONS

FACTORY SEALED TO DL-AC-FLEX2-EB FLEX LINEAR

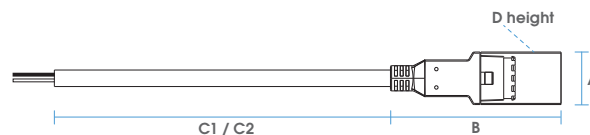


PART NUMBER DL-AC-FLEX2-EB-HW08

DESCRIPTION 8' Cord with Hardwire Leads
Built-in fuse in 7 Amp fuse in connector

ENVIRONMENT Indoor, Outdoor

DIMENSIONS A 3/4" (19 mm) B 2 1/2" (64mm) C 96" (2438mm) D 7/16" (17mm)



PART NUMBER DL-AC-FLEX2-EB-HW20

DESCRIPTION 20' Cord with Hardwire Leads
Built-in fuse in 7 Amp fuse in connector

ENVIRONMENT Indoor, Outdoor

DIMENSIONS A 3/4" (19 mm) B 2 1/2" (64mm) C 240" (6096mm) D 7/16" (17mm)

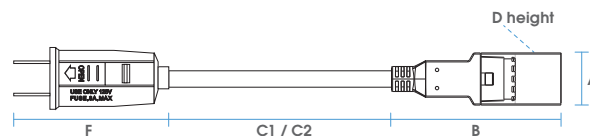


PART NUMBER DL-AC-FLEX2-EB-PC02

DESCRIPTION 2' Cord with Power Plug
Replaceable 7 amp fuse in power plug
Spare fuse included

ENVIRONMENT Indoor only

DIMENSIONS A 3/4" (19 mm) B 2 1/2" (64mm) C 24" (610mm) D 7/16" (17mm) F 2 1/16" (68mm)



PART NUMBER DL-AC-FLEX2-EB-PC06

DESCRIPTION 6' Cord with Power Plug
Replaceable 7 amp fuse in power plug
Spare fuse included

ENVIRONMENT Indoor only

DIMENSIONS A 3/4" (19 mm) B 2 1/2" (64mm) C 72" (1829mm) D 7/16" (17mm) F 2 1/16" (68mm)

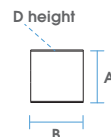


PART NUMBER DL-AC-FLEX2-EB-EC

DESCRIPTION Endcap

ENVIRONMENT Indoor, Outdoor

DIMENSIONS A 1 1/16" (18 mm) B 1 1/16" (17mm) D 7/16" (17mm)



NOTE: Power and connecting cable rating: 2x 18AWG SJTW 300V 221°F / 105°C Ø 5/16 in / 2.1mm Cable length tolerance: +3/8in / 10mm | -0
All electrical connections must be in accordance with local codes, ordinances and the National Electric Code.

NY 15 Harbor Park Drive
Port Washington, NY 11050

Main Fax 800 527 7796
855 265 5768

CA 219 South 6th Ave
City of Industry, CA 91746

Main Fax 800 527 7796
855 265 5768

i support@jescolighting.com
Tech Support 855 592 0029

DL-AC-FLEX2-EB

INFINA® 2 AC LED FLEXIBLE LINEAR
ECO BRAND



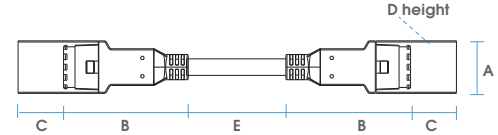
Fixture Type	
Project	
Notes	

CONNECTING CABLES

FACTORY SEALED TO DL-AC-FLEX2-EB FLEX LINEAR



PART NUMBER	DL-AC-FLEX2-EB-FLEX-CON
DESCRIPTION	1" Connecting Cable
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 3/4" (19 mm) B 1 15/16" (49mm) C 3/4" (20mm) D 7/16" (17mm) E 1" (25mm)



PART NUMBER	DL-AC-FLEX2-EB-CC03
DESCRIPTION	3" Connecting Cable
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 3/4" (19 mm) B 1 15/16" (49mm) C 3/4" (20mm) D 7/16" (17mm) E 3" (76mm)

PART NUMBER	DL-AC-FLEX2-EB-CC06
DESCRIPTION	6" Connecting Cable
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 3/4" (19 mm) B 1 15/16" (49mm) C 3/4" (20mm) D 7/16" (17mm) E 6" (152mm)

PART NUMBER	DL-AC-FLEX2-EB-CC12
DESCRIPTION	12" Connecting Cable
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 3/4" (19 mm) B 1 15/16" (49mm) C 3/4" (20mm) D 7/16" (17mm) E 12" (305mm)

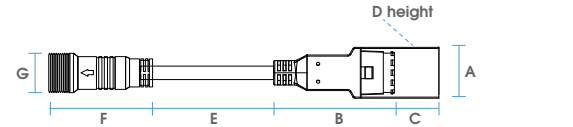
PART NUMBER	DL-AC-FLEX2-EB-CC24
DESCRIPTION	24" Connecting Cable
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 3/4" (19 mm) B 1 15/16" (49mm) C 3/4" (20mm) D 7/16" (17mm) E 24" (610mm)

INPUT / OUTPUT PLUG-IN CONNECTION OPTIONS

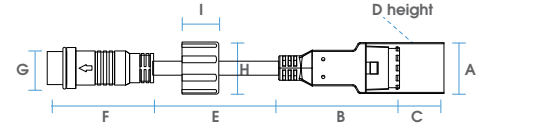
FACTORY SEALED TO DL-AC-FLEX2-EB FLEX LINEAR



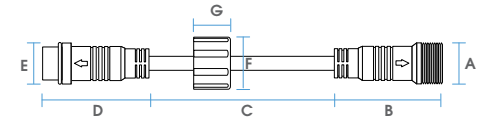
PART NUMBER	DL-AC-FLEX2-EB-CC06-O
DESCRIPTION	6" Connecting Cable with outdoor rated barrel output connector
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 3/4" (19 mm) B 1 15/16" (49mm) C 3/4" (20mm) D 7/16" (17mm) E 6" (152mm) F 1 7/8" (47mm) G 1 1/16" (18mm)



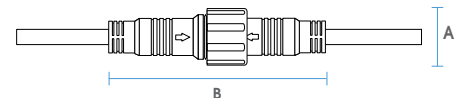
PART NUMBER	DL-AC-FLEX2-EB-CC06-I
DESCRIPTION	6" Connecting Cable with outdoor rated barrel input connector
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 3/4" (19 mm) B 1 15/16" (49mm) C 5/8" (16mm) D 3/4" (11mm) E 6" (152mm) F 1 7/8" (47mm) G 1 1/16" (18mm) H 7/8" (22.5mm) I 1/8" (16mm)



PART NUMBER	DL-AC-FLEX2-CC-EXT18
DESCRIPTION	18" Extension Cable for CC-06-O to CC-06-I
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 3/4" (19 mm) B 1 5/16" (49mm) C 5/8" (16mm) D 3/4" (11mm) E 1 1/16" (152mm) F 7/8" (47mm) G 5/8" (16mm)



PART NUMBER	DL-AC-FLEX2-EB-CC06-O connects to DL-AC-FLEX2-EB-CC06-I
DESCRIPTION	Input and output connector assembled
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 7/8" (23 mm) B 3 1/4" (83mm)



DL-AC-FLEX2-EB

INFINA® 2 AC LED FLEXIBLE LINEAR
ECO BRAND

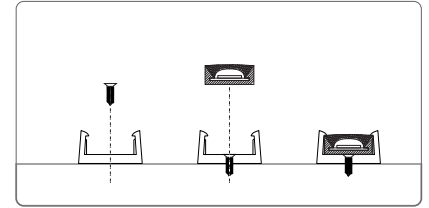
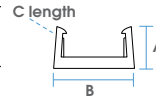


Fixture Type	
Project	
Notes	

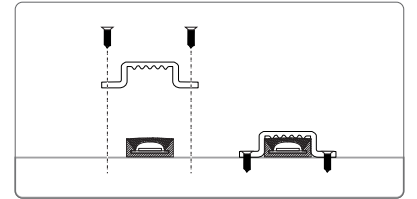
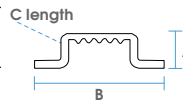
MOUNTING OPTIONS



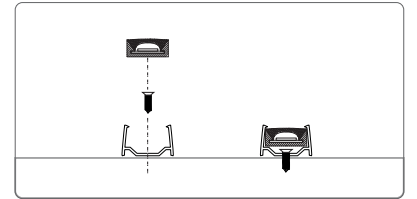
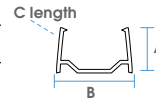
PART NUMBER	DL-AC-FLEX2-FS-MC
DESCRIPTION	Plastic Snap-In Mounting Clip 3 per foot recommended
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 7/8" (11 mm) B 1 1/8" (20mm) C 5/8" (15mm)



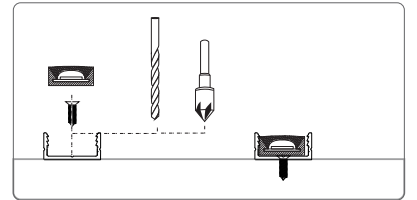
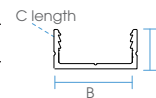
PART NUMBER	DL-AC-FLEX2-FS-MC-HW
DESCRIPTION	Over The Tape Hardwire Clip Required 2 per section
ENVIRONMENT	Indoor only
DIMENSIONS	A 3/8" (9 mm) B 1 1/8" (34mm) C 3/8" (10mm)



PART NUMBER	DL-AC-FLEX2-FS-CH6P
DESCRIPTION	6' Plastic Mounting Channel
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 7/8" (11 mm) B 3/4" (19mm) C 72" (1828mm)



PART NUMBER	DL-AC-FLEX2-FS-CH6M08
DESCRIPTION	6' Metal Mounting Channel
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 5/16" (8 mm) B 3/4" (19mm) C 72" (1828mm)



DL-AC-FLEX2-EB

INFINA® 2 AC LED FLEXIBLE LINEAR
ECO BRAND

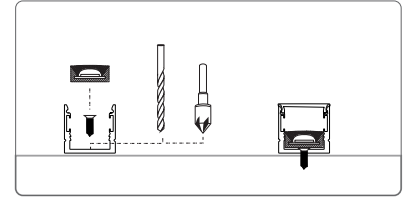
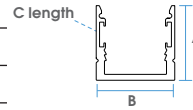


Fixture Type	
Project	
Notes	

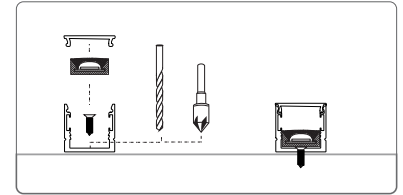
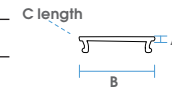
MOUNTING OPTIONS



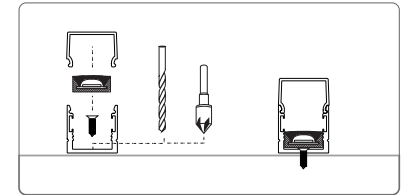
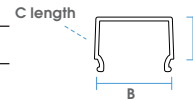
PART NUMBER	DL-AC-FLEX2-FS-CH6M19
DESCRIPTION	6' Metal Mounting Channel
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A ¾" (19 mm) B 1⅜" (20mm) C 72" (1828mm)



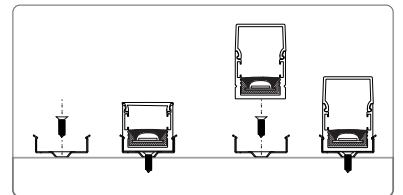
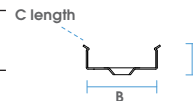
PART NUMBER	DL-AC-FLEX2-FS-CH6M19-L01
DESCRIPTION	6' Flat Frosted Lens
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A ⅛" (1 mm) B 1⅜" (20mm) C 72" (1829mm)



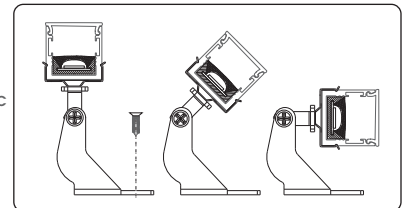
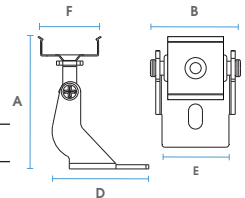
PART NUMBER	DL-AC-FLEX2-FS-CH6M19-L11
DESCRIPTION	6' Flat Frosted Lens
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 7/16" (11 mm) B 1⅜" (20mm) C 72" (1829mm)



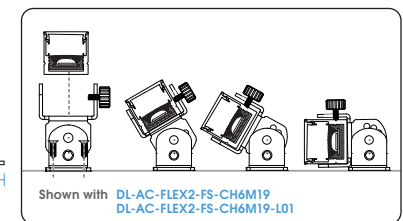
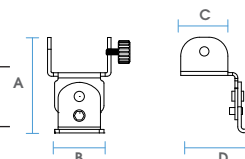
PART NUMBER	DL-AC-FLEX2-FS-CH6M19-MCM
DESCRIPTION	Metal Channel Mounting Clip 4 required per channel
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 5/16" (9 mm) B 7/8" (23mm) C 13/16" (20mm)



PART NUMBER	DL-AC-FLEX2-FS-MCMADJ
DESCRIPTION	Adjustable Bracket
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 1 7/8" (48 mm) B 1 1/8" (29mm) C 1 1/8" (40mm) D 1 3/8" (35mm) E 15/16" (24mm) F 7/8" (23mm)



PART NUMBER	DL-AC-FLEX2-ADJBR
DESCRIPTION	Universal Adjustable Bracket
ENVIRONMENT	Indoor, Outdoor
DIMENSIONS	A 1 5/8" (41 mm) B 13/16" (21mm) C 13/16" (20mm) D 1 7/16" (36mm)



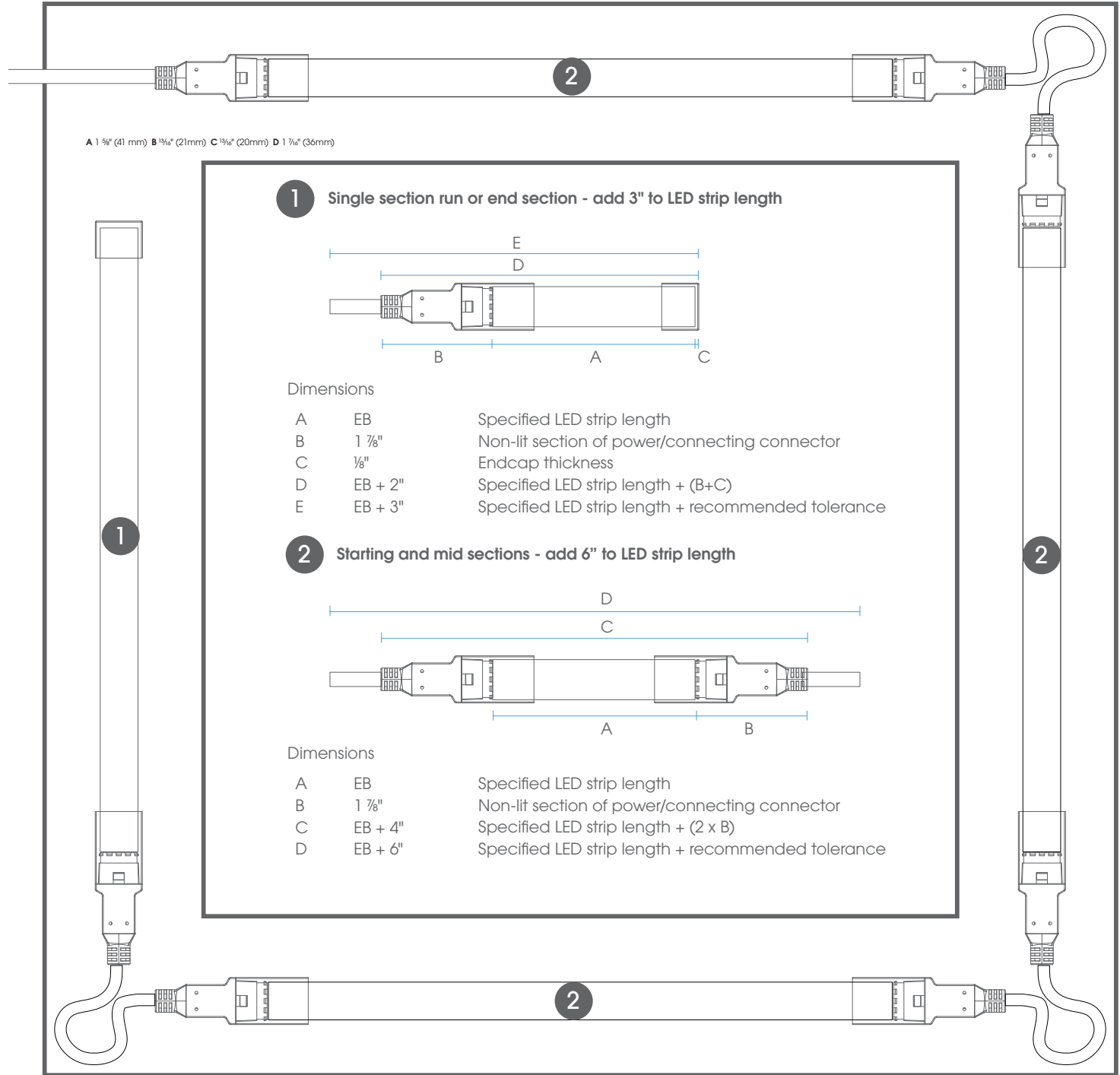
DL-AC-FLEX2-EB

INFINA® 2 AC LED FLEXIBLE LINEAR
ECO BRAND



Fixture Type	
Project	
Notes	

COVE LAYOUT GUIDE



DL-AC-FLEX2-EB

INFINA® 2 AC LED FLEXIBLE LINEAR
ECO BRAND

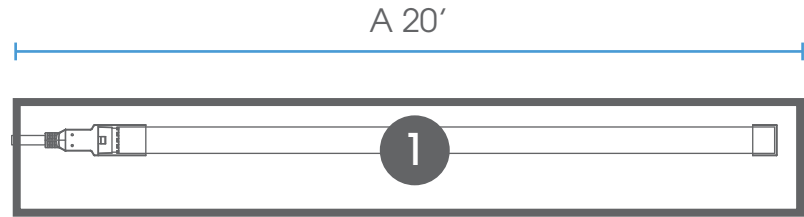


Fixture Type	
Project	
Notes	

COVE LAYOUT GUIDE

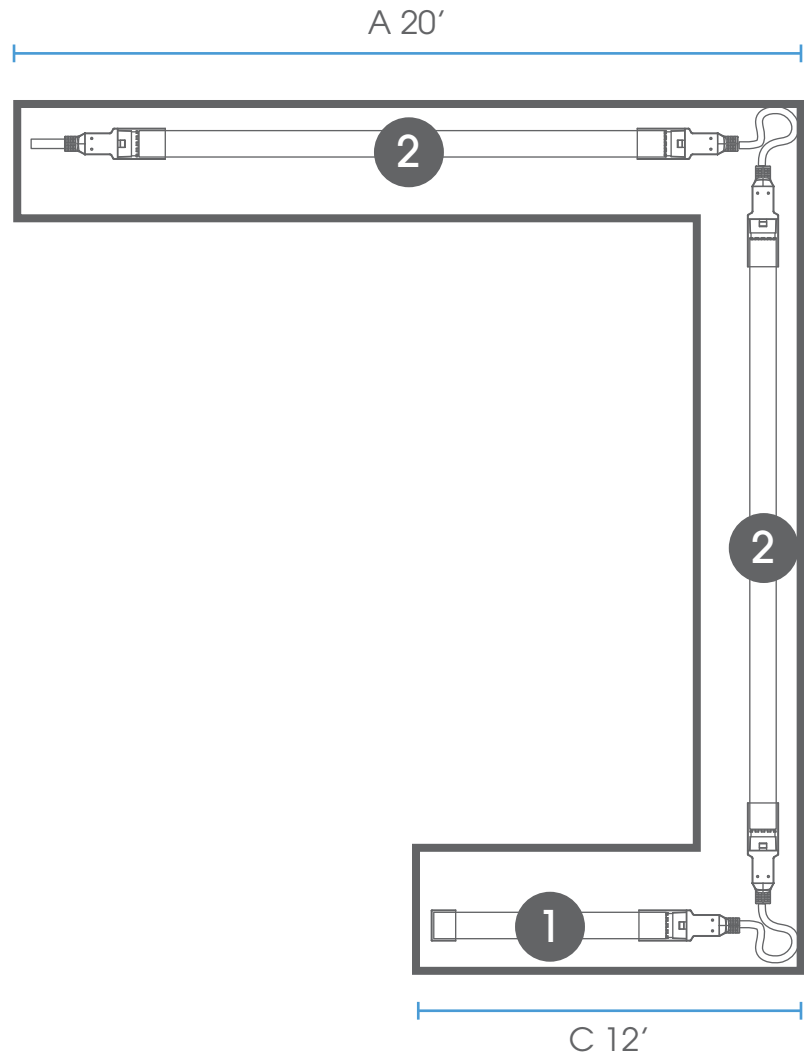
SINGLE SECTION RUN

Always specify LED strip length with connector and endcap below the eld measurements



SECTION A

20' = 240"
240" - 3" = 237" (19')
Specify: 19' of EB



SECTION A

20' = 240"
240" - 6" = 234" (19')
Specify: 19' of EB

SECTION B

25' 6" = 306"
306" - 6" = 300" (25')
Specify: 25' of EB

SECTION C

12' = 144"
144" - 3" = 141" (11')
Specify: 11' of EB

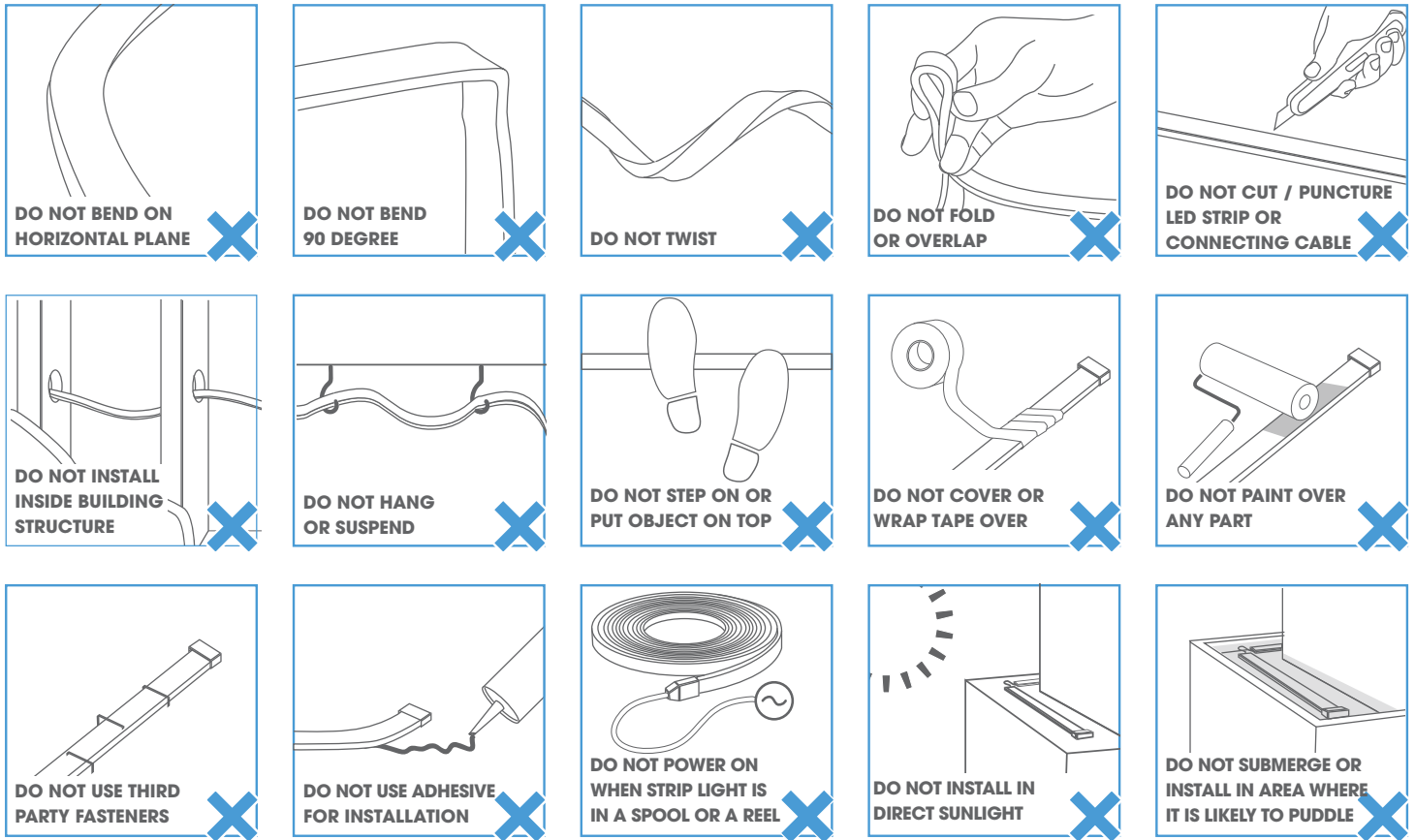
DL-AC-FLEX2-EB

INFINA® 2 AC LED FLEXIBLE LINEAR
ECO BRAND

JESCO
LIGHTING GROUP

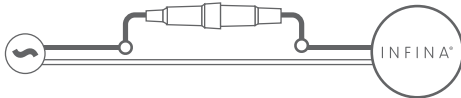
Fixture Type	
Project	
Notes	

CAUTIONS

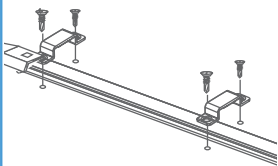


HARDWIRE APPLICATIONS

FUSE HOLDER WITH 6.3A FUSE (included)
install between the positive leads of the fixture and the power



FUSE HOLDER MUST BE INSTALLED IN THE JUNCTION BOX



FOR HARDWIRE APPLICATIONS,
A PROVIDED HW CLIP MUST BE
INSTALLED AT THE BEGINNING
AND END OF EACH SECTION

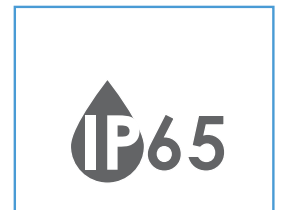
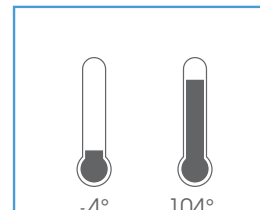
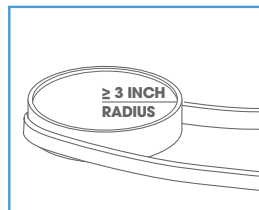


OUTDOOR

- CONNECTS TO GFCI CIRCUITS ONLY
- DO NOT INSTALL NEAR AREAS WITH EXPOSURE TO SALT WATER OR CHLORINATED WATER

APPLICATIONS TO AVOID

- DO NOT INSTALL CLOSER THAN 3 METERS FROM A SWIMMING POOL SURFACE
- DO NOT INSTALL IN CABINETS, TANKS OR ENCLOSURES OF ANY KIND
- DO NOT INSTALL NEAR FLAMMABLE OR CORROSIVE LIQUIDS



WARRANTY IS VOID IF ANY OF THE ABOVE ARE VIOLATED

A 5 YEAR LIMITED WARRANTY for applications that necessitate up to 16 consecutive operational hours per 24 hour period.
A 2 YEAR LIMITED WARRANTY for applications that necessitate more than 16 consecutive operational hours per 24 hour period.

NY 15 Harbor Park Drive
Port Washington, NY 11050

Main 800 527 7796
Fax 855 265 5768

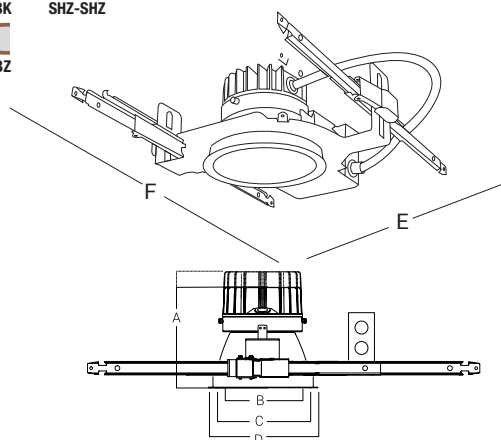
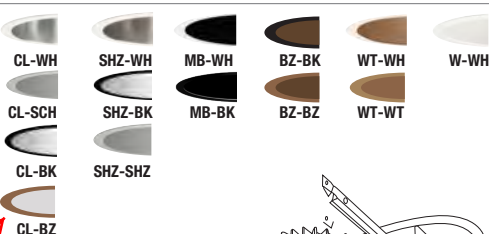
CA 219 South 6th Ave
City of Industry, CA 91746

Main 800 527 7796
Fax 855 265 5768

i support@jescolighting.com
Tech Support 855 592 0029



REFLECTOR/
FLANGE COLORS



A 900L to 4000L: Height = 5-5/8"
A 6000L to 8000L: Height = 9"
B: Trim Aperture = 6-3/6"
C: Cut-Out = 6-13/16"
D: Trim Outside Dia = 7-3/8"
E: Width = 16"
F: Length = 20-33"

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
6000	6696	72 W
4000	4649	46 W
3000	3374	36 W
2000	2252	22 W
1500	1785	20 W
1200	1422	16 W
900	1065	12 W

Based on 4000K, 90+CRI with semi-specular chrome reflector.
Actual wattage may vary +/-5%

FEATURES

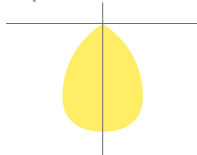
A highly sustainable and ultra-efficient architectural LED downlight that provides even, glare-free illumination. Available in a range of finishes, distributions, and lumen packages, it is ideally suited for use in corporate office space, hospitality, healthcare, commercial, academic, churches and retail.

OPTICS AND REFLECTOR

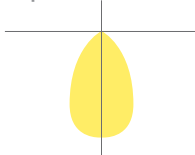
The reflector has a 45° visual cutoff, and is shipped standard with a Solite lens in a smooth frosted finish. Spun from 0.05" thick aluminum, with a 1-step anodized finish, and available in different colors or custom RAL finishes. Reflector flange options include self-flanged and white painted flange. Various distribution options are available, and all optics are field changeable.

LUMENS	900, 1200, 1500, 2000, 3000, 4000, 6000 (Custom lumen packages available)
CCT & DYNAMIC PLATFORMS	22K, 27K, 30K, 35K, 40K, 50K, Tunable White, Dims to Warm, RGB + White
CRI	90+ Standard, 98+ Optional
COLOR QUALITY	2 Step MacAdam Ellipse
DISTRIBUTIONS	WD (Wide Distribution), MD (Medium Distribution) and ND (Narrow Distribution)
TRIM OPTIONS	Downlight, Wall Wash, Double Wall Wash, Wet Location
REFLECTOR COLORS	CL (Semi-Specular Chrome), SHZ (Low Iridescent Satin Haze), WT (Wheat), W (White), MB (Black), BZ (Bronze)
FLANGE COLORS	Self-Flanged WH (White), SCH (Semi-Specular Chrome), SHZ (Low Iridescent Satin Haze), BK (Black), BZ (Bronze)
DIMMING	0-10V Flicker Free 1% Dimming Standard (DIM10), LUTH, LUTFB, LUT2W, ELDO10.1, ELDDMX.1, ELDDALI.1, DIMTR
EMERGENCY	10W - Up to 1000L Output 20W - Up to 2000L Output EMG-LED-G2-10W-SDT - Self Diagnostic (Consult Factory)
LIFETIME	L70 at 102,000 Hours
PHOTOMETRIC TESTS	In Accordance with IES LM79-08, LM80 and TM-30, TM-21

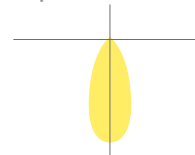
WD: Wide
Candlepower Distribution Curve



MD: Medium
Candlepower Distribution Curve



ND: Narrow
Candlepower Distribution Curve



Reference IES files for additional distribution curve information.



THERMAL MANAGEMENT SYSTEM

Passive cooling Diecast Aluminum Heat Sink, LED light engine and driver are replaceable, upgradeable, and can be accessed from below the ceiling. The consistency in the quality of light is delivered with precision performance by the use of a unique locking mechanism that aligns the reflector with the light engine.

MOUNTING FRAME & BRACKETS

The downlight mounting frame is a fabricated assembly constructed of 16-gauge steel, with C-channel mounting brackets, included. The versatility of the mounting brackets allow for an adjustability of up to 28" horizontally, and 2-3/4" vertically, locking into place. With the added die-formed construction of the mounting frame, it provides maximum heat dissipation and rust protection.

DRIVER ELECTRICAL INFORMATION

The LED driver is rated for 50 to 60Hz at 120V/277V, also available in 347V input, produces less than 20%THD, has a power factor between 90% and 100%, and is thermally protected for additional safety. Junction box and Driver can be accessed from below the ceiling and above the ceiling. Junction Box is Listed for through branch circuit wiring.

DIMMING & DRIVER INFORMATION

DIM10 - 0-10V dimming on either MVOLT 120, 277 or 347V. Dimmable down to 1% of initial lumens, standard.

DIMTR - Triac & Electronic low voltage dimming. Available in 120V, and up to 4000 lumens only.

LUT2W - Lutron LTEA2W Hi-Lume 1%. 2-wire LED Driver 120V Forward Phase only. Available on all luminaires up to 3000 lumens.

LUTH - Lutron LDE1 Hi-Lume 1% Eco System LED driver with Soft-on, Fade to Black dimming technology. Available on all luminaires up to 3000 lumens.

LUTFB - Lutron PEQ0E Hi-Lume Premier 1% Eco System LED Driver with Soft-on, Fade to Black dimming technology. Available on all luminaires up to 1500 lumens.

ELDO10.1 - EldoLED SoloDrive 0-10V. Dimming down to 0.1%.

DALI - DALI DT6, DT8 dimming down to 1%.

ELDODMX - EldoLED PowerDrive dimming down to 0.1%.

Please see EldoLED website for wiring diagrams and a list of compatible DMX and DALI control systems.

LED DYNAMIC PLATFORM OPTIONS



Tunable White with Smart White Technology utilizing the Lumenetix Platform allows you to color tune the luminaire via various controls. Create the perfect environment for the desired use of the space, while maintaining a CRI of 90+ across the tunable range of 8000 to 1650K. (Click here for more details)



Dims to Warm with Smart Dimming Technology. At 100% full brightness the luminaire is at 3000K. When dimmed to 1%, the light transitions to 1800K, creating a warm ambiance within the space. (Click here for more details)



RGB+White with Smart Hue Technology provides full color mixing of RGB and white colors. Utilizing the Lumenetix Platform allows you to choose from unlimited RGB color options, via various controls. Ideal for Circadian Rhythm applications or to create the perfect human centric environment. (Click here for more details)

WARRANTY

Five-year warranty for parts and components. (Labor not included)

LISTINGS

c-UL-us - Listed for Wet Location if used with HH6-6501, HH6-6535, HH6-6534 Trim.

c-UL-us - Listed for Feed Through Wiring.

U.S Patent No. - D685,118S

CP-City of Chicago environmental air (CCEA) marking for plenum applications.

Energy Star and California Title 24 compliant

Optional Black color trim is not ENERGYSTAR certified and won't meet the requirement.

Example: HH6-LED-2000L-DIM10-MVOLT-MD-40K-90-HH6-6501-CL-WH

SERIES	LUMENS	DRIVER	VOLTAGE	CCT	EMERGENCY	TRIM TYPE	REFLECTOR/FLANGE COLORS
HH6-LED	☐ 900L	☐ DIM10	☐ 120	☐ 22K	☐ EMG-LED-10W	☐ HH6-6501 Flanged Downlight	☐ CL-WH ☐ W-WH ☐ SHZ-SHZ
	☐ 1200L	☐ DIMTR ^{2 5}	☐ 277	☐ 27K	☐ EMG-LED-20W	☐ HH6-6507 Flanged Wall Wash	☐ CL-SCH ☐ MB-WH* ☐ SHZ-BK
	☐ 1500L	☐ LUTH ^{2 5}	☐ MVOLT	☐ 30K	☐ INTG-EMG-LED-10W	☐ HH6-6577 Flanged Double Wall Wash	☐ CL-BK ☐ MB-BK* ☐ WT-WH
	☐ 2000L	☐ LUT2W ^{2 5}	☐ 347 (DIM10 only)	☐ 35K	☐ INTG-EMG-LED-20W		☐ CL-BZ ☐ BZ-BK ☐ WT-WT
	☐ 3000L	☐ LUTFTB ⁶	☐ 40K	☐ 40K	☐ EMG-LED-G2-10W-SDT* Typical lumen output of the luminaire is up to 1000L with EMG-LED-10W option & 2000L with EMG-LED-20W option in emergency mode. Contact the factory for details. Remote mounted installation * Consult Factory for Self Diagnostic	☐ HH6-6535 Polycarbonate "Dead Front" Trim with Tempered Albalite Lens	☐ SHZ-WH ☐ BZ-BZ
	☐ 4000L	☐ ELDO10-1 ²	☐ 50K ³			☐ HH6-6534 Polycarbonate "Dead Front" Trim with Polycarbonate ClearLens	☐ WH ☐ BK ☐ SHZ
	☐ 6000L	☐ ELDDALI-1 ²					☐ SCH ☐ BZ
		☐ ELDDODMX-1 ²					
			OPTICS	CRI	OTHER OPTIONS	TRIMLESS	FLANGE COLORS
			☐ WD	☐ 90+	☐ CP (Chicago Plenum)	☐ HH6-TL-6501 Trimless Downlight	☐ CL
			☐ MD	☐ 98+ ⁴		☐ HH6-TL-6507 Trimless Wall Wash	☐ MB
			☐ ND				☐ SHZ
						OPTIONS	☐ WH
						☐ INTG (Reflector shipped with pre-punched hole to accept INTG-EMG-LED)	

² LUTH, ELDO10-1, ELDDALI-1, and ELDDODMX-1 are available in 120V and 277V ³ 50K series are available with 85+ CRI only ⁴ 98+ CRI is available in 27K, 30K and 40K only

⁵ LUTH and LUT2W, DIMTR Available for luminaires up to 4000L ⁶ LUTFTB Available for luminaires up to 1500L

-Reference last page for Control Options

HH6-LED-4000L-DIM10-MVOLT-ND-40K-90-HH6-6501-CL-WH

INPUT WATTS: **46.2**

LUMENS: **4649**

CRI: **90**

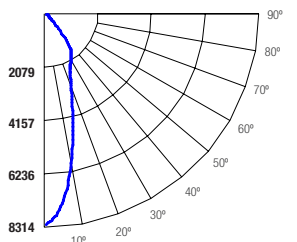
EFFICACY: **101**

CCT: **4000K**

TEST NO.: **EL1218130**

SPACING CRITERIA: **0.60**

Candle Power Distribution (Candelas)



Cone of Light			
2	2077	1.1	1.2
4	519	2.2	2.4
6	231	3.4	3.6
8	130	4.5	4.8
10	83.1	5.6	6
12	57.7	6.7	7.1
(FT.) Distance to Plane	(FC.) Initial Footcandle at Nadir	(FT.) Beam Vert. Spread	(FT.) Beam Horiz. Spread

BEAM DIA. MEASURED AT 50% OF NADIR F.C.

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixt
0-20	1918.37	N.A.	41.30
0-30	3045.18	N.A.	65.50
0-40	4085.62	N.A.	87.90
0-60	4618.13	N.A.	99.30
0-80	4646.95	N.A.	100.00
0-90	4649.1	N.A.	100.00

Luminance (Average candela/M²)

Angle in Degrees	Average 0°	Average 45°	Average 90°
45	20041	53864	48600
55	6940	10524	10384
65	827	3528	5155
75	489	956	995
85	302	1986	2206

Lumens Per Zone

Zone	Lumens
0-10	680.61
10-20	1237.76
20-30	1126.81
30-40	1040.44
40-50	442.60
50-60	89.91
60-70	24.89
70-80	3.93
80-90	2.16

Candela Tabulation

0	0
0	8307.41
5	7519.75
15	4249.07
25	2353.57
35	1799.30
45	258.74
55	72.68
65	6.38
75	2.31
85	0.48
90	0.19

Coefficients of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance 0.20

	RC	80%				70%				50%				30%				10%				0%
	RW	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%			
ROOM CAVITY RATIO	0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100			
	1	113	111	108	106	111	109	106	104	104	103	101	101	99	98	97	96	95	93			
	2	108	103	99	95	106	101	97	94	98	95	92	95	92	90	92	90	88	87			
	3	102	96	91	87	100	94	90	86	92	88	85	89	86	83	87	84	82	80			
	4	97	89	84	80	95	88	83	79	86	82	78	84	80	77	82	79	76	75			
	5	92	84	78	73	90	83	77	73	81	76	72	79	75	72	78	74	71	70			
	6	87	79	73	68	86	78	72	68	76	71	68	75	70	67	74	70	67	65			
	7	83	74	68	64	82	73	68	63	72	67	63	71	66	63	70	66	62	61			
	8	79	70	64	60	78	69	63	59	68	63	59	67	62	59	66	62	59	57			
	9	76	66	60	56	74	65	60	56	64	59	56	64	59	56	63	59	55	54			
10	72	63	57	53	71	62	57	53	61	56	53	60	56	53	60	55	52	51				

RC - Ceiling Cavity Reflectance

RW - Wall Reflectance

HH6-LED-4000L-DIM10-MVOLT-MD-40K-90-HH6-6501-CL-WH

INPUT WATTS: **46.2**

LUMENS: **4393**

CRI: **90**

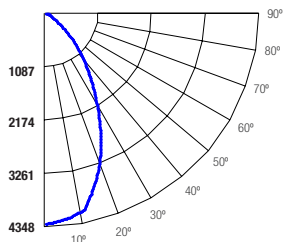
EFFICACY: **95**

CCT: **4000K**

TEST NO.: **EL1218126**

SPACING CRITERIA: **0.92**

Candle Power Distribution (Candelas)



Cone of Light			
2	1075	2.2	2.2
4	269	4.4	4.5
6	119	6.6	6.7
8	67.2	8.9	9
10	43	11.1	11.2
12	29.9	13.3	13.5
(FT.) Distance to Plane	(FC.) Initial Footcandle at Nadir	(FT.) Beam Vert. Spread	(FT.) Beam Horiz. Spread

BEAM DIA. MEASURED AT 50% OF NADIR F.C.

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixt
0-20	1489.95	N.A.	33.90
0-30	2726.91	N.A.	62.10
0-40	3722.28	N.A.	84.70
0-60	4355.2	N.A.	99.10
0-80	4391.19	N.A.	100.00
0-90	4393.23	N.A.	100.00

Luminance (Average candela/M²)

Angle in Degrees	Average 0°	Average 45°	Average 90°
45	41339	57536	56466
55	9497	17462	17670
65	859	3690	8453
75	493	956	976
85	302	1835	2011

Lumens Per Zone

Zone	Lumens
0-10	407.28
10-20	1082.67
20-30	1236.96
30-40	995.37
40-50	505.62
50-60	127.30
60-70	31.99
70-80	4.00
80-90	2.04

Candela Tabulation

0	0
0	4298.60
5	4257.74
15	3902.42
25	2658.34
35	1596.48
45	533.72
55	99.46
65	6.63
75	2.33
85	0.48
90	0.21

Coefficients of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance 0.20

	RC	80%				70%				50%				30%				10%				0%
	RW	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%			
ROOM CAVITY RATIO	0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100			
	1	113	110	108	105	111	108	106	104	104	102	100	100	99	97	97	96	95	93			
	2	107	102	98	94	105	100	96	93	97	94	91	94	91	89	91	89	87	85			
	3	101	94	89	85	99	93	88	84	90	86	83	88	84	81	85	83	80	78			
	4	95	87	81	77	94	86	81	77	84	79	76	82	78	75	80	77	74	72			
	5	90	81	75	70	89	80	74	70	78	73	69	77	72	69	75	71	68	67			
	6	85	76	69	65	84	75	69	65	73	68	64	72	67	64	71	66	63	62			
	7	81	71	64	60	79	70	64	60	69	63	59	68	63	59	66	62	59	57			
	8	76	66	60	56	75	66	60	55	65	59	55	64	59	55	63	58	55	53			
	9	73	62	56	52	71	62	56	52	61	55	52	60	55	51	59	54	51	50			
10	69	59	53	48	68	58	52	48	57	52	48	57	52	48	56	51	48	47				

RC - Ceiling Cavity Reflectance

RW - Wall Reflectance

HH6-LED-4000L-DIM10-MVOLT-WD-40K-90-HH6-6501-CL-WH

INPUT WATTS: **46.3**

LUMENS: **4048**

CRI: **90**

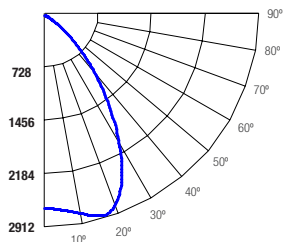
EFFICACY: **87**

CCT: **4000K**

TEST NO.: **EL1218125**

SPACING CRITERIA: **1.10**

Candle Power Distribution (Candelas)



Cone of Light			
2	671	2.7	2.8
4	168	5.4	5.7
6	74.5	8.2	8.5
8	41.9	10.9	11.3
10	26.8	13.6	14.2
12	18.6	16.3	17
(FT.) Distance to Plane	(FC.) Initial Footcandle at Nadir	(FT.) Beam Vert. Spread	(FT.) Beam Horiz. Spread

BEAM DIA. MEASURED AT 50% OF NADIR F.C.

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixt
0-20	1061.46	N.A.	26.20
0-30	2201.23	N.A.	54.40
0-40	3195.67	N.A.	79.00
0-60	3993.78	N.A.	98.70
0-80	4045.66	N.A.	100.00
0-90	4047.62	N.A.	100.00

Luminance (Average candela/M²)

Angle in Degrees	Average 0°	Average 45°	Average 90°
45	67380	63901	57366
55	31338	23228	14462
65	14644	4217	861
75	969	969	476
85	1848	1672	245

Lumens Per Zone

Zone	Lumens</
------	----------

1- Luminaire will be shipped with Powerpacks pre-installed, ready to be integrated to designated control systems

2- Luminaire will be shipped with Sensors installed on the luminaire, allowing for individual luminaire control. Luminaires will be ready to be integrated with designated control systems

3- Luminaire will be shipped with Sensors to be remotely installed on the ceiling. Luminaires will be ready to be integrated with designated control systems

BRAND	EASYFIT by EnOcean	LUTRON	enlighted	LEVITON®	OSRAM	PHILIPS EasySense	legrand®
CONTROL UNIT	☐ LEDRU LED Relay Zone Controller 0-10V ¹	☐ FCJS-010 Lutron Vive 0-10V Individual Pow Pak (Luminaire is shipped Vive Enabled) ¹⁴	☐ CU-4E-FMH Fixture Mount Control Unit ¹⁵	☐ ZL027 –NOW Intellect Power Control Module ¹⁶	☐ EN-WCM2-ZB-DR Wireless Control Module ¹⁷	☐ SBR -BS Xitanium SR Bridge ¹⁸	☐ LMFC-011 ON/OFF/0-10V dimming fixture controller ¹⁹ ☐ LMFS-601 Integrated Fixture Sensor & Controller
	☐ LEDDU LED Zone Controller 0-10V ¹	☐ FCJS-ECO Lutron Vive Eco-system Pow Pak (Luminaire is shipped Vive Enabled) ¹⁴		☐ ZL027 –NOW Intellect Power Control Module ¹⁶	☐ EN- ALC-ZB-BK-DR Wireless Area Lighting Control Module ¹⁷ ☐ ZBHA-CLM-DIM-ENC Connected Lighting Module DIM ¹⁷		
INTEGRAT SENSOR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
*WIRELESS OCCUPANCY SENSOR	☐ EOSCU-W-EO Occupancy Sensor - Ceiling Mounted (Must be specified with LEDRU or LEDDU control unit) ³	N/A	N/A	N/A	N/A	N/A	☐ LMDC-100 Dual technology PIR Ceiling Mount Occupancy Sensor ³
*WIRELESS DAYLIGHT SENSOR	☐ ELLSU-W-EO Light Level Sensor - Ceiling Mounted (Must be specified with LEDRU or LEDDU control unit) ³	N/A	N/A	N/A	N/A	N/A	☐ LMLS-400 Single zone switching and dimming digital photosensor ³
*WIRELESS OCCUPANCY & DAYLIGHT SENSOR	N/A	N/A	☐ SU-5E-IoT IoT Node Micro Sensor ³ ☐ SU-5E-CL Connected Lighting Micro Sensor ³ ☐ SU-5E-IL Independent Lighting / Enlighted One Micro Sensor ³ ☐ SU-5S-H-(IoT/CL/IL) Surface Mount Sensor ³ (Must be specified with CU- 4E-FMH Control Unit)	☐ ZL00J -TOW Intellect Intelligent Fixture Control System ³ (Must be specified with ZL027 –NOW Control Unit)	☐ EN-CLM-PIR-DD-ZB SensiLUM™ Wireless Integrated Sensor ☐ EN-SCPPH-1500-ZB Wireless Passive Infrared Occupancy and Photo Sensors ³ (Must be specified with EN-WCM2-ZB-DR or EN- ALC-ZB-BK-DR Control Unit)	☐ SNS200- CMP SNS200 for grouping ³	☐ LMFS-601 DLM Fixture Sensor and Controller, Occupancy, Daylight Harvesting, and IPv6/Bluetooth® Low Energy Technology
ACCESSORIES	N/A	N/A	☐ TMC-SU-5E Tile Mount Carrier ☐ CBL-5E-CU4-30N 30 inch Sensor Cable for CU-4 and IoT Ready™ drivers ☐ CBL-5E-CU4-7F 7 foot Sensor Cable for CU-4 and IoT Ready™ drivers	N/A	N/A	N/A	N/A
NOTES	N/A	4- Luminaire will be compatible with Lutron LRF2-OCR2B-P-WH Ceiling mount 360° occupancy/vacancy sensor & LRF2-DCRB-WH Ceiling-mount daylight sensor. Sensors must be ordered through Lutron.	5- Luminaire will be compatible with ENLIGHTED SU-5E-IoT, SU-5E-CL, SU-5E-IL, SU-5S-H, Sensors.	6-Luminaire will be compatible with Leviton Intellect App & Keypad Room Controller	7-Luminaire will be compatible with EN-SCPPH-1500-ZB Wireless Passive Infrared Occupancy and Photo Sensors	8-Luminaire will be compatible with Philips field and wireless switch.	9-Luminaire will be compatible with DLM Room control system LMPB-100. DLM control system must be orderd through Legrand.



Final Site Plan & Design Review Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: STEVEN SCHNEEMANN
Address: 33610 GRAND RIVER AVENUE
FARMINGTON, MI 48335
Phone Number: 248-374-0001
Fax Number:
Email address: SS@MCDARCHITECTS.COM

2. Property Owner

Name: CITY OF BIRMINGHAM
Address: 151 MARTIN STREET
BIRMINGHAM, MI 48009
Phone Number: 248-530-1800
Fax Number:
Email address:

3. Applicant's Attorney/Contact Person

Name: Steven Schneemann
Address: 33610 Grand River Ave
Farmington, MI, 48335
Phone Number: 248-374-0001
Fax Number: N/A
Email address: ss@s3architecture.com

4. Project Designer/Developer

Name: MERRITT CIESLAK DESIGN, PLC
Address: 33610 GRAND RIVER AVENUE
FARMINGTON, MI 48335
Phone Number: 248-374-0001
Fax Number:
Email address: SS@MCDARCHITECTS.COM

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject sites property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 300 W Merrill St.
Birmingham, MI, 48009
Name of development: Baldwin Public Library - Phase 3 Addition
Sidwell #: 19-36-130-001
Current Use: Public Library
Proposed Use: Public Library
Area of Site in Acres: 1.14 acres
Current zoning: Public Property (PP)
Is the property located in the floodplain? NO
Name of Historic District Site is Located in: Shain Park
Date of Historic District Commission Approval: N/A

Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Application for Revised Final Site Plan: _____
Date of Revised Final Site Plan Approval: _____
Date of Design Review Board Approval: _____
Will proposed project require the division of platted lots? _____
NO
Will proposed project require the combination of platted lots? _____
NO

7. Details of the Proposed Development (attach separate sheet if necessary)

An addition for the Baldwin Public Library for a new street level entrance with enclosed vestibule, street level book return, indoor/outdoor collaboration space, & renovated plaza with new landscaping.

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: 35'-11" to mid-point of gable- 2 story

Use of Buildings: Public Library
Height of Rooftop Mechanical Equipment: 40" High

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: N/A
Number of square feet per upper floor: _____
Total floor area: _____
Floor area ratio (total floor area ÷ total land area): _____
Open space: _____
Percent of open space: _____

Office Space: _____
Retail Space: _____
Industrial Space: _____
Assembly Space: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Residential Structures:

Total number of units: N/A
Number of one bedroom units: _____
Number of two bedroom units: _____
Number of three bedroom units: _____
Open space: _____
Percent of open space: _____

Rental units or condominiums? _____
Size of one bedroom units: _____
Size of two bedroom units: _____
Size of three bedroom units: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Additions:

Total basement floor area, if any, of addition: 0
Number of floors to be added: 1 floor
Square footage added per floor: Street level: 1,938 SF
Total building floor area (including addition): 26,223 SF
Floor area ratio (total floor area ÷ total land area): _____
26,223 SF / 49,659 SF = 52.8 lot coverage
Open Space: 49,656 SF (lot size) - 23, 248 SF (bldg footprint) = 26,411 SF
Percent of open space: 53%

Use of addition: ADA Accessibility & Gathering Space
Height of addition: 14'-6 1/2"
Office space in addition: None
Retail space in addition: None
Industrial space in addition: None
Assembly space in addition: Cafe Style Seating up to (36)
Maximum building occupancy load (including addition): _____
A3 use and 262 occupants

10. Required and Proposed Setbacks

Required front setback: None
Required rear setback: None
Required total side setback: None
Side setback: none

Proposed front setback: Exceeds existing
Proposed rear setback: Exceeds existing
Proposed total side setback: Exceeds existing
Second side setback: Exceeds existing

11. Required and Proposed Parking

Required number of parking spaces: Public Parking (unchanged)
Typical angle of parking spaces: N/A
Typical width of maneuvering lanes: N/A
Location of parking on site: None
Location of parking off site: Adjacent public parking
Number of light standards in parking area: N/A
Screenwall material: N/A

Proposed number of parking spaces: Unchanged
Typical size of parking spaces: N/A
Number of spaces <180 sq. ft.: N/A
Number of handicap spaces: N/A
Shared parking agreement? Yes
Height of light standards in parking area: N/A
Height of screenwall: N/A

12. Landscaping

Location of landscape areas: _____
New landscape bed along South side of addition, new feature garden bed, and rework landscaping west of new retaining wall at entry. _____

Proposed landscape material: _____
Native plant materials _____
Deciduous shade trees- flowering ornamental _____

13. Streetscape

Sidewalk width: Existing to remain _____
Number of benches: N/A _____
Number of planters: N/A _____
Number of existing street trees: 16 _____
Number of proposed street trees: Unchanged _____
Streetscape Plan submitted? NO _____

Description of benches or planters: Match existing _____
Species of existing trees: N/A _____
Species of proposed trees: Flowering Ornamental _____

14. Loading

Required number of loading spaces: Existing to remain _____
Typical angle of loading spaces: Existing to remain _____
Screenwall material: N/A _____
Location of loading spaces on site: N/A _____

Proposed number of loading spaces: Unchanged _____
Typical size of loading spaces: Unchanged _____
Height of screenwall: Unchanged _____
Typical time loading spaces are used: Unchanged _____

15. Exterior Waste Receptacles

Required number of waste receptacles: Unchanged _____
Location of waste receptacles: Unchanged _____
Screenwall material: Unchanged _____

Proposed number of waste receptacles: Unchanged _____
Size of waste receptacles: Unchanged _____
Height of screenwall: Unchanged _____

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: Unchanged _____
Size of transformers (L•W•H): Unchanged _____
Number of utility easements: Unchanged _____
Screenwall material: Unchanged _____

Location of all utilities & easements: _____
Unchanged _____
Height of screenwall: Unchanged _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: Unchanged _____
Size of ground mounted units (L•W•H): Unchanged _____
Screenwall material: Unchanged _____

Location of all ground mounted units: Unchanged _____
Height of screenwall: Unchanged _____

Rooftop Mechanical Equipment:

Number of rooftop units: 1 New _____
Type of rooftop units: Condenser _____
Screenwall material: Unit to be mounted so that it cannot be viewed from ground _____
Location of screenwall: N/A _____

Location of all rooftop units: Near center of roof _____
Size of rooftop units (L•W•H): 40" L x 36" W x 40" High _____
Percentage of rooftop covered by mechanical units: less than 1% _____
Height of screenwall: None existing _____
Distance from rooftop units to all screenwalls: N/A _____

17. Accessory Buildings

Number of accessory buildings: 0 _____
Location of accessory buildings: N/A _____

Size of accessory buildings: N/A _____
Height of accessory buildings: N/A _____

18. Building Lighting

Number of light standards on building: 2 at entry canopy _____
Size of light fixtures (L•W•H): 6" diameter _____

Type of light standards on building: downlights _____
Height from grade: 14'-1" _____

Maximum wattage per fixture: 8w LED
Light level at each property line: N/A

Proposed wattage per fixture: 8w LED

19. Site Lighting

Number of light fixtures: 1- continuous rope light
Size of light fixtures (L•W•H): continuous
Maximum wattage per fixture: 3w
Light level at each property line: 0

Type of light fixtures: continuous rope- below landscape bench
Height from grade: 18"
Proposed wattage per fixture: 3w
Holiday tree lighting receptacles: 2 new

20. Adjacent Properties

Number of properties within 200 ft.: _____

Property #1

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #2

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #3

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #4

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #5

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #6

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____ Date: _____

Print Name: _____

Signature of Applicant: Steven Schneemann

Date: 6/16/2022

Print Name: Steven Schneemann

Signature of Architect: Steven Schneemann

Date: 6/16/2022

Print Name: Steven Schneemann

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____



FINAL SITE PLAN & DESIGN REVIEW APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: _____ Case #: _____ Date: _____

Address: _____ Project: _____

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Final Site Plan

A full Site Plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. Name and address of the land surveyor;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A separate location map;
- ☐ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☐ 8. Aerial photographs of the subject site and surrounding properties;
- ☐ 9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
- ☐ 10. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
- ☐ 11. Interior floor plans;
- ☐ 12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

- ☐ 13. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☐ 14. Existing and proposed utilities and easements and their purpose;
- ☐ 15. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preserve-able trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- ☐ 16. General description, location, and types of structures on site;
- ☐ 17. Location of sidewalks, curb cuts, and parking lots on subject site and all sites within 200 ft. of the property line;
- ☐ 18. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 19. Elevation drawings showing proposed design;
- ☐ 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ☐ 21. Location of all exterior lighting fixtures;
- ☐ 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- ☐ 23. A Landscape Plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ☐ 24. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 25. Color elevation drawings showing the proposed design for each façade of the building;
- ☐ 26. List of all materials to be used for the building, marked on the elevation drawings;
- ☐ 27. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- ☐ 28. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 29. A list of any requested design changes;
- ☐ 30. Itemized list and specification sheets of all materials, light fixtures, and mechanical equipment to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ☐ 31. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- ☐ 32. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.



Notice Signs - Rental Application Community Development

1. Applicant

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

Property Owner

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

2. Project Information

Address/Location of Property: _____
Name of Development: _____
Area in Acres: _____

Name of Historic District site is in, if any: _____
Current Use: _____
Current Zoning: _____

3. Date of Board Review

Board of Building Trades Appeals: _____
City Commission: _____
Historic District Commission: _____
Planning Board: _____

Board of Zoning Appeals: _____
Design Review Board: _____
Housing Board of Appeals: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: _____ Date: _____

Office Use Only

Application #: _____	Date Received: _____	Fee: _____
Date of Approval: _____	Date of Denial: _____	Reviewed by: _____



FEE SCHEDULE

Application	Fees
Administrative Approval	\$100
Administrative Sign Approval	\$100
Board of Zoning Appeals* - Single Family Residential - All Other Zoning Districts	\$310 \$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Division/Combination of Platted Lots	\$200
Historic District Review* - Single Family Residential - All Other Zoning Districts	No Charge \$350
Public Notice Sign - Notice Sign Rental - Returnable Sign Bond	\$50 \$100 ➔ \$150 total
Preliminary/Final Site Plan Review - R4 – R8 Zoning District - Nonresidential Districts	\$850, plus \$50 per dwelling unit \$1,050, plus \$50 per acre or portion of acre
Special Land Use Permit* - Plus Site Plan Review - Plus Design Review - Plus Publish of Legal Notice - Plus Sign Rental and Deposit	\$800 \$1,050 \$350 \$450 \$150 ➔ \$2,800 total
Special Land Use Permit Annual Renewal	\$200
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50

***The fees for Board of Zoning Appeals, Community Impact Study Review, Design Review, Site Plan Review, Historic District Review and Special Land Use Permits shall be double the listed amounts in the event the work is commenced prior to the filing of an application for review by the City of Birmingham.**



MEMORANDUM

Planning Division

DATE: June 17th, 2022

TO: Planning Board

FROM: Brooks Cowan, Senior Planner

APPROVED: Nick Dupuis, Planning Director

SUBJECT: Request to Rezone Parcel # 08-19-36-151-027 from R8 Attached Single-Family Residential to R2 Single-Family Residential Zone on Watkins Street (Updates to Prior Memo in Blue)

The subject site includes the vacant lot on the west side of Watkins Street, south of the 695 W. Brown townhome development (Westbrown Condominiums). The subject property has a total land area of 10,507 square feet (0.25 acres). The property is situated between the R8 Attached Single-Family Residential development at 695 W Brown to the north and the R2 Single Family Residential home at 550 Watkins to the south.

The applicant, LB Land, LLC, is applying to rezone the subject property from R8 Attached Single-Family to R2 Single-Family Residential to match the surrounding R2 Single-Family zone on Watkins Street to the south. The proposed zone of R2 Single-Family would permit a single family dwelling on site only – **a duplex, multi-family units, or attached single-family development would not be permitted.**

The Westbrown Condominium Association (695 W. Brown) submitted their Master Deed documentation to Oakland County in the fall of 2018 after obtaining site plan approval for eight single family attached residential units from Birmingham's Planning Board on February 21st, 2018. Upon receipt of the documentation, Oakland County created 10 parcel IDs; one for each of the eight residential units, one for the general common element area encompassing the main development area, and one for what the County calls a "balance parcel".

The "balance parcel" consists of the remaining open lot not included in the common element area of the Westbrown Condominium. Because the "balance parcel" of the remaining open lot was not

included in the general common element area, the County made it a new lot separate from the Westbrown Condominium – which in this case created a lot division at the County level.

Upon the creation of 10 new parcel IDs for the Westbrown Condominium Master Deed, one of which being an entirely new lot, Oakland County sent the appropriate documentation to the Birmingham City Treasurer for final approval of the new parcel IDs. On November 20th, 2018, The City Treasurer approved the new parcel IDs submitted by Oakland County, unknowingly approving the creation of a new lot with a parcel ID# 19-36-151-027 without City Commission approval. This approval of a new lot did not follow proper City protocol, as Chapter 102, Article III – Division of Platted Lots of the Birmingham Code of Ordinances requires lot divisions to be considered in a public hearing with City Commission and to satisfy the standards for approval in Chapter 102, Section 102-53 of the Birmingham Code of Ordinances.

When the City discovered that the subject lot had been split, the property owner was notified that they can either follow through with the City's lot division process which requires approval from City Commission, or the City would go to Oakland County and request that the subject lot be unsplit and reappended to the Westbrown Condominium Development as one lot.

Given the two options, the applicant indicated they would like to complete the City's lot division process. **The applicant was notified that the only way to satisfy the City's lot division standards for approval is if the subject lot is rezoned to R2 - Single Family. The applicant acquiesced to follow through with the rezoning to R2 – Single Family in order to satisfy the City's lot division standards for approval.** The rezoning from R8 to R2 is what is being reviewed by the Planning Board and City Commission at this time.

The initial staff interpretation of the R8 Attached Single Family zone was that an R8 zoned lot could not have more than eight units total. **This interpretation was discussed during the April 27th, 2022 Planning Board meeting during the request for rezoning.** Staff indicated the applicant had maxed out the number of units on the lot, and was required to obtain a lot division in order to construct more residential units or unit. The Planning Board then recommended denial of the rezoning, believing that the applicant had maxed out the number of residential units on site.

Upon further review of the definition for Attached Single Family, it has been determined that lots zoned R8 - Attached Single Family can have more than eight residential units total on a lot. The R8 zone specifies that BUILDINGS within the R8 zone cannot have more than eight attached units, however a lot zoned R8 may have multiple buildings with up to eight attached units each. Attached Single Family Residence for the R8 Zone is defined in Article 9, Section 9.02 as follows:

A building that has not more than 8 one-family dwelling units erected side-by-side as a single building, each being separated from the adjoining units by walls extending from the basement floor to the roof, which meet or exceed the sound transmission class (STC) rating of 45 for residential buildings as established by the most current addition of the International Code Council's (ICC) Building Code as promulgated and published by the Building Officials

and Code Administrators International, Inc. No two single-family dwelling units may be served by the same stairway or by the same exterior door of the dwelling.

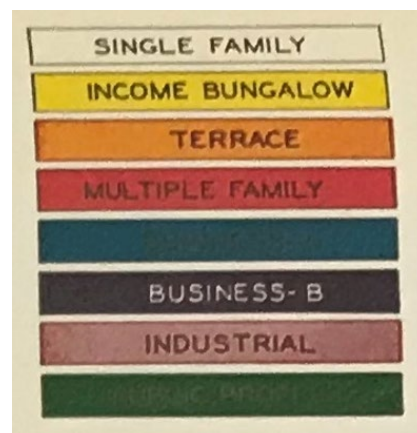
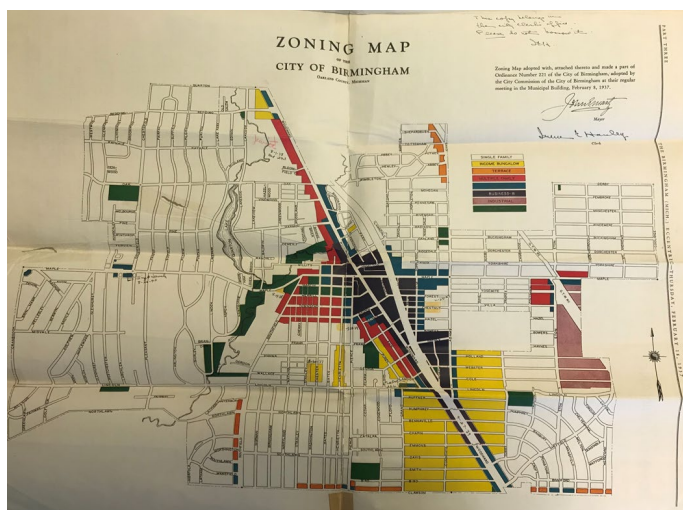
The interpretation during the April 27th, 2022 Planning Board meeting that the applicant had maxed out the number of residential units on site was incorrect – the site may permit up to three additional single family attached units, given the R8 zone’s lot area per unit standards of the Zoning Ordinance. The corrected interpretation of the definition for Attached Single Family is deemed “new information” which is why the City Commission has sent the rezoning application back to the Planning Board for a public hearing scheduled for June 22nd, 2022.

It is of note that if the subject open lot does not obtain a rezoning to R2 to satisfy the City’s standards for a lot division, The City will go to Oakland County and request the lot division be undone due to the fact that it has not received proper approval from City Commission. If this occurs, the subject open lot would remain within the R8 Attached Single Family zone and be reappended to the Westbrowne Condominium development lot. The applicant would then have the opportunity to construct up to three additional attached single family homes on the subject open lot.

The applicant has indicated that they would like to build one single family home on the subject property that is contextual to the surrounding neighborhood. Therefore, the applicant would like to continue to pursue the City’s requirement for a lot division which involves rezoning the subject open lot from R8 to R2-Single Family.

History of Property

The subject property has been zoned multi-family since Birmingham’s first Zoning Ordinance as indicated in the 1937 Zoning Map. The original plat map from 1932 shows that the subject area spanned from Watkins Street to Southfield Road and was included in the Multiple Family zone with the adjacent properties facing Brown Street. **The subject area was the only non-Brown Street facing lot that was included in the Multiple Family zone on the south side of Brown street between Southfield and Henrietta.**





Prior to the Westbrow Development, there was a medical office with a large parking lot and greenspace in the area.

2017 aerial (Google Maps)



2012 Streetview (Google Maps)



On February 21st, 2018, the property now know as 695 W. Brown (formerly 525 Southfield) was approved for 8 attached single-family units facing Brown Street between Southfield Road and Watkins Street. **According to the Planning Board minutes from February 21st, 2018, the applicant explained how the intended use for the space under consideration for rezoning would be a single-family home that will be contextual with the townhomes and the neighborhood.** Condition of site plan approval item #7 for the Westbrown Condominium development stated the following (Minutes are attached):

Regarding the open land to the south of the site, the land to be used for staging, that the land be restored per ordinance (until such time as the other development comes forward) with a landscape plan to be administratively approved. This condition would be maintained until, at a date yet to be determined, the owner brings a proposed development for that site.

On May 24th, 2021, the property owner appeared before City Commission to request a lot split for the subject property under the current zone of R8. Birmingham's lot split ordinance standards for approval states that the proposed lot may not be less than the average lot width of properties on the same street in the same zone. The only other R8 property on Watkins Street (525 Watkins) has a lot width of 106 feet, therefore the proposed lot width of 58 feet would not satisfy the lot split requirements because the proposal would be less than the 106 feet standard from 525 Watkins.

City staff's recommended action was to cancel the public hearing for the lot split and direct the applicant to seek a rezoning of the property to R2 Single-Family in order to satisfy the lot split requirements. City Commission concurred with staff's recommendation and motioned to direct the applicant to pursue a rezoning of the subject property to R2-Single Family Zone in order to meet the lot split requirements of the municipal code (minutes attached).

Requirements for Rezoning

The requirements for a request for the rezoning of a property are set forth in Article 07, section 7.02 of the Zoning Ordinance as follows:

Each application for an amendment to change the zoning classification of a particular property shall include statements addressing the following:

- 1. An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.**

Applicant response:

- A rezone to R2 is consistent with adjacent single-family homes (see attached zoning map). The property has been zoned for multi-family since 1937, but the 1980 Master Plan recommends it be single-family residential.
- 2. An explanation of why the existing zoning classification is no longer appropriate**

Applicant response:

- The existing zoning classification of R8 is no longer appropriate given intention is to build a single family home separate from the recently constructed townhouses (Westbrown Condominiums). The property in question is currently vacant and maintained by LB Land LLC.

3. An explanation of why the proposed rezoning will not be detrimental to the surrounding properties.

Applicant response:

- LB Land LLC has performed extensive due diligence to ensure that the requested rezone will be of no detriment to the surrounding properties and is consistent in aesthetic and scale with adjacent single-family homes. LB Land LLC has contracted the services of local Birmingham architecture firm, Brian Neeper Architecture P.C. to design a home that is appropriate for the lot and surrounding areas. LB Land LLC is working with a landscape architect to maximize green space and privacy for all neighboring properties.

Article 7, section 7.02 of the Zoning Ordinance further states:

Applications for amendments that are intended to change the zoning classification of a particular property shall be accompanied by a plot plan. Information required on plot plans shall be as follows:

1. Applicant's name, address and telephone number.
2. Scale, north point, and dates of submission and revisions.
3. Zoning classification of petitioner's parcel and all abutting parcels.
4. Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within 100 feet of the site.
5. Existing use of the property.
6. Dimensions, centerlines and right-of-way widths of all abutting streets and alleys.
7. Location of existing drainage courses, floodplains, lakes, streams, and wood lots.
8. All existing easements.
9. Location of existing sanitary systems and or septic systems.
10. Location and size of existing water mains, well sites and building service.
11. Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared the plans. If any of the items listed above are not applicable to a particular plot plan, the applicant must specify in the plot plan which items do not apply and, furthermore, why the items are not applicable.

A land survey was provided by the applicant with the required details and is attached to this report.

Planning Division Analysis & Findings

In accordance with Article 7 of the Zoning Ordinance, the Planning Board is required to conduct a public hearing on an application for rezoning, and to make a recommendation on the rezoning to the City Commission. Article 7, section 7.02(B)(5) of the Zoning Ordinance states:

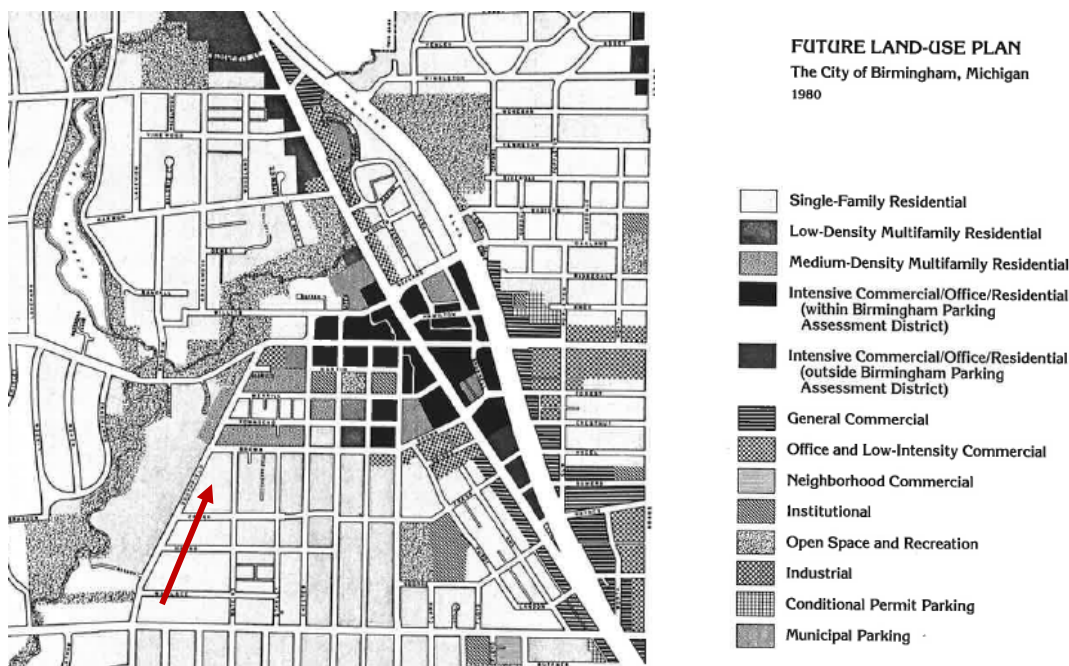
The Planning Board shall make written findings of fact and transmit same, together with its recommendation, to the City Commission. The City Commission may hold additional hearings if the City Commission considers it necessary. The Planning Board shall make findings based on the evidence presented to it with respect to the following matters:

- a. The objectives of the City's then current master plan and the City's 2016 Plan.
- b. Existing uses of property within the general area of the property in question.
- c. Zoning classification of property within the general area of the property in question.
- d. The suitability of the property in question to the uses permitted under the existing zoning classification.
- e. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.

Accordingly, the Planning Division has reviewed the evidence presented with respect to the matters listed in Article 7, section 7.02(B)(5) of the Zoning Ordinance as noted below.

A. The objectives of the City's then current master plan and the City's 2016 Plan

The Birmingham Plan (1980) is the master plan currently in effect for the entire city. The 1980 Future Land Use Plan recommends the subject property to be a single-family residential use. The 1980 Plan also recommends single family use on the south side of Brown Street from Southfield Road to Henrietta Street.



The 1980 Birmingham Plan has a chapter titled "Sensitive Residential Areas" which identifies the subject property within the "Merrill-Townsend-Brown Residential Area" and states:

The City of Birmingham contains no declining neighborhoods. In fact, many of the older residential areas of the city have experienced dramatic reinvigoration due to the substantial improvements made by private homeowners. However, there are certain residential areas of the city which merit special attention from the Planning Board and the city administration in to ensure continued preservation and enhancement of residential quality (pg. 47).

The section titled "Single-Family Residential Development" states:

Most areas indicated for single family-residential development are already built-up. New residential development can occur on the few remaining vacant lots located within these areas.

...

Single-family residential development is indicated in the Future Land-Use Plan for some areas in which two-family and multiple-family residential development has occurred in the past. These areas are indicated as single-family residential areas because it is the intention of the plan to prevent further proliferation of two-family and multiple-family residential development within them (pg. 94).

The objective of the City's current Master Plan for the subject area appears to support the applicant's request to rezone the property to R2 Single-Family Residential given the recommendations of the Future Land Use Map and the Single Family Residential Development chapter.

B. Existing uses of property within the general area of the property in question

The building to the north of the subject site is the Westbrowm Condominium development with 8 townhomes. Further to the north across Brown Street is a five story multi-family apartment complex next to a single family house at 576 Brown Street. Brown Street appears to have a mix of townhomes, multi-family, and single family homes.

The property directly to the east of the site include a single family home at 543 Watkins Steet. Northeast of the property is an apartment complex at 525 Watkins. The properties to the west of the subject site includes a parking a lot for the Westbrowm Condominium development and a single-family residential house facing Southfield. Further across Southfield Road to the west are a mix of townhomes, single family homes, and single family cluster developments.

The properties to the south are single family residential homes facing Watkins Street or Southfield Road. There is a Single Family Cluster Development half a block south along

Southfield Road. Single family clusters are only permitted on lots 36,000 square feet or more.

	North	South	East	West
Existing Land Use	Attached Single-Family	Single Family Residential	Single Family Residential	Attached Single-Family
Existing Zoning	R8, Attached Single Family	R2, Single Family Residential	R2, Single Family Residential	R8, Attached Single Family
Overlay Zoning	N/A	N/A	N/A	N/A

C. Zoning classification of property within the general area of the property in question.

The building immediately north of the subject site is zoned R-8 Attached Single Family. The north side of Brown Street from Southfield Road to S. Chester Street is zoned R7 Multiple-Family Residential.

Properties directly to the east are zoned R2 Single Family and transition to R3 Single Family one block east at Stanley Drive. West of the property is R8 Attached Single Family and R2 Single Family Residential. Across Southfield road to the west is R1 Single Family with single family cluster developments.

The properties to the south on Watkins Street are all zoned R2 Single Family.

D. The suitability of the property in question to the uses permitted under the existing zoning classification.

Under the current zoning of R8 Attached Single Family, the applicant could build up to three attached single family residential units in the subject space. The area under review is 10,507 square feet, and the minimum lot area per unit for the R8 zone is 3,000 square feet, thereby enabling up three additional units. The R8 zone does not have an open space requirement.

The suitability of the property in question for development under the existing R8 standards is dependent on their ability to obtain a lot split. If the applicant does not obtain a rezoning to R2 – Single Family in order to satisfy the City’s lot division standards, the City will require Oakland County to re-append the subject area to the Westbrowm Condominium as one lot, thereby enabling the applicant to construct up to three additional single family attached units.

E. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.

Recent development in the general area has consisted of the Westbrowne Condominium development. The development trend in the surrounding area has been townhome updates along Brown Street and Southfield Road. Properties to the south have mostly experienced single family home construction and remodeling. Single family cluster developments have also occurred along Southfield Road.

Based on a review of the rezoning application and supporting documentation submitted by the applicant, a review of the applicable master plan documents, current zoning and recent development trends in the area, the Planning Division finds that the applicant meets the established Zoning Ordinance requirements in Article 7, section 7.02(B)(5) to qualify for a rezoning of the property from R8 Attached Single Family to R2 Single Family.

Departmental Reports

1. Engineering Division – The Engineering Department has no concerns with the rezoning at this time.
2. Department of Public Services – The Department of Public Services has no concerns with the rezoning at this time.
3. Fire Department – The Fire Department has no concerns with the rezoning at this time.
4. Police Department – The Police Department has no concerns with the rezoning application.
5. Building Department – The Building Department has no concerns with the rezoning application at this time.
6. Parking Management – Parking Management has no concerns with the rezoning application at this time.

Sample motions with attached conditions have been provided in the event that the Planning Board deems it appropriate to send a recommendation of approval forward to the City Commission.

Suggested Action:

Based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board adopts the findings of fact contained in the staff report dated April 22nd, 2022 and recommends **APPROVAL** to the City Commission for the rezoning of parcel #19-36-151-027 from R8 Attached Single Family to R2 Single Family Residential.

OR

Based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board recommends **DENIAL** to the City Commission of the applicant's request

for the rezoning of parcel #19-36-151-027 from R8 Attached Single Family to R2 Single Family Residential.

1. _____
2. _____
3. _____

OR

Motion to recommend **POSTPONEMENT** of the applicant's request for the rezoning for the rezoning of parcel #19-36-151-027 from R8 Attached Single Family to R2 Single Family Residential, pending receipt and review of the following information:

1. _____
2. _____
3. _____

APPLICATION FOR ZONING MAP OR ORDINANCE CHANGE
Birmingham, Michigan

TO THE CITY COMMISSION:

The undersigned hereby makes application to the City Commission to:

1. Zoning Map Change:

Change premises described as:

Parcel ID No: 08-19-36-151-027 Watkins St.

No. Street
See attached plan for legal description

Legal Description

_____ from its present zoning

classification of R-8 to R-2.

A sealed land survey showing location, size of lot and placement of building (if any) on the lot to scale must be attached.

Statements and reason for request or other data have a direct bearing on the request.

2. Change premises described as:

Parcel ID No: 08-19-36-151-027 Watkins St.

No. Street
See attached plan for legal description

Legal Description

_____ from its present zoning

classification of R-8 to R-2.

A sealed land survey showing location, size of lot and placement of building (if any) on the lot to scale must be attached.

Statements and reasons for request or other data have a direct bearing on the request.

Signature of Applicant: Anthony P. Palleschi

Print Name: Anthony P. Palleschi

Name of Owner: LB Land, LLC

Address and Telephone Number: 5000 E Grand River Avenue, Howell MI 48843

(586) 822-0851

APPLICATION FOR ZONING MAP OR ORDINANCE CHANGE
Birmingham, Michigan

A letter of authority, or power of attorney, shall be attached in case the appeal is made by a person other than the actual owner of the property.

Date Received: _____ Received By: _____

Resolution No. _____ Approved/Denied _____

Application Fee: \$1,500.00 Receipt Number _____

The petitioner shall be responsible for any costs incurred by consultant, including but not limited to traffic and environmental, contracted by the city to review the proposed site plan and/or community impact study as determined by the city planner.

ZONING MAP OR ORDINANCE AMENDMENT PROCEDURE

Procedure to be followed on all applications for Zoning Map or Ordinance amendments.

1. Preliminary discussion with the Community Development Director or City Planner.
2. Formal application to City Commission with the following information:
 - a) Change requested
 - b) Signature and name of persons requesting change
 - c) Reasons for requested change
3. City Commission will refer request to the Planning Board for recommendation and final report.
4. Planning Board will hold a public hearing prior to which a notice will be published in an official paper or a paper of general circulation not less than fifteen (15) days prior to the hearing.
5. At the conclusion of a public hearing, the Planning Board will forward a recommendation of the Zoning Map or Ordinance amendment request. The City Commission may, by ordinance, change the Zoning Map or Ordinance only after the Planning Board had held at least one (1) public hearing regarding the proposed amendment and has reported to the City Commission thereon. The City Commission may hold additional public hearings as it deems necessary.
6. Upon the presentation of protest petition meeting the requirements listed below, an amendment to the Zoning Map or Ordinance which is the object of the petition shall be passed only by a three-fourths (3/4) vote of the City Commission. The protest petition shall be presented to the City Commission before final action on the amendment, and shall be signed by one (1) of the following:
 - a) The owners of at least twenty percent (20%) of the area of land included in the proposed change.
 - b) The owners of at least twenty percent (20%) of the area of the land included within an area extending outward one hundred (100) feet from any point on the boundary of the land included in the proposed change.

For the purpose of calculating the twenty percent (20%) requirement, publicly-owned land shall be excluded.

7. The City Commission will then take action on the application upon review of the Planning Board's recommendation and approved minutes of the Public Hearing.
8. Following adoption of a Zoning Map or Ordinance change by the City Commission, one (1) notice of adoption shall be published in the newspaper of general circulation in the City within fifteen (15) days after adoption.

LB Land LLC

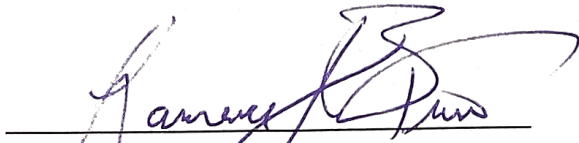
5000 E GRAND RIVER AVE, HOWELL, MI 48843

February 14, 2022

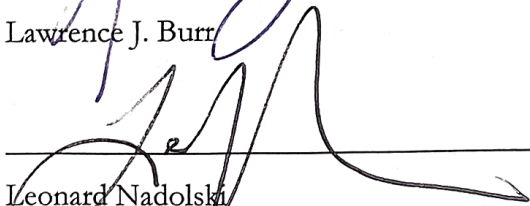
I, Anthony Palleschi, on behalf of LB Land LLC, request the rezoning of the parcel in question (Tax ID No. 19-36-151-027) from R8 to R2 as to fulfill the requirements for a lot split, per conversations with City Planner Brooks Cowan. LB Land LLC intends to build a single-family home of approximately 4,500 sqft (consistent with neighborhood; see attached zoning map). A rezone to R2 is consistent with existing adjacent single-family homes (see attached zoning map). The property has been zoned for multifamily since 1937, but the 1980 Master Plan recommends it be single-family residential.

The existing zoning classification of R8 is no longer appropriate given intention is to build a single-family home separate from the recently constructed townhouses (Westbrown Condominiums). The property in question is currently vacant and maintained by LB Land LLC.

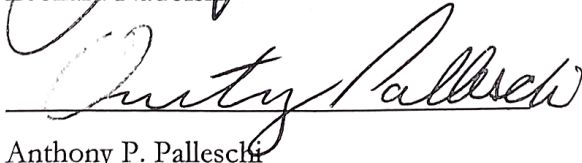
LB Land LLC has performed extensive due diligence to ensure that the requested rezone will be of no detriment to the surrounding properties and is consistent in aesthetic and scale with adjacent single-family homes. LB Land LLC has contracted the services of local Birmingham architecture firm, Brian Neeper Architecture P.C. to design a home that is appropriate for the lot and surrounding areas. LB Land LLC is working with a landscape architect to maximize green space and privacy for all neighboring properties.



Lawrence J. Burr



Leonard Nadolski

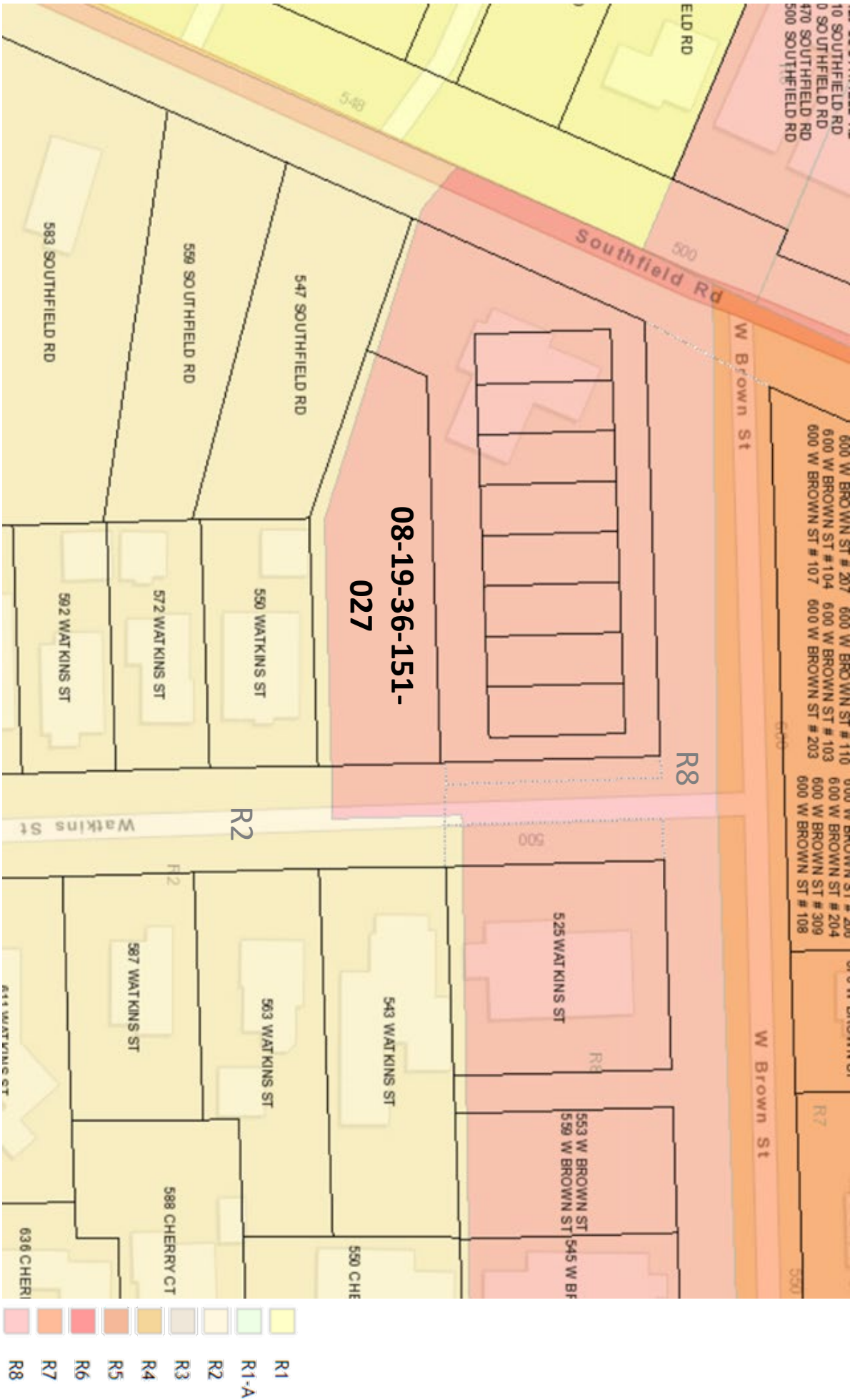


Anthony P. Palleschi

Proposed Build
Lot: 10,507 sqft.
Home: 4,500 sqft.

550 Watkins
Lot: 6,098 sqft.
Home: 3,900 sqft.

587 Watkins
Lot: 7,449 sqft.
Home: 3,905 sqft.



LB Land LLC

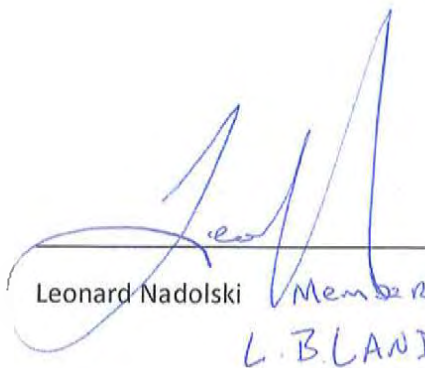
5000 E GRAND RIVER AVE, HOWELL, MI 48843

To whom it may concern:

I, Leonard Nadolski, hereby authorize Anthony P. Palleschi to represent publicly and make decisions on behalf of LB Land LLC in matters regarding land ownership, development, zoning, etc. in Birmingham, MI. Please extend him the same courtesies as if I were handling the matters myself. I ensure you my full consent with regards to this authorization.

This authorization is effective January 24, 2022 until further notice.

If you have questions regarding this matter, please contact me at (810) 577-7156, or lnadolski@champion-chev.com.


Leonard Nadolski Member Date
L.B. LAND.

June 17, 2022

To: Birmingham Planning Board

From: Anthony Palleschi, LB Land LLC

Subject: Rezoning Application for Remaining Parcel on Watkins

I'd like to make a case for why a rezone to R2 for the Watkins lot is the best solution for all interested parties. Before I do so, I'll provide a brief history of the property in question.

9.27.2017 Preliminary Site Review

- Architect Chris Longe, on behalf of LB Land LLC, shares the redevelopment plan for future site of the Westbrow. At the time, the property contained a surface parking lot and wellness center zoned R8. The 8-unit townhouse development is confirmed to be a permitted use of the land as it is zoned. The vacant parcel is addressed at length and the architect of the project clarifies that the proposed 8-unit development meets all open space requirements and setbacks [without the southern parcel in question](#).
- The original lot is 36,137 ft². The minimum lot area per unit is 3,000 ft², so the lot could accommodate up to 12 units in total. A single-family house is permitted in R8 provided it follows R3 zoning standards, but the remaining parcel does not meet the R8 width requirements. The remaining parcel is 10,478 ft² with a width at the street of 59 ft. The average width of R2 lots on Watkins is 56 ft.

2.28.2018 Westbrow Townhouses Planning Board Final Site Plan & Design Review

- Architect Chris Longe explained the intention for the parcel was a single-family home to serve as a buffer between the Westbrow condominiums and the single-family homes to the south. The site in question is identified as a staging area for the construction of the Westbrow as to limit congestion and disturbances. LB Land LLC has [maintained the vacant land which is grass](#). LB Land spent several thousand dollars on arborvitaes for the east of the parcel at the request of a neighbor on Southfield Road. [Final Site plan analysis](#).
- LB Land LLC receives Planning Board approval for the Westbrow development. A condition of the approval relevant to the vacant lot in question reads:
 - 7. Regarding the open land to the south of the site, the land to be used for staging, that the land be restored per ordinance (until such time as the other development comes forward) with a landscape plan to be administratively approved. This condition would be maintained until, at a date yet to be determined, the owner brings a proposed development for that site.

1.27.21 Pre-Application Discussion for Additional Development (note: Not LB Land LLC)

- Individuals under contract to purchase the property from LB Land LLC present a preliminary idea for two additional residences to the Planning Board. Proposed duplex ~3,000-4,000 ft² each unit with separate driveways on north and south of property. Almost no greenspace is visible on the presented plan.
- Jana Ecker confirms that the parcel in question [was not part of the final site plan approval for the original 8 units \(1:44:00\)](#). Several members of the Board recollect that LB Land LLC

had previously intended for the vacant land to be developed as a single-family home. Buyers back out of agreement with LB Land LLC upon expiration of due diligence period.

Sometime during the creation of individual property identification codes for the Westbrown condo units, the vacant lot was split by the county and subsequently approved—albeit accidentally—by the City of Birmingham. Parcel Code: 08-19-36-151-027.

5.4.21 Memorandum from Birmingham Planning Department

- Brooks Cowan and Jana Ecker author a memorandum to Chris Brocavich, a representative of LB Land LLC. The subject is the unintentional lot split that did not receive approval of the City Commission. The memorandum outlines four scenarios for how to rectify the administrative issues, one of which carries the recommendation of the Planning Division.
- Scenario 1: The applicant rezones the subject parcel to R2 prior to finalizing the lot split. Doing so would satisfy the requirements for a lot split. The property has been zoned for multi-family since 1937, however the 1980 Master Plan recommends it be single-family residential. **This is the process the Planning Division recommends and the applicant has been provided with the rezoning application.**

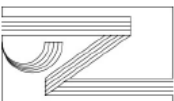
A rezone to R2 is the most appropriate route for meeting the needs of the neighbors and the City of Birmingham. We hear the concerns of the neighbors and we want to limit traffic and maximize green space in the area. If the parcel retains its current R8 zoning, then we would be limited to building two additional units and exercising our right per the Westbrown Condominium Master Deed to have the new building/buildings added to the association. This would entail at least one new driveway, if not two, and would imply more vehicles utilizing Watkins. We have been told on multiple occasions that no one wants to see more condos built. Construction of a single-family home could provide ample parking, more greenspace, and greater privacy for all. We have prepared a sketch for the home that we intend to build, which as promised, draws on characteristics of both the R2 single-family homes to the south and the Westbrown.

PRELIMINARY SITE STUDY A

Watkins

Birmingham, Michigan

**BRIAN NEPPER
ARCHITECTURE P.C.**
BRIANNEPPER.COM
248.259.1784

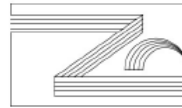




WATKINS ELEVATION CONCEPT
Watkins Development

Birmingham, Michigan

**BRIAN NEEPER
ARCHITECTURE P.C.**
BRIANNEEPER.COM
248. 259. 1784



Southfield / Brown
525 Southfield Road
Birmingham, Michigan 48009

Westbrowm Condominium Approved Site Plan - 02.28.2018

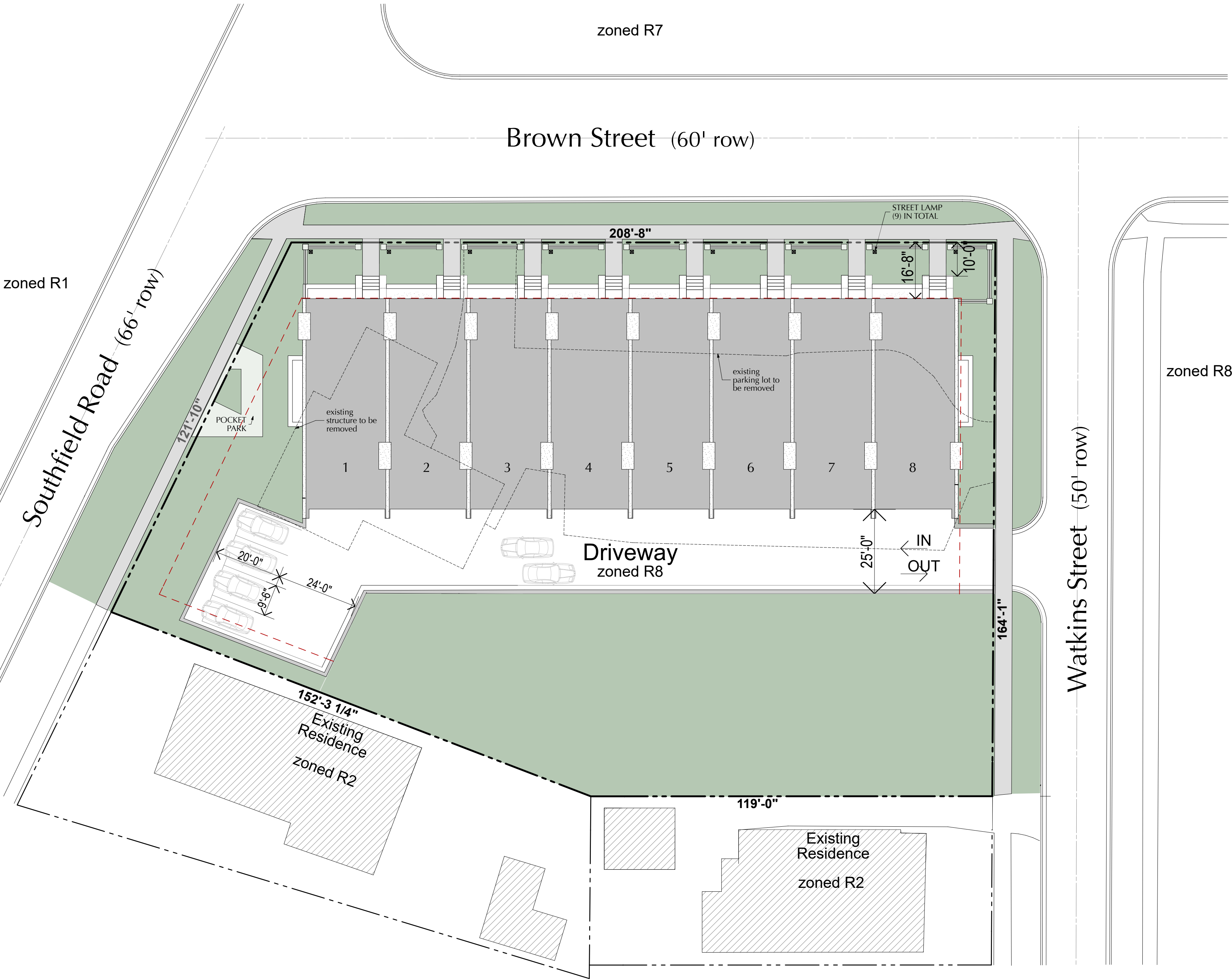
Site Data		required	proposed
1.	Site Area (existing)	36,127.02 sf	
2.	Lot Area/unit (minimum)	3,000sf/unit	
	36,127.02sf/ 3,000sf =	12 units	8 units
3.	Front Yard Setback (average within 200')	16.50'	16.67'
4.	Rear Yard Setback	20'	20'
5.	Side Yard Setback (R8 corner)	10'-0"	10'-0"
6.	Building Height	30'-0"	30'-0"
7.	Stories	2.5	2.5
8.	Parking	2cars/unit	2cars/unit
9.	Screenwall (retaining)	6' masonry	6' masonry
10.	Private open space (Terrace)	180 sf	180 sf



Southfield looking East



Southfield looking North



Site Plan

SCALE: 1" = 20'

0 10' 20' 40'



Brown looking West



Watkins looking South

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, FEBRUARY 28, 2018**

Item	Page
PUBLIC HEARING	
1. AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:	2
TO AMEND ARTICLE 7, SECTION 7.26, APPLICATION, TO AMEND THE SITE PLAN REVIEW SUBMITTAL REQUIREMENTS TO INCLUDE ADJACENT PROPERTY DETAILS	
TO AMEND ARTICLE 7, SECTION 7.34, SPECIAL LAND USE PERMIT REVIEW, TO AMEND THE SPECIAL LAND USE PERMIT REVIEW PROCESS TO INCLUDE SITE PLAN REVIEW SUBMITTAL REQUIREMENTS TO INCLUDE ADJACENT PROPERTY DETAILS	
Motion by Mr. Williams Seconded by Mr. Koseck to continue the public hearing to March 14, 2018 at 7:30 p.m.	3
Motion carried, 7-0.	3
FINAL SITE PLAN AND DESIGN REVIEW	
1. 525 Southfield Rd. (former Wellness Center) Final Site Plan and Design Review of request to demolish existing building and replace with eight-unit attached single-family residences	3
Motion by Ms. Whipple-Boyce Seconded by Mr. Jeffares to recommend APROVAL of the Final Site Plan and Design Review for 525 Southfield Rd. subject to the following conditions: 1. The applicant submit a specification sheet for the parking area screening wall for administrative approval to ensure that the screening is complementary to the building, uses proper materials, and meets the required dimensions; 2. The applicant add one street tree to the Southfield Rd. or Watkins St. frontage, bringing the total number of street trees to 12, or obtain a waiver from the Staff Arborist; 3. The applicant submit a revised photometric plan showing luminance levels no greater than 1.5 maintained foot candles at the northern property line; 4. The applicant must submit specifications on the materials used in the construction of the building facade to complete the design review; 5. The applicant must address the concerns of City Departments; and 6. The Planning Board approves the use of cut-off fixtures as proposed.	5

Item	Page
Amended by Mr. Boyle and accepted: 7. Regarding the open land to the south of the site, the land to be used for staging, that the land be restored per ordinance (until such time as the other development comes forward) with a landscape plan to be administratively approved. This condition would be maintained until, at a date yet to be determined, the owner brings a proposed development for that site. Motion carried, 7-0.	5
2. 34965 Woodward Ave. (former Peabody Restaurant and Frame Shop) Request for approval of a Final Site Plan and Design to allow for construction of a new five-story mixed-use building Motion by Mr. Boyle Seconded by Mr. Koseck to APPROVE the Final Site Plan and Design Review for 34965 Woodward Ave. and 215 Peabody St. subject to the following conditions: 1. The applicant submit plans demonstrating the size and location of three usable off-street loading spaces, or obtain a variance from the Board of Zoning Appeals; 2. Comply with the requirements of City departments; and 3. The applicant update their civil plans to match the architectural site plans that were submitted. Motion carried, 5-1.	6 6 11
3. 670 S. Old Woodward Ave. (Detroit Trading Co.) Final Site Plan and Design Review Request to replace existing entrance door with a garage door and sidelight and add a small 23 sq. ft. addition Motion by Mr. Boyle Seconded by Mr. Koseck to approve the Final Site Plan and Design Review for 670 S. Old Woodward Ave. with the following conditions as the proposed site plan meets the approval criteria set out in Article 7, section 7.27(B) of the Zoning Ordinance: 1. The applicant will be required to provide the VLT% of the new door to verify compliance with this requirement; and 2. Address the concerns of City Departments. Motion carried, 7-0.	11 11 12

Item	Page
FINAL SITE PLAN REVIEW SPECIAL LAND USE PERMIT ("SLUP")	12
1. 1669 W. Maple Rd. (First Presbyterian Church) Request for approval of a Revised Final Site Plan and Design to permit a commercial catering business to operate in the existing church kitchen	13
Motion by Mr. Boyle Seconded by Mr. Williams to postpone 1669 W. Maple Rd. to March 14, 2018.	14
Motion carried, 7-0.	14

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, FEBRUARY 28, 2018
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on February 28, 2018. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Vice-Chairperson Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Student Representatives Madison Dominato, Sam Fogel, Ellie McElroy

Also Present: Alternate Board Member Nasseem Ramin

Absent: Alternate Board Member Daniel Share

Administration: Matthew Baka, Sr. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

02-21-18

APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING OF JANUARY 24, 2018

Ms. Lazar made the following correction:
Page 4 - Last paragraph, replace "antrha" with "anthra."

Motion by Ms. Whipple-Boyce

Seconded by Mr. Williams to approve the Minutes of the Regular Planning Board Meeting of January 24, 2018 as amended.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: None

02-22-18

CHAIRPERSON'S COMMENTS

The Chairman announced that three new students have joined the board: Madison Dominato, Sam Fogel and Ellie McElroy.

02-23-18

APPROVAL OF THE AGENDA (no change)

02-24-18

PUBLIC HEARING

1. AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 7, SECTION 7.26, APPLICATION, TO AMEND THE SITE PLAN REVIEW SUBMITTAL REQUIREMENTS TO INCLUDE ADJACENT PROPERTY DETAILS

TO AMEND ARTICLE 7, SECTION 7.34, SPECIAL LAND USE PERMIT REVIEW, TO AMEND THE SPECIAL LAND USE PERMIT REVIEW PROCESS TO INCLUDE SITE PLAN REVIEW SUBMITTAL REQUIREMENTS TO INCLUDE ADJACENT PROPERTY DETAIL

The public hearing opened at 7:34 p.m.

Ms. Ecker recalled that on December 4, 2017, the City Commission reviewed and approved the Special Land Use Permit ("SLUP") and Final Site Plan & Design Review for 33353 Woodward Ave. to allow Tide Dry Cleaners to open a storefront. During this review, several questions were raised by Commissioners and neighbors regarding the layout and proximity of adjacent properties, and the potential impact of the drive-in dry cleaning facility on the surrounding property owners.

At the end of the meeting, Commissioner Nickita specifically requested that the Planning Board review the existing submittal requirements for site plan reviews and SLUP reviews, to determine if amendments should be made to add additional details of the subject site and/or adjacent sites to provide context for discussion. This direction to the Planning Board was provided by the City Manager.

Accordingly, on January 10, 2018, the Planning Board discussed the proposed draft ordinance language to consider amending the submittal requirements for site plan review and SLUP review to require all applicants to include details of adjacent properties on their site plans. The board approved a motion to set a public hearing date for the amendments that would require all property lines, buildings and structures within 200 ft. of a subject site to be marked on the site plan drawings submitted. A comment was made that an aerial photo should suffice in providing these details. On January 27, 2018 at the Long Range Planning meeting this issue was also discussed. A comment was made by Commissioner Nickita that he did not believe that an aerial photo would be sufficient to meet the provision of adjacent property details.

Mr. Jeffares stated he would still prefer to have the aerial photo, at least in addition. Ms. Ecker said they could add and then bring back to the board language that would also require applicants to provide an aerial photo.

At 7:40 p.m. no one from the public had comments.

Motion by Mr. Williams

Seconded by Mr. Koseck to continue the public hearing to March 14, 2018 at 7:30 p.m.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: None

The public hearing closed at 7:42 p.m.

02-25-18

FINAL SITE PLAN AND DESIGN REVIEW

1. 525 Southfield Rd. (former Wellness Center)

Final Site Plan and Design Review of request to demolish existing building and replace with eight-unit attached single-family residences

Mr. Baka reported that the subject site is a 0.829 acre parcel confined by Southfield Rd. to the west, Brown St. to the north, and Watkins St. to the east in the R-8 Zoning District. The existing parcel currently contains a wellness center and parking lot. The applicant is proposing to demolish the existing building and parking lot to construct eight new attached single-family residential units that are proposed to be erected side by side in a single building facing Brown St. Each residential unit has its own stairway and individual front door that leads directly into each unit. The applicant appeared before the Planning Board on September 27, 2017 for Preliminary Site Plan Review and was approved with five conditions.

The applicant has updated the plans to reflect the request for a landscaping and photometric plan, and added four additional parking spaces, but has failed to include specification sheets for all of the screenwalls. A rooftop plan is not needed, as all mechanicals are proposed to be located within the attic of each unit. The applicant has also revised the east and west sides of the building to show more interest, adding numerous windows, some decorative features, and a base constructed of a different material.

The applicant must add one street tree to the Southfield Rd. or Watkins St. frontage, bringing the total number of street trees to twelve, or obtain a waiver from the Staff Arborist.

The Building Official has determined that the enclosed outdoor terraces on the back of each unit comply with the open space requirement of 180 sq. ft./unit mandated in Article 4, section 4.34 OS-05 of the Zoning Ordinance.

Design Review

The applicant is proposing to create eight units, each with a different façade facing Brown St. The units are comprised of varied high quality building materials with different and tasteful colors. The materials used include brick, limestone, painted wood trim, stucco, copper flashing, and painted metal features. The applicant has not submitted specifications on where the material will be sourced from, or what the exact colors will be. The applicant must submit

specifications on the materials used for the construction of the building to complete the Design Review.

The applicant is proposing a total of 52 new light fixtures at various locations on the property.

Mr. Williams received confirmation from Mr. Baka that the entire site is zoned R-8, including the parcel to the south. Permitted uses on that vacant land to the south are R-8 and R-3 single-family. Anything that happens on that portion of the property would have to return for site plan review.

Mr. Chris Longe, Architect, came forward to represent the applicant. He stated they will meet all of the ordinance requirements. As a result of discussion last time, they have added four guest parking spaces on the west/southwest side of the driveway. A brick wall with limestone cap traces the whole perimeter of the townhome development.

Mr. Boyle asked what the land to the south would look like in four years. Mr. Longe replied that what has been left vacant is a 10,000 sq. ft. site. The intent is to propose a single-family home that will be contextual with the townhomes and with the neighborhood. He explained for Mr. Boyle that it will be a staging area during construction for the townhomes. He will be back before the board in the next couple of weeks with a house design for that parcel. Until the house is constructed the site will be stabilized with grass.

Chairman Clein opened discussion from the audience at 8 p.m.

Mr. Alan Kaplan, 600 W. Brown St., was concerned the construction workers would park in their lot in Piety Hill Place. His other concern was there are only four extra spaces for this project. Therefore, visitors will also park in their lot and he feels that more excess parking is needed.

Ms. Colleen LeGoff, 543 Watkins St., wanted the green space returned after staging is completed until a house is built.

Mr. Paul Gozolo, 550 Watkins St., received confirmation there will not be accessible parking along his street because Watkins St. has residential permit parking. He questioned why the development needs to open up onto Watkins St. rather than onto Southfield Rd. Regarding the lot to the south, he asked that "single-family" be written into the agreement if it is approved. Lastly, he noted there are large, hundred year-old trees on the lot and it will not remain the same as it is now.

Mr. Baka explained the parking provided exceeds ordinance requirements by four spaces.

Mr. Longe stated that it is not feasible to enter the development off of Southfield Rd. that close to the corner. Also, entering off of Brown St. destroys the composition.

It was discussed that cars could be parallel parked along the wall that surrounds the complex when there is a need. There is 25 ft. between the garages and the wall.

Chairman Clein noted for Mr. Gozolo that the Planning Board does not have legal authority to put contract zoning in place to mandate single-family residential use for the southern lot.

Mr. Jeffares remembered that the former use on this site was a pediatric office. They probably had more people in and out in one day than this complex will have in a month.

Mr. Williams announced he would look askance at any attached single-family development going in on the south parcel.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Jeffares to recommend APROVAL of the Final Site Plan and Design Review for 525 Southfield Rd. subject to the following conditions:

- 1. The applicant submit a specification sheet for the parking area screening wall for administrative approval to ensure that the screening is complementary to the building, uses proper materials, and meets the required dimensions;**
- 2. The applicant add one street tree to the Southfield Rd. or Watkins St. frontage, bringing the total number of street trees to 12, or obtain a waiver from the Staff Arborist;**
- 3. The applicant submit a revised photometric plan showing luminance levels no greater than 1.5 maintained foot candles at the northern property line;**
- 4. The applicant must submit specifications on the materials used in the construction of the building facade to complete the design review;**
- 5. The applicant must address the concerns of City Departments; and**
- 6. The Planning Board approves the use of cut-off fixtures as proposed.**

Amended by Mr. Boyle and accepted:

7. Regarding the open land to the south of the site, the land to be used for staging, that the land be restored per ordinance (until such time as the other development comes forward) with a landscape plan to be administratively approved. This condition would be maintained until, at a date yet to be determined, the owner brings a proposed development for that site.

Motion carried, 7-0.

The Chairman called for public comments on the motion at 8:12 p.m.

Mr. Gozolo showed the board a picture of one of the mature trees on the property.

Mr. Koseck thought this is a great project. It has quality design, it has variety, it anchors the corner, and he feels that it fits that street.

ROLLCALL VOTE

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

Nays: None

Absent: None

02-26-18

2. 34965 Woodward Ave. (former Peabody Restaurant and Frame Shop)

Request for approval of a Final Site Plan and Design to allow for construction of a new five-story mixed-use building

Chairman Clein announced he would recuse himself as in the past, since his firm provided some consultant services at the front end of the project. Vice-Chairperson Lazar took over the gavel.

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to introduce two pieces of correspondence into the formal record:

- **E-mail to Jana Ecker from Beier Howlett, City Attorney, dated 02-27-18; and**
- **Letter to Jana Ecker from Dykema Gossett, signed by Alan M Greene and dated 02-27-18 with a number of attachments.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Recused: Clein

Absent: None

Mr. Williams pointed out that a complaint against the City has been filed in Circuit Court by Dykema Gossett and litigation is pending. Ms. Ecker added the applicant also submitted an administrative appeal to the Board of Zoning Appeals for the Planning Board's Preliminary Site Plan approval and that appeal was denied. Further, a letter from the City Attorney states the litigation in this case does not affect what the Planning Board is doing tonight and the board should proceed in the normal course of business.

Ms. Ecker recalled the applicant has submitted an application for Final Site Plan and Design Review to construct a five-story mixed-use building in the B4/D4 Zoning District. The 0.579 acre property is located on the west side of Woodward Ave. on Peabody St. at the former location of Peabody's Restaurant and the former Art & Frame Station.

On July 26, 2017 the Planning Board reviewed the Community Impact Statement ("CIS") and Preliminary Site Plan Application for 34965 Woodward Ave. At that time, the Planning Board decided to accept the CIS but postponed the Preliminary Site Plan Review. The Board requested that the applicant provide additional information regarding the interfacing of the proposed building with the two existing buildings on each side and how they will abut. In addition, the postponement was granted to provide the applicant time to engage with the neighboring property owners in light of the public comments made at the meeting.

On August 23, 2017 the Planning Board held further discussions with the applicant and representatives for the neighboring properties. Many of the challenges of constructing the proposed building were discussed as well as the ancillary effects of the proposal on the neighboring buildings. As a result of this discussion, the Planning Board postponed the review to the meeting of September 13, 2017 and requested that staff provide the minutes from the previous Planning Board meetings when both 34901 Woodward Ave. and 34977 Woodward Ave. were reviewed. A thorough review of the minutes revealed no encouragement or requirements by the Planning Board or by staff to require the installation of windows on the property lines abutting the 34965 Woodward Ave. site. The only comments made by Staff regarding this issue were by the Building Dept. For the Catalyst Building. The Building Dept. indicated that windows were not permitted on the property line. This was later resolved through the use of fire rated glass. Similar comments were provided for the proposed windows on the north elevation of the Balmoral Building.

On September 13, 2017, the Planning Board unanimously approved the Preliminary Site Plan with several conditions.

Thus far, the applicant has complied with the conditions of approval and gained a waiver from the Staff Arborist, verified that there will be five pedestrian lights on Peabody St., provided a photometric plan and luminary specification sheets, provided mechanical unit specification sheets and screen wall details, provided material and color samples, and complied with the requests of all City Departments. ***The applicant will need to submit plans demonstrating the size and location of three usable off-street loading spaces, or obtain a variance from the Board of Zoning Appeals.*** The applicant meets their parking requirement by providing 88 spaces when only 15 are required.

Ms. Ecker advised that what has primarily changed since the Preliminary Site Plan Review is that on the north and south elevations the applicant has brought the building out to the front property line to match the adjacent buildings, but it then steps back about 4 ft. to provide a light well for the windows. Basically there will be about 9 ft. between the windows in order to accommodate the neighbors' concerns. Because the building has a zero side setback, the applicant was not required to set the building back, but they did so to address the neighbors' concerns.

Mr. Koseck noticed there is a bay protrusion on the third level that encroaches into M-Dot air rights. Ms. Ecker verified that in order to construct the bay the applicant would have to get an agreement with M-Dot to use the air rights.

Design Review

The applicant is proposing to utilize the following materials for the construction of the five-story, mixed use building:

- Granite for the base of the building in charcoal gray;
- Tan stone panels for the façade of the first floor;
- Masonry veneer in a light salmon color for the second, third and fourth floors;
- Metal composite panels to clad the fifth floor and sections of the rooftop screening;
- Steel window and door systems on all elevations (Ultra white, ultra clear glass with 80% VLT);
- Anodized aluminum channel accents, powder coated balcony rails with steel guardrail, and steel fin details;
- Decorative stainless steel metal grates for rooftop mechanical screening;
- Metal pedestrian scale canopies on the Peabody St. and Woodward Ave. elevations; and
- Cantilevered structural glass for the section on the third floor.

Mr. Chris Longe, Architect, passed along samples of the various materials to be used in the project, with the exception of the garage door material.

The proposed building will uphold the vision of the Maple Gateway and Downtown Birmingham 2016 Plan.

The proposed building meets the architectural standards set out in Article 3, Downtown Birmingham Overlay District, of the Zoning Ordinance as the first floor storefronts are directly accessible from the sidewalk, the storefront windows are vertically proportioned, no blank walls face a public street, and the main entry has a canopy and adds architectural interest and pedestrian scale details for patrons going in and out of the building.

Calculations have been submitted for the glazing requirements outlined in Article 3, Section 3.04 of the Zoning Ordinance that show that the minimum 70% glazing requirements have been met

on the first floor, and the maximum 35% glazing requirements on the upper floors have been met.

The applicant has submitted Visual Light Transmittance ("VLT") calculations showing ultra white, ultra clear glazing with 80% VLT. However, the applicant has also indicated that they propose to use clear glass with a 78% VLT. The applicant has advised that the 80% VLT glass will be used on the ground floor level as required, and the 78% VLT glass will be used on the upper levels, thus meeting this requirement as well.

Mr. Boyle inquired if a pedestrian walking along would see a space between the buildings to the north and south, or will they touch. Mr. Longe answered they will physically touch at the corners with the exception of the SW corner where the Balmoral Building is 5 ft. off their property line above the second floor. Their Alden Building comes to the property line. Therefore a pedestrian would see a continuous street wall.

Mr. Longe spoke to say the changes since Preliminary Site Plan Review were made after consultation with their neighbors to the north and to the south.

Mr. Jeffares noted the proposed Alden Building has taken more off the Parking System with the 88 spaces they have provided which is significantly more than their adjacent neighbors who provided 10 and 13 spots.

Discussion turned to whether parking in the Alden Building could be run as a private parking facility. Mr. Ecker affirmed that it could, with the exception of 15 spaces that are required for the residential units. Mr. Longe noted that a sample of the garage door material was not provided because there is no garage door.

Vice Chairperson Lazar invited comments from the public at 9 p.m.

Mr. Alan Greene spoke on behalf of the ownership of the Balmoral Bldg., Woodward Brown Associates; and the Greenleaf Trust Bldg., Catalyst Development. Mr. Greene listed questions:

- The Final Site Plan documents were very unclear about what was happening on the north and south facades abutting their buildings. He has now heard the material that will be on those facades will replicate what is on the east and west facades. The plans do not clarify what the materials are on the north and south facades.
- It is unclear from the plans how the first floor of the Alden Bldg. relates to the first and second floor of the Balmoral Bldg. Their architects say the Balmoral windows will be blocked or partially blocked. Regarding the Catalyst Bldg. it appears to be a situation where the Alden Bldg. is built right to the balconies of the residential units, and fire rated windows were added so that people look right into the Catalyst residential balconies.
- To summarize, the Final Site Plan does not provide details about the two elevations; what the materials are on the south and north; do they carry through the entire elevation; what kind of windows are on the north and south; are the windows facing the Balmoral Bldg. fire rated; and are they the kind of glass that was just shown.

Mr. Green went on to state they still object that the Plan does not meet the requirements of the Master Plan; it does not meet the requirements of the Zoning Ordinance on various standards; it impacts the value of their buildings; there is not sufficient parking available; and there are constructability issues about how the building will be constructed without trespassing on or damaging their property.

Mr. Longe responded with respect to the materials and the windows that they are indicated on the elevation drawing:

- The same materials that are on the Woodward Ave. and Peabody St. facades will be replicated on the north and south sides that cannot be seen.
- The glazing is identical to what has been shown in terms of its clarity and the framing. It does not have to be fire rated.
- The configuration of the building above the second and third floors was not something that they presented; it is something that they responded to at the Catalyst architect's request.
- Their counsel has had discussions with Mr. Greene about construction and imposing on the property of the adjacent buildings. They are at the threshold of producing a schedule of activities so it will be known what is going to happen throughout the course of construction. They are hoping to get a license to operate in and around the adjacent buildings with proper notice, and to produce a long-term maintenance agreement that benefits the properties to the north and south.

Mr. Williams stated he has not had an opportunity to read the materials submitted late yesterday by Mr. Greene and therefore is reticent to vote tonight, other than to postpone consideration for two weeks. Further, he requested that the Planning Dept. respond specifically as to the validity of the assertions about the site plan that the Balmoral and Catalyst Buildings have made in the Greene letter. He wants the Building Dept. to respond to what the plans say and what Mr. Greene's clients say and here is the conclusion of the Building Dept. as to the validity of those assertions. This dispute is in litigation and at some point a judge is going to look at this. He wants the judge to have the complete record and that in his own case he has had the opportunity to read all of the materials in detail before saying yes or no for Final Site Plan Approval.

Additionally, on page 4 of the materials that were submitted to the Board of Zoning Appeals by Mr. Greene, a statement is made that the petitioners gave up rentable square footage to create the buildings desired and mandated by the City. Ms. Ecker has addressed that issue by saying there is nothing in the record to support the claim that the City mandated the setbacks of the two buildings. He asked Mr. Greene to prove his case and submit the documents where he can make that statement. If he cannot, then correct the record.

Mr. Koseck stated that he does not have to read the materials. In his mind the placement and form of the building all comply with the ordinance. He is trying not to get caught up in all of the legalities and feels that is up to someone else. He has never heard anyone on this board say anything about zero lot lines except that the walls should not be boring. Therefore, he feels the board can move forward on this.

In response to Mr. Jeffares, Mr. Longe said there are zero windows blocked on either the Catalyst or Balmoral Buildings on the north or south side of his building.

Ms. Whipple-Boyce thought it may be worth the two weeks to thoroughly review the letter and attachments received from Mr. Greene that probably none of them has had the opportunity to read. That would ensure they have covered all of their bases. Ms. Ecker noted that she spoke to Mr. Currier who said absolutely nothing in the package changes his position that the board should move ahead in the normal course of business.

Motion by Mr. Boyle

Seconded by Mr. Koseck to APPROVE the Final Site Plan and Design Review for 34965 Woodward Ave. and 215 Peabody St. subject to the following conditions:

- 1. The applicant submit plans demonstrating the size and location of three usable off-street loading spaces, or obtain a variance from the Board of Zoning Appeals;**
- 2. Comply with the requirements of City departments; and**
- 3. The applicant update their civil plans to match the architectural site plans that were submitted.**

There were no comments from the public on the motion at 9:12 p.m.

Motion carried, 5-1.

ROLLCALL VOTE

Yeas: Boyle, Koseck, Jeffares, Lazar, Whipple-Boyce

Nays: Williams

Recused: Clein

Absent: None

02-27-18

Vice- Chairperson Lazar turned the gavel back over to Chairman Clein.

3. 670 S. Old Woodward Ave. (Detroit Trading Co.)

Final Site Plan and Design Review Request to replace existing entrance door with a garage door and sidelight and add a small 23 sq. ft. addition

Mr. Baka reported the subject location is a 17,250 sq. ft. parcel with an existing one- story commercial building. The property is located on the west side of S. Old Woodward Ave. between George St. and E. Frank St. in the Downtown Overlay District. At this time, the applicant is proposing to add 24 sq. ft. to the building to allow for the installation of a new main entrance in the northeast corner. Further, the applicant is proposing to expand the door opening in order to have sufficient space to move a car into the building that will be visible from the front of the building. It should be noted that an auto showroom is not a permitted use in this Zone District, but an auto sales agency is a permitted use.

Design Review

The applicant is proposing to add a new door and transom window in the approximate location of the existing door. The new entrance is proposed to be a double door with a 9 ft. x 8 ft. combined opening. The hardware is proposed to be white to match the existing hardware and trim on the building. In accordance with the requirements of the Downtown Birmingham Overlay District, all glass must be clear with VLT% of 80 or higher. Thus, the applicant will be required to provide the VLT percent of the new door to verify compliance with this requirement.

In response to Mr. Jeffares, Ms. Ecker verified the property was legal and conforming prior to the Personal Services definition being adopted in November. Now it is legal non-conforming. The nature of the business being carried on there is still the same.

Mr. Boyle thought this is a perfectly good use of the property and is exactly the type of retail display the City has been looking for in the downtown. Mr. Baka said a showroom commonly is defined as a place where products are displayed. This property is zoned B-2B which allows

auto sales agencies but does not allow auto showrooms. Those are two separate uses within the ordinance.

Mr. Roger Young, Young and Young Architects, represented Detroit Trading Co. He stated the car is strictly a display vehicle and while cars are for sale by order, the display car itself will not be for sale. The intent is to display one vehicle only. The door will swing outward for only a few moments, although they certainly can look at an in-swing door. However, that would be more cumbersome based on what occurs within the interior space. He asked to be allowed to work with the Building Dept. on that. As to the VLT of the glazing, it will be clear with low-E coating. Also, they will place the Knox box where the Fire Dept. deems is most appropriate.

Motion by Mr. Boyle

Seconded by Mr. Koseck to approve the Final Site Plan and Design Review for 670 S. Old Woodward Ave. with the following conditions as the proposed site plan meets the approval criteria set out in Article 7, section 7.27(B) of the Zoning Ordinance:

- 1. The applicant will be required to provide the VLT% of the new door to verify compliance with this requirement; and**
- 2. Address the concerns of City Departments.**

There was no discussion from the public at 9:47 p.m.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: None

Motion by Ms. Whipple-Boyce

Seconded by Mr. Boyle to suspend the rules to take the Final Site Plan and SLUP for 1669 W. Maple Rd. together.

Motion carried,

VOICE VOTE

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

Nays: None

Absent: None

02-28-18

FINAL SITE PLAN REVIEW

SPECIAL LAND USE PERMIT ("SLUP")

1. 1669 W. Maple Rd. (First Presbyterian Church)

Request for approval of a Revised Final Site Plan and Design to permit a commercial catering business to operate in the existing church kitchen

Ms. Ecker explained that First Presbyterian Church is located on the south side of W. Maple Rd. between Pleasant and Larchlea Dr. The church is proposing to lease the kitchen in the lower level of the church to Canape Cart for the purpose of producing meals to be served off site. As a result of this change, the petitioner will require an amendment to their existing SLUP. Prior to the consideration of a SLUP Amendment, the City Commission refers the Site Plan and Design Review to the Planning Board. Should Planning Board approval be granted, a public hearing will be held by the City Commission to consider whether or not to grant the proposed SLUP Amendment.

This parcel of land is zoned R-1, Single Family Residential District. Churches are a permitted use in the R-1 District, subject to Special Land Use regulations. The church originally received a SLUP on May 13, 1991.

Canape Cart is a catering service run by two individuals whose operation formerly resided in the Drayton Avenue Presbyterian Church in Ferndale, Michigan. The closing of that church has forced Canape Cart to seek a new kitchen to lease to prepare their food offerings. The First Presbyterian Church has an existing kitchen located in the basement level of the Church. No changes are proposed to either the kitchen layout, the interior or the exterior of the Church. No signage is proposed for Canape Cart.

The lease with the church states that Canape Cart may use the kitchen daily anytime between the hours of 8 a.m. to 7 p.m.; however, the church has first right to use the kitchen for church events. Canape Cart proposes to prepare food in the church kitchen to be delivered and served at other venues in Metro Detroit. No details have been provided at this time as to the number or size of vehicles to be used to transport food to offsite locations.

Design Review

The kitchen is located in the lower level of the church on the southeast side of the building, facing the rear parking lot. The existing building will not be altered in any way, nor any new signage placed upon the building or the grounds. The amendment to the SLUP is consistent with the Zoning Ordinance; compatible with adjacent uses of land; the natural environment; the capabilities of public services and facilities affected by the land use; consistent with the public health, safety and welfare of the City; and will not be injurious to the surrounding neighborhood.

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce that an e-mail from James Goss, Business Manager, First Presbyterian Church-Birmingham. dated February 26, 2018, be formally made a part of the record.

Motion carried, 7-0.

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

Nays: None

Absent: None

Chairman Clein noted the church is allowed in an R-1 Zone. However, the use they are trying to add is commercial. The ordinance only allows an accessory use that is customarily incidental to the Church. It was discussed that there are commercial enterprises in various churches around town. Consensus of the board members was that they are in generally in favor of the proposal, but they don't have the power to approve the SLUP Amendment. It was determined

that a formal interpretation from the Building Official and a recommendation from the City Attorney would be needed to clear up the matter.

Ms. Kathleen O'Neal, co-owner of Canape Cart Catering and Mr. James Goss, Business Manager of First Presbyterian Church, came forward to speak.

Mr. Jeffares wanted assurance there would never be refrigerated trucks running outside. He had the same concern about holding cooking classes. Also, Mr. Goss assured him there would never be alcohol on the site.

Ms. O'Neal explained they have rented the Presbyterian Church in Ferndale for 25 years but now the building is being sold. She went on to say that they would be responsible for catering events within the church. Mr. Williams replied that would be incidental if the kitchen were to be used for church purposes.

Motion by Mr. Boyle

Seconded by Mr. Williams to postpone 1669 W. Maple Rd. to March 14, 2018.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: None

02-29-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications (none)

b. Administrative Approval Requests

- 2400 E. Lincoln, The Sheridan at Birmingham - Replace louvers with glazing on west elevation.
- 559 W. Brown - Minor design alterations and changes to landscape plan.
- Mr. Baka explained that Toast wants to install a semi-permanent awning over the entire dining deck. All were in favor.
- Mr. Baka advised that Commonwealth wants to change their deck from diamond plated steel to wood. They would still have a diamond plated transition from the sidewalk. The planters would remain, however Commonwealth would be willing to give up the bamboo. The railing would still be slatted steel along the sides. There were no concerns.

c. Draft Agenda for the next Regular Planning Board Meeting of March 14, 2018

- Continuation of the public hearing on Site Plan Review Standards;
- Continuation of 1669 W. Maple Rd. SLUP;
- Continuation of the discussion on retail;
- Planning Board Action List

Draft Agenda for the Regular Planning Board Meeting of March 28, 2018

- 857 Redding (Preliminary Site Plan);

- Morrie Restaurant, 250 N. Old Woodward (SLUP and Final Site Plan);
- Hotel at 298 S. Old Woodward Ave. (Revised Final Site Plan & Design).

d. Other Business (none)

02-30-18

PLANNING DIVISION ACTION ITEMS

a. Staff report on previous requests (none)

Additional items from tonight's meeting

- Mr. Jeffares noted with respect to aerial photos that they should go 300 ft. out. Everyone agreed.

02-31-18

ADJOURNMENT

No further business being evident, the Chairman adjourned the meeting at 10:20 p.m.

Jana L. Ecker
Planning Director

Birmingham City Commission Minutes

May 24, 2021

7:30 P.M.

Virtual Meeting

Meeting ID: 655 079 760

Vimeo Link: <https://vimeo.com/event/3470/videos/547775342/>

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Pierre Boutros, Mayor, opened the meeting with the Pledge of Allegiance.

II. ROLL CALL

Alexandria Bingham, City Clerk, called the roll.

Present: Mayor Boutros (location: Birmingham, MI)
Mayor Pro Tem Longe (location: Birmingham, MI)
Commissioner Baller (location: Birmingham, MI)
Commissioner Hoff (location: Birmingham, MI)
Commissioner Host (location: Birmingham, MI)
Commissioner Nickita (location: Birmingham, MI)
Commissioner Sherman (location: Birmingham, MI)

Absent: None

Administration: City Manager Markus, City Clerk Bingham, BSD Operations & Event Manager Brook, Police Chief Clemence, City Planner Cowan, City Attorney Kucharek, Planning Director Ecker, City Attorney Kucharek, Deputy Treasurer Todd, Fire Chief Wells

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

ANNOUNCEMENTS

- The City Commission welcomed 40th District House of Representatives - Mari Manoogian.
- The Birmingham Shopping District welcomed Sean Kammer as its new executive director.
- The BSD also welcomed Sarvy Lipari as its newest board member.
- The Mayor noted that a Memorial Day Service would be held both virtually and in person at 10 a.m. in Shain Park.

APPOINTMENTS

- A. Martha Baldwin Park Board
1. Robert Kenning

05-141-21 Appointment of Robert Kenning to the Martha Baldwin Park Board

The Commission interviewed Robert Kenning for the position.

MOTION: Nomination by Commissioner Host:
To appoint Robert Kenning as a regular member to the Martha Baldwin Park Board to serve the remainder of a four-year term to expire May 1, 2024.

ROLL CALL VOTE: Ayes, Commissioner Host
Mayor Pro-Tem Longe
Mayor Boutros
Commissioner Baller
Commissioner Sherman
Commissioner Nickita
Commissioner Hoff

Nays, None

IV. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

Paul Reagan recommended the City explore implementing pro-food truck policies in order to increase interaction and camaraderie between neighbors.

David Bloom opined that the curb design at the Southfield-Maple intersection is dangerous and likely to lead to a traffic accident. He also reiterated his comment from the May 10, 2021 meeting that the City should explore whether holding public comment to the end of the May 1, 2021 budget hearing infringed on the public's legal right to comment.

V. CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of the items unless a commissioner or citizen so requests, in which event the item will be removed from the general order of business and considered under the last item of new business.

05-142-21 Consent Agenda

The following items were pulled from the Consent Agenda:

Commissioner Hoff: Item C – City Commission Minutes of May 10, 2021

Mayor Pro Tem Longe:
Item B – City Commission Workshop Minutes of May 10, 2021

MOTION: Motion by Commissioner Hoff, seconded by Commissioner Nickita:
To approve Consent Agenda with the exclusion of Items B and C.

ROLL CALL VOTE: Ayes, Commissioner Hoff
Commissioner Nickita
Mayor Boutros
Commissioner Baller
Commissioner Host
Mayor Pro Tem Longe

Commissioner Sherman

Nays, None

- A. Resolution to approve the City Commission Budget Hearing minutes of May 1, 2021.
- D. Resolution to approve the warrant list, including Automated Clearing House payments, dated May 12, 2021, in the amount of \$850,961.96.
- E. Resolution to approve the warrant list, including Automated Clearing House payments, dated May 19, 2021, in the amount of \$1,679,329.03.
- F. Resolution to approve the appropriations and amendment to the 2020-2021 Park System Construction Fund Budget as follows:
Park System Construction Fund
- | | | |
|------------------------------|----------------------|------------------|
| Revenues: | | |
| Bond Proceeds | 408-000.000-698.0001 | \$4,750,000 |
| Bond Premium | 408-000.000-697.0000 | <u>262,100</u> |
| Total Revenues | | \$5,012,100 |
| Expenditures: | | |
| Bond Issuance Costs | 408-751.000-824.0300 | \$ 110,000 |
| Building Improvements | 408-752.000-977.0000 | 3,797,610 |
| Contribution to Fund Balance | 408-000.000-400.0000 | <u>1,104,490</u> |
| Total Expenditures | | \$5,012,100 |
- G. Resolution to approve the commissioning services for the Birmingham Ice Arena Renovation project to Strategic Energy Solutions (SES) in the amount not to exceed \$15,800.00. Funds are available in the Capital Projects Fund account #401-901.001-977.0000 for this work. In addition, to waive the formal bidding requirements and to authorize the Director of Public Services to sign the SES Professional Service proposal on behalf of the City. Further, to authorize the Mayor and City Clerk to sign the agreement on behalf of the City upon receipt of the required insurances.
- H. Resolution to approve the attached resolution requesting reimbursement for the maximum allotment of \$2,648.39 for eligible mosquito control activity under the Oakland County's West Nile Virus Fund Program.
- I. Resolution to authorize the IT department to renew the Cortex XDR antivirus endpoint software license from AmeriNet. The purchase price not to exceed \$9,464.00. Funds are available in the IT Software Fund Account: 636-228.000-742.0000
- J. Resolution to approve a request from Eisenhower Dance Detroit to hold their NewDANCEfest Performance on stage at Shain Park on July 24, 2021, contingent upon compliance with all permit and insurance requirements and payment of all fees and, further pursuant to any modifications or event cancellation that may be deemed necessary by administrative staff, leading up to or at the time of the event, due to public health and safety measures.

- K. Resolution to appoint City Manager Thomas M. Markus as Representative and DPS Director Lauren Wood as Alternate Representative of the City of Birmingham on the SOCRRRA Board of Trustees for the fiscal year starting July 1, 2021.
- L. Resolution to appoint Consulting City Engineer Jim Surhigh as Representative and City Manager Thomas M. Markus as Alternate Representative of the City of Birmingham on the SOCWA Board of Trustees for the fiscal year starting July 1, 2021.
- M. Resolution to approve the installation of a 15 minutes parking restriction at the seven parking spaces located directly in front of 33347 to 33367 Woodward.

05-143-21 (Item C) City Commission Minutes of May 10, 2021

Commissioner Hoff said 'RH' needed to be changed to 'CH' in the last paragraph on page six of the minutes.

MOTION: Motion by Commissioner Hoff, seconded by Commissioner Baller:
To approve the City Commission meeting minutes of May 10, 2021.

ROLL CALL VOTE: Ayes, Commissioner Hoff
Commissioner Baller
Commissioner Host
Mayor Pro Tem Longe
Commissioner Sherman
Commissioner Nickita
Mayor Boutros

Nays, None

05-144-21 (Item B) City Commission Workshop Minutes of May 10, 2021

Mayor Pro Tem Longe noted that 'Unimproved Streets' needed to be changed to 'the Parking Assessment District' on the first page of the minutes.

MOTION: Motion by Mayor Pro Tem Longe, seconded by Commissioner Host:
To approve the City Commission Workshop Minutes of May 10, 2021.

ROLL CALL VOTE: Ayes, Mayor Pro Tem Longe
Commissioner Host
Commissioner Sherman
Commissioner Nickita
Mayor Boutros
Commissioner Hoff
Commissioner Baller

Nays, None

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

05-145-21 Public Hearing of Necessity - Grant Street Paving Project

The Mayor opened the public hearing at 8:03 p.m.

Deputy Treasurer Todd presented the item.

The Mayor closed the public hearing at 8:05 p.m.

MOTION: Motion by Commissioner Nickita, seconded by Commissioner Sherman:
To confirm Special Assessment Roll No. 894 for Grant Street Paving Special Assessment District (see complete resolution in agenda packet).

ROLL CALL VOTE: Ayes, Commissioner Nickita
Commissioner Sherman
Mayor Boutros
Commissioner Hoff
Commissioner Baller
Mayor Pro Tem Longe
Commissioner Host

Nays, None

05-146-21 Public Hearing – 720 N. Old Woodward

The Mayor opened the public hearing at 8:07 p.m.

It was noted that the applicant requested a postponement.

MOTION: Motion by Commissioner Sherman, seconded by Commissioner Nickita:
To postpone the Special Land Use Permit, Final Site Plan and Design Review application for 720 N. Old Woodward – Vinewood Kitchen & Cocktails to the June 14, 2021 meeting.

Commissioner Hoff asked Staff to be in touch with the applicant to determine whether they would be ready by June 14, 2021 since the evening already had a lengthy agenda.

ROLL CALL VOTE: Ayes, Commissioner Sherman
Commissioner Nickita
Mayor Boutros
Commissioner Hoff
Commissioner Baller
Mayor Pro Tem Longe
Commissioner Host

Nays, None

The public hearing was not closed.

05-147-21 Public Hearing - 695 W. Brown Street – Lot Split

The Mayor opened the public hearing at 8:12 p.m.

Mayor Pro Tem Longe notified the Commission she would be recusing herself from the item because her spouse was involved in the original project from which this property was asking to be split.

City Planner Cowan presented the item.

In reply to Commissioner Sherman, Planning Director Ecker said she could provide the Commission with information about the previous development proposals regarding this lot.

Commissioner Sherman said he would rather have that information before making a decision on this item. He said he recalled there being previous disagreements between the neighbors and the developer regarding this parcel.

Christopher Brokovich, applicant, said that when he had previously proposed a development adjacent to 685 W. Brown the proposal left 685 W. Brown itself undesignated. Subsequently, he proposed to build two more townhouses on 685 W. Brown, which the neighbors were not in favor of. As a result, Mr. Brokovich chose to put 685 W. Brown on the market.

Public Comment

Guy Simons reviewed the contents of his letter to the Commission.

In reply to Mr. Simons, PD Ecker said she could provide the interpretation of the side setback that was used to build the eight units adjacent to 685 W. Brown.

Thomas Saracino indicated he was interested in purchasing the lot if it was split within R-8 and advocated for the split.

Michael Talansky, neighbor of 695 W. Brown Street, expressed concern about the lot split proposal.

Andrew Haig expressed skepticism that adequate parking could be provided on the lots in question given the City's lot coverage ordinances and the average turning radiuses of vehicles.

In reply to Mr. Haig, CP Cowan stated that even with the lot split the eight adjacent units would still meet the minimum area-per-unit required for all units in R-8.

Mr. Reagan said the Central Birmingham Residents' Association has historically not been in favor of new multi-family residences being built on Watkins.

Maria Van Hees, neighbor of 685 W. Brown, said she and her family had purchased a nearby home with an understanding that there would be a single family home built on 685 W. Brown.

Wendy Zebrowski concurred with Commissioner Sherman's recollection and agreed that previous minutes regarding this parcel should be reviewed for clarity. She stated that in general the neighbors want this parcel to be zoned for a single family home.

Mr. Bloom said that if plans could be developed that were amenable to the neighbors, he was supportive of Mr. Saracino doing the work. He attested to Mr. Saracino's integrity and other building work in Birmingham.

Commissioner Host concurred with Commissioner Sherman's request for previous records regarding this parcel. He said the neighbors' preferences should take precedence since they live there. He also said it was an issue that the final site plan approved by the Planning Board for this parcel was subsequently changed.

The Mayor closed the public hearing at 9:06 p.m.

MOTION: Motion by Commissioner Hoff, seconded by Commissioner Baller:
To direct the applicant to pursue a rezoning of the subject property to R2-Single Family Zone in order to meet the lot split requirements of the municipal code.

Commissioner Sherman commented the Commission took a similar stance regarding a proposal for the former Franklin Bank and Mountain King properties.

Commissioner Host said he concurred with the comments of Mr. Simons and Mr. Reagan.

ROLL CALL VOTE: Ayes, Commissioner Hoff
Commissioner Baller
Commissioner Host
Commissioner Sherman
Commissioner Nickita
Mayor Boutros

Nays, None

05-148-21 Public Hearing – 353 & 385 Fairfax – Lot Combination

Mayor Pro Tem Longe rejoined the meeting.

The Mayor opened the public hearing at 9:11 p.m.

City Planner Cowan presented the item.

MOTION: Motion by Commissioner Host, seconded by Commissioner Sherman:
To cancel the public hearing.

Commissioners Sherman and Nickita stated the applicant would run into issues with Item Four of the Subdivision Regulation Ordinance (Chapter 102, Section 102-83).

Commissioner Baller agreed with Commissioners Sherman and Nickita, and said he would support the motion as a result.

Commissioner Hoff said the variance request would likely meet the definition of self-creation and prevent the owner from obtaining a variance. She said the petitioner would likely have more luck amending their proposal to meet the lot combination requirements.

Commissioner Baller noted the Commission could also state that they were uninterested in permitting a lot combination of these parcels at this time if they so chose.

Public Comment

Patrick Dyke, designer for the applicant, asked a procedural question.

CA Kucharek noted that conversation at this time should only be regarding the motion on the floor.

David Ruby, applicant, said he was unsure why Item Four of the Subdivision Regulation Ordinance (Chapter 102, Section 102-83) would present an issue for his application.

In reply to a request from Commissioner Baller, PD Ecker provided a brief summary of the circumstances that gave rise to the current lot combination guidelines and to having the Commission review lot combinations.

Mayor Boutros reiterated CA Kucharek's advisement that the present conversation should only be in regards to the motion on the floor.

Gayle MacGregor, attorney for the applicant, said she would prefer the public hearing simply be cancelled with no additional direction in order to allow the applicant flexibility in their next steps.

ROLL CALL VOTE: Ayes, Commissioner Host
 Commissioner Sherman
 Commissioner Nickita
 Mayor Boutros
 Mayor Pro Tem Longe
 Commissioner Hoff
 Commissioner Baller

Nays, None

05-149-21 Woodward Dream Cruise 2021

Fire Chief Wells reviewed the item.

FC Wells and City Manager Markus both spoke in favor of Birmingham withdrawing its participation in the Woodward Dream Cruise for 2021 due to continuing concerns about the impact of the Covid-19 pandemic.

Mayor Boutros and Commissioner Nickita asked Staff to reach out to other participant municipalities regarding their potential participation in the 2021 Dream Cruise.

FC Wells said that the Fire Chiefs he has spoken to from other municipalities were also not in favor of holding the 2021 Dream Cruise due to public health and safety concerns.

Chief Clemence said Bloomfield Township and Royal Oak had not, so far, permitted any municipally-sponsored events, though he said that Royal Oak indicated that might be subject to change. He stated the Berkley would be holding their municipally-sponsored events and that he had not yet heard back from Ferndale about their plans.

BSD Operations & Event Manager Brook stated that the Dream Cruise Committee did not poll participant municipalities about their intention to participate in the 2021 Dream Cruise before announcing that it would take place.

Commissioner Host thanked FC Wells and CM Markus for their handling of the Covid-19 pandemic in the City so far and said it was better to err on the safe side by not holding an events that could compromise residents' safety.

MOTION: Motion by Commissioner Host:
To approve a resolution that the City of Birmingham will be canceling participation in the annual Woodward Dream Cruise event for 2021 due to public health and safety concerns attributed to the COVID-19 pandemic and encouraging the promotion of the cancellation of the event by WDC, Inc. to the public.

Motion failed for lack of a second.

Mayor Pro Tem Longe noted that a total withdrawal from the 2021 Dream Cruise might result in Birmingham losing some ongoing relationships with sponsors.

Public Comment

Gordon Rinschler said he did not agree with the City unilaterally withdrawing from the 2021 Dream Cruise.

The Mayor agreed with Mr. Rinschler.

Mr. Haig ventured some ways the City could potentially reduce liability for Covid-19 related issues at the 2021 Dream Cruise while not withdrawing entirely.

After Commission discussion, FC Wells said he would work with Chief Clemence and the BSD to return at the June 14, 2021 Commission meeting with a proposal for minimizing Birmingham's participation in the 2021 Dream Cruise.

Commissioners Hoff, Sherman and Mayor Boutros recommended that FC Wells review past participants and consider permitting ones that would be less likely to attract crowds.

05-150-21 FY 2021-2022 Budget Resolution

Finance Director Gerber presented the item.

MOTION: Motion by Commissioner Hoff, seconded by Commissioner Sherman:
To approve the budget appropriations resolution adopting the City of Birmingham's budget and establishing the total number of mills for ad valorem property taxes to be levied for the fiscal year commencing July 1, 2021 and ending June 30, 2022.

ROLL CALL VOTE: Ayes, Commissioner Hoff
Commissioner Sherman
Commissioner Nickita
Mayor Boutros
Mayor Pro Tem Longe
Commissioner Baller
Commissioner Host

Nays, None

05-151-21 Official Water and Sewer Rate Resolution 2021-2022

FD Gerber presented the item.

MOTION: Motion by Commissioner Sherman, seconded by Commissioner Nickita:
To amend the Schedule of Fees, Charges, Bonds and Insurance, Water and Sewer Service Sections, for changes in sewer, storm water, industrial surcharge, and industrial waste control charge rates effective for bills with read dates on or after July 1, 2021 as recommended in this report.

Commissioner Hoff commended CM Markus and FD Gerber for their work on the FY 2021-2022 budget and for their communication with the Commission and the public regarding the City's finances.

ROLL CALL VOTE: Ayes, Commissioner Sherman
Commissioner Nickita
Mayor Boutros
Mayor Pro Tem Longe
Commissioner Hoff
Commissioner Baller
Commissioner Host

Nays, None

05-152-21 Parking Assessment District Follow-Up

City Attorney Kucharek reviewed the recommended resolution.

Commissioner Host thanked CA Kucharek for her work on the item.

In reply to Commissioner Host, CM Markus said the City would endeavor to determine the relevance of previous rolls and payments into the Parking Assessment District (PAD). He cautioned that some of that specific data may no longer be available, and would be of indeterminate usefulness, but said Staff's studies regarding the PAD would remain be comprehensive.

CM Markus said the aim would be to return to the Commission with an overview and recommendations in Fall 2021.

Commissioner Host said he was glad to see that input would be sought from the Advisory Parking Committee on this matter.

MOTION: Motion by Commissioner Baller, seconded by Commissioner Sherman:
To pursue the follow-up action in regards to the Parking Special Assessment District Workshop (see complete resolution in agenda packet).

Commissioner Host emphasized the importance of this work and the importance of using all available data to make the recommendations.

CM Markus said he could not commit to a more specific date than Fall 2021 for revisiting this item.

Public Comment

Mr. Reagan made suggestions for how the parking aspects of new business proposals in the PAD should be evaluated. He expressed concern about parking availability in the PAD and said the matter should be addressed more quickly.

Mr. Bloom noted that public comment was not taken on the item before the motion was made. He recommended that RH be advised that they may have to pay more into the PAD in the future if their development process in the City continues.

Commissioner Nickita noted he has worked with many municipalities in his professional work and said that Birmingham has a superlative parking system. He said he was supportive of the motion and of endeavors to improve the parking system further.

ROLL CALL VOTE: Ayes, Commissioner Baller
 Commissioner Sherman
 Commissioner Nickita
 Mayor Boutros
 Mayor Pro Tem Longe
 Commissioner Hoff

Nays, Commissioner Host

Commission discussion on items from prior meeting.

Commission Items for Future Discussion. A motion is required to bring up the item for future discussion at the next reasonable agenda, no discussion on the topic will happen tonight.

05-153-21 Food Trucks in Birmingham

MOTION: Motion by Commissioner Host, seconded by Commissioner Baller:
To discuss food trucks in the neighborhoods.

Public Comment

Helene Fertal recommended that parking lots, as well as parks, be considered for potential food truck locations.

ROLL CALL VOTE: Ayes, Commissioner Host
 Commissioner Baller
 Commissioner Sherman
 Commissioner Nickita
 Mayor Boutros
 Mayor Pro Tem Longe
 Commissioner Hoff

Nays, None

05-153-21 Placement of Public Comment During Regular and Other Meeting Formats

MOTION: Motion by Commissioner Host:

To discuss first amendment rights of Birmingham citizens with regard to all types of Commission meetings as an agenda item.

Mayor Boutros said he had a statement regarding the matter that he would offer during Commissioner comments.

Motion failed for lack of a second.

MOTION: Motion by Commissioner Baller, seconded by Commissioner Host:

To discuss rules of procedure for non-regular Commission meetings.

In reply to a request for clarification from Commissioner Sherman, Commissioner Baller said he was proposing a discussion of when certain parts of non-regular meetings, such as public or Commission comment, should occur.

ROLL CALL VOTE: Ayes, Commissioner Baller
Commissioner Host
Mayor Pro Tem Longe

Nays, Commissioner Sherman
Commissioner Nickita
Mayor Boutros
Commissioner Hoff

VIII. REMOVED FROM CONSENT AGENDA

IX. COMMUNICATIONS

X. REPORTS

- A. Commissioner Reports
- B. Commissioner Comments

Commissioner Host said he was dismayed that the Unimproved Streets Report recommended a mile a year of improvements, recommended foregoing asphalt as an option for road improvements, and did not offer a payment schedule for assessments that would be more accessible to the City's senior citizens and young families.

Commissioner Host recommended that the City allocate more money to the Police Department for traffic calming efforts on Woodward. He said that the City should also endeavor to encourage the State Police to be more of a visible presence on Woodward since it is a State road.

Commissioner Sherman commended the Police Department for excellent police and detective work in tracking down a suspect in a hit-and-run that occurred on Woodward and getting a warrant issued for the suspect's arrest.

Commissioner Sherman also commended the Fire Department for their response to a call where they determined a resident had non-operational fire detectors and the firefighters and Union pitched in to purchase the resident new ones.

Commissioner Sherman stated that on the previous Saturday night he saw both City and State Police on Woodward making traffic stops.

Speaking more generally, Commissioner Sherman stated that both the Police and Fire Departments do exemplary work in Birmingham and deserve to be recognized for that.

Commissioner Baller said that it was unrealistic to expect Commissioners not to publicly discuss or participate in advocacy regarding any matters that may be before the Commission.

Commissioner Nickita said he thought it inappropriate for Commissioners to publicly opine on any matters that may be before the Commission since his understanding was that the decisions should be made during a meeting, and not before, based on the information presented.

Mayor Boutros said that moving forward he would hold public comment at the beginning of all Commission meetings, including non-regular Commission meetings such as the budget hearing. He explained his rationale for holding public comment to the end of the FY 2021-2022 Budget Hearing.

In reply to Commissioner Host, Mayor Boutros said he would also allow public comment after each segment of non-regular Commission meetings.

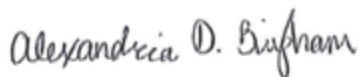
- C. Advisory Boards, Committees, Commissions' Reports and Agendas
- D. Legislation
- E. City Staff
 - 1. City Manager's Report

CM Markus made brief comments.

INFORMATION ONLY

XI. ADJOURN

Mayor Boutros adjourned the meeting at 11:36 p.m.



Alexandria Bingham, City Clerk
/le

City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, April 27, 2022
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on April 27, 2022.
Chair Scott Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein (left at 9:40 p.m.); Board Members Robin Boyle, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Student Representatives MacKinzie Clein, Andrew Fuller

Absent: Board Member Stuart Jeffares; Alternate Board Members Jason Emerine, Nasseem Ramin

Administration:

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

B. Minutes

Mr. Share asked that more information be included about the concerns prompting the side yard a/c unit ordinance revision. He said he recalled the aim was to permit homeowners with existing side yard a/c units to repair broken units without having to go through a months-long process to do so.

Chair Clein said that CP Blizinski had provided an explanation of what the proposed ordinance changes would address that should be minuted.

The Chair recommended that the minutes be tabled until more detail could be added to those two aspects of the side yard a/c unit discussion.

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

None.

F. Rezoning Applications

1. Watkins/Brown Property (No address, Parcel Identification Number: 1936151027) – Request to rezone property from R8 to R2

SP Cowan presented the item.

In reply to Mr. Share, SP Cowan said that R8 allows for the construction of a single-family residence. This particular lot cannot be split, however, so the only way to build on it would be a rezoning to R2.

The Chair emphasized for the public that the Board was constrained to making its recommendation based solely on the five criteria set forth in Article 7, section 7.02(B)(5). He said that while the public may have a number of other valid concerns, those concerns were not part of the Board's present purview.

Mr. Williams noted this project was previously before the Board. He said to his recollection, there was at least one previous proposal for multi-family residences on this site which was not approved. He stated that the neighbors on Watkins had objected to this parcel being developed as R8 at the time, and that the objection by the neighbors was extensive. He said that when the site plan was first brought before the Board, development of this parcel was to be limited to single-family residential development.

At the direction of the Chair, SP Cowan twice read aloud the five criteria set forth in Article 7, section 7.02(B)(5) for both the Board's and public's clarification.

The Chair then invited public comment.

Public Comment

Brian Gordon, resident of W. Brown, said the appropriate time to consider a lot split for this parcel was before the development commenced. He said that the developer has since maxed out the lot and was seeking a lot split and rezoning to develop further, which Mr. Gordon said he found disingenuous.

Michael Tyranski, resident of Watkins, said he concurred with Mr. Gordon. He continued that adding another residence would exacerbate already-difficult traffic conditions on Watkins, would deflate the values of the nearby brownstones, and would hurt the character and integrity of the neighborhood. Mr. Tyranski said the neighbors were willing to work with the developer and the City to offer market price to purchase the parcel in question.

The Chair noted the Board's receipt of a letter from Mr. Tyranski and an email from Maria VanHees both in opposition to the rezoning. He asked for a motion to receive and file the communications.

04-99-22

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to receive and file the letter from Mr. Tyranski and the email from Maria VanHees.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

A resident of Watkins reiterated that neighbors in the area were offering to buy the lot, which he said would be the most mutually agreeable outcome for the developer, the neighborhood, and the City.

The Chair clarified that the City could not participate in any discussions about a potential private purchase agreement between the neighbors and the developer.

The resident said he believed that the neighbors' potential purchase of the parcel would benefit the City as well. He said the City should consider the perspective of its residents, that the homeowners' association should be able to veto the rezoning, and that there is an issue with traffic congestion on Watkins.

Seeing no further public comment, the Chair invited comment from the applicant.

Anthony Palleschi was present on behalf of LB Land.

In reply to Mr. Palleschi, SP Cowan confirmed that when applicant previously applied for a lot split, Staff's recommendation had been for the applicant to postpone the lot split and to pursue a rezoning to R2 first.

The Chair then returned discussion to the Board.

Ms. Whipple-Boyce noted that when this parcel was before the Commission on May 24, 2021, the applicant was advised that a lot split would be required in order to add further multi-family residences. She said she wanted to clarify that information was just a factual statement of what would be required for further multi-family residences, not a recommendation to do so.

Chair Clein said it was a useful clarification.

Mr. Share asked whether the Board should consider the three questions set forth in Article 07, section 7.02 of the Zoning Ordinance in addition to the five criteria set forth in Article 7, section 7.02(B)(5) in making its recommendations on this matter.

Chair Clein said the Board has always taken the three questions to inform its discussion of a rezoning request. He said that while the three questions and five criteria are not identical, they are related and do inform his vote on a recommendation.

Mr. Share said:

- It was true that the applicant had a piece of property that could not be developed as currently zoned;

- It was also true that in considering the map, the neighborhood, the existing uses of the property, the suitability of the property and the trend of development in the area, this parcel is more suited for single-family residential than multi-family residential;
- The difficulty was whether to look at this land as part of the existing condominiums or on its own;
- Whether the land should be separated from the condominium was not before the Board, and was not within the Board's control;
- The Board had always been led to believe that single-family residential would be developed on this parcel, except for one proposal for a duplex;
- From a land use perspective, R2 is a more appropriate zoning than R8;
- He was inclined to believe that the neighbors' concerns about traffic, usage, and intensity would be more appropriately addressed as part of a discussion on a lot split; and,
- He was struggling with how to proceed for these reasons.

Mr. Williams said:

- While the developer had initially proposed single-family residential for this parcel, the developer proceeded to develop it according to the allowances of R8;
- Before the original development started, the developer could have requested a rezoning of this parcel to R2 from the Board but did not;
- Attempting to do so now was 'backwards';
- He raises the issue of the original development because from the inception of the project this parcel was envisioned as an R2 development;
- He was troubled by question three, since the proposed rezoning would be detrimental to many of the surrounding properties; and,
- The developer's failure to reserve this parcel for future development was a mistake.

Mr. Boyle said:

- The developer previously told the Board that a landscape architect would redesign this parcel, which has not been done;
- Every residential, suburban scheme in the country has odd-shaped lots, which often become valuable open space;
- This parcel is no different, and could become a public space to serve the neighborhood. While this is not a comment on R2 versus R8, in terms of long-term use it should be considered for active development in the public interest to enliven the area; and,
- He did not think the parcel was appropriate for a single-family residence.

In reply to Ms. Whipple-Boyce, SP Cowan explained why this lot could not be split into two R8 lots.

Chair Clein said:

- The matter presently before the Board was one of land use, and not one of a potential lot split;
- The map view indicates that the property should be rezoned to R2, while the more practical view indicates that the lot was developed as one site and now the developer wants to try and squeeze more development in because the lot was not developed properly the first time; and,
- He did not know that it was the Board's responsibility to help fix mistakes.

Mr. Koseck said the Board reviewed this lot as a total piece, and that the review likely considered the design based on the context of the entire lot.

Mr. Palleschi said the original survey provided for 525 W. Brown had single-family residential sketched on the lot in question. He said the developer had made its intent to build single-family residential on this plot from day one.

In response, Mr. Boyle said the Board pressed the applicant's architect and the developer to describe how they would intend to built the single-family residential. He said the applicant's team declined.

Chair Clein and Mr. Williams concurred with Mr. Boyle's recollection.

Chair Clein said:

- He believed, ever so slightly, that it was more appropriate for the property to retain its R8 designation;
- Rezoning would be detrimental to a portion of the neighborhood;
- Retaining the current designation does not prevent the owner from enjoying the rights of usage. The applicant retains the rights of usage, and in fact determined on their own how they would develop the lot;
- While the City's Master Plan and the existing zoning in the area is a compelling argument, the suitability of the current zoning of the property was not proven to be inappropriate;
- Consequently, he would recommend denial of the rezoning.

04-100-22

Motion by Mr. Williams

Seconded by Mr. Boyle that based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board recommends denial to the City Commission of the applicant's request for the rezoning of parcel #19-36-151-027 from R8 Attached Single Family to R2 Single Family Residential.

Mr. Share said he leaned just slightly in favor of the proposed rezoning to R2. He said that a rezoning would be appropriate when solely considering this as a matter of land use. Consequently, in sticking to the parameters set forth in the zoning ordinance, he would vote no on the motion. Mr. Share continued, however, that his vote did not mean that he necessarily thought a single-family residence on the lot would be appropriate. He said he would not want the Commission thinking this was anything but an exceedingly close case. He said he would not want anyone, including the Commission, thinking that he would necessarily recommend a lot split to enable construction on the site. Mr. Share stated that a number of compelling reasons were given for why developing this property into a single-family residence would not be the right thing to do.

Mr. Boyle said that two members of the Board referred to this matter as an issue of land use. He specified that it was not just a matter of land use, but of future land use

of the area. He said this is a planning matter, and not just a zoning matter. Mr. Boyle continued that the case was made by a number of residents and by the Board in the past that the section of the parcel in question should have considered the parcel as a whole. He contended that an appropriate land use for this section of the parcel now would be some form of organized open space.

Motion carried, 5-1.

ROLL CALL VOTE

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

Nays: Share



Nick Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist

Mike Tyranski
550 Watkins St.
Birmingham MI
48009

To the Birmingham Planning Board:

I live at the residence directly next door to the vacant lot #19361511027. I have lived here for two years and like many of the new residents at the Westbrowns Condos, along with long time residents of Watkins, it has now become very apparent to us that there is too much congestion where Watkins meets Brown.

Watkins is a narrow street and two way traffic is an impossibility when cars are parked on the end of our street. This is a constant problem for residence of the street as well as the apartments on the NE corner that lack sufficient parking space. Added into the daily congestion are the larger but usually temporarily parked trucks of USPS, UPS, DWS, Amazon, Etc. The new residents of the Brownstones attempting to simultaneously come and go because their driveway is on Watkins has additionally added to the chaos. On more occasions than I can count I have had to reverse course onto Brown in order for the opposing car to pass or just re-route because there are multiple vehicles backed up and it is untenable. This is an unacceptable situation and please excuse the slang but it's a shit show. I just don't know how to describe it better. The street is too narrow to accommodate a situation bursting at the seams at this corner. It is apparent there is too much packed into one area. Between the brownstones and the apartments there are 16 households on the corner, that's 32 vehicles. I do not believe I can find another corner like this in town on such a narrow residential street.

It would be greatly appreciated any action to split or re-zone said lot in order to add another residence into this crowded area be carefully re-evaluated by this board before any action is taken or denied.

With that said the Brownstone residents and myself are sympathetic to the developer and are attempting to come up with a win-win and extremely popular idea amongst the residents of the neighborhood. Above parties are willing to give the developer a fair market offer for the lot and make it a greenspace.

We were hopeful the developer would accommodate this idea given he has developed this project and would be interested in keeping the residents that purchased their Brownstones happy along with their significant investments protected.

This has been challenging and we have been frustrated with their callous disregard to the greenspace concept which obviously protects the integrity of the resident's investments in the Brownstones as well as the city's tax base on these homes. We are acting in good faith to preserve and protect the character of our neighborhood, the investment in our homes along with give them a fair market value for the lot. **Their behavior has categorically been the opposite in regard to this lot**, which has had deceptive complications from the very beginning by their own doing. They aren't residents and aren't at all sensitive to the long term effects we will have to live with on a daily basis once they are gone.

This development has been going on for so long so I think it's important to add some historical content to their behavior. Years ago, the residents of Watkins had amazing foresight into this situation. They

successfully thwarted several deceitful attempts to build a few more townhomes on the lot with their grass roots Bait and Switch campaign. I also believe many of you witnessed firsthand the developer's consistent and duplicitous behavior regarding this lot on our last ZOOM call with the city and our commissioners at a hearing in the fall of 2019. They once again foolishly and arrogantly attempted to sell the lot as R8 to an unsuspecting buyer on the call! Needless to say the commissioners shot it down immediately. The unsuspected buyer, having been misled, was demonstrably annoyed at the developers but was consequently gracious and apologetic to the residence and stated he had no intention to deceive anyone or damage his reputation as a builder. It was a really poor reflection on the developer but certainly gave us more insight on the type of people we are dealing with.

The pattern is clear and the developer is attempting to do something on the margin with this lot that simply does not work and should have never been supported in any way by the city given the congestion it was going to cause on such a narrow street.

In summary your residents both in the new Brownstones and on Watkins have displayed tremendous foresight and patience given the extraordinary circumstances of the last few years and thus length of time this development has consumed. We are and continue to be the best analyst and advocates regarding this project and the neighborhoods integrity which protects and strengthens your tax base.

The city has maximized the space and added 8 new premium homes with the commensurate tax proceeds in perpetuity. Adding one more residence given the above will deflate the Brownstones values, increase an already over populated corner, and hurt the integrity and character of the street.

That result will be: Nobody wins who lives here or governs here.

Respectfully submitted,

Mike Tyranski



Nicholas Dupuis <ndupuis@bhamgov.org>

Greenspace by Townhomes on Brown

2 messages

Maria VanHees <mariav1607@gmail.com>
To: ndupuis@bhamgov.org

Wed, Apr 27, 2022 at 1:29 PM

Nicholas,

We are homeowners who border the greenspace behind the townhomes. We live at 547 Southfield and lived through dust, noise and a little rudeness during the building process of the maximum number of townhomes that could be built and as high as they could go. We are now hopeful that little space in between our home and the townhomes can be better developed as greenspace. We were sold on trees and a "parklike setting" behind the townhomes that never materialized. As we cannot attend the hearing, please note our vote to keep this area as greenspace. The town needs more of these spaces especially where so many townhomes border a single home community.

Thank you,

Robert and Maria VanHees

Nicholas Dupuis <ndupuis@bhamgov.org>
To: Maria VanHees <mariav1607@gmail.com>
Cc: Brooks Cowan <bcowan@bhamgov.org>

Wed, Apr 27, 2022 at 1:47 PM

Thank you for your comments.

This email will be entered into the record and shared with the Planning Board this evening.

[Quoted text hidden]

--

Nicholas J. Dupuis

Planning Director

Email: ndupuis@bhamgov.org

Office: 248-530-1856

Social: [Linkedin](#)***Important Note to Residents***Let's connect! Join the Citywide Email System to receive important City updates and critical information specific to your neighborhood at www.bhamgov.org/citywideemail.



MEMORANDUM

Planning Division

DATE: June 22, 2022

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 460 N. Old Woodward – Wilders — Special Land Use Permit (SLUP), Final Site Plan & Design Review

The applicant has submitted a Special Land Use Permit, Final Site Plan and Design Review application for a new bistro in the first floor tenant space of a new building planned in Downtown Birmingham. The subject site is located on the east side of N. Old Woodward, south of Ravine and across from Booth Park. On December 21, 2021, the Planning Board moved to approve a Final Site Plan and Design Review application for a new 3-story mixed-use building with minor conditions that have since been resolved. The proposed bistro is located in the first floor of the new 3-story building.

On November 8, 2021, the City Commission moved to direct Wilders Supper Club (now “Wilders”) to the Planning Board for the process of Special Land Use Permit, Final Site Plan and Design Review. Wilders is the first and only application to have submitted an application from the 2021 bistro screening period.

Wilders’ initial screening application described an inspiration “drawn from the bustling French bistros that define the urban streetscape and energy of modern Paris.” The menu will be composed of fresh seafood options and prime chops. The hours of operation are proposed as follows:

Tuesday – Sunday Dinner Service: 5:00 PM – 11: 00 PM
Saturday & Sunday Brunch Service: 11:00 AM – 2:00 PM

The Birmingham Code of Ordinances states that a contract for transfer and a Special Land Use Permit are required for all licenses approved under Chapter 10 – Alcoholic Liquors. The licensee must comply with all provisions of the contract and Special Land Use Permit, and any amendments thereto as a condition of granting of a requested transfer. Accordingly, the applicant must obtain

a recommendation from the Planning Board on the Special Land Use and Final Site Plan/Design Review application, which is then reviewed for final consideration by the City Commission.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing site is a vacant two-story commercial building that has been approved to be replaced by a 3-story mixed-use building.
- 1.2 Existing Zoning – B2 (General Business) & D2 (Downtown Overlay)
- 1.3 Summary of Adjacent Land Use and Zoning – The following chart summarizes the existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Commercial/ Office	Commercial/ Office	Single-Family Residential	Public Property
Existing Zoning District	B2 (General Business)	B2 (General Business)	R2 (Single-Family Residential)	PP (Public Property)
Overlay Zoning District	D2	D2	N/A	N/A

2.0 Bistro Requirements

Article 9, section 9.02, Definitions, of the Zoning Ordinance defines a bistro as a restaurant with a full service kitchen with interior seating for no more than 65 people and additional seating for outdoor dining of no more than 65 people.

Article 3, section 3.04(C)(10) of the Zoning Ordinance permits bistros in the Downtown Overlay District as long as the following conditions are met:

- a. No direct connect additional bar permit is allowed and the maximum seating at a bar cannot exceed 10 seats;
- b. Alcohol is served only to seated patrons, except those standing in a defined bar area;
- c. No dance area is provided;
- d. Only low key entertainment is permitted;
- e. Bistros must have tables located in the storefront space lining any street, or pedestrian passage;
- f. A minimum of 70% glazing must be provided along building facades facing a street or pedestrian passage between 1' and 8' in height;

- g. All bistro owners must execute a contract with the City outlining the details of the operation of the bistro;
- h. Outdoor dining must be provided, weather permitting, along an adjacent street or passage during the months of May through October each year. Outdoor dining is not permitted past 12:00 a.m. If there is not sufficient space to permit such dining on the sidewalk adjacent to the bistro, an elevated, ADA compliant, enclosed platform must be erected on the street adjacent to the bistro to create an outdoor dining area if the Engineering Department determines there is sufficient space available for this purpose given parking and traffic conditions.
- i. Enclosures facilitating year round dining outdoors are not permitted.
- j. Railings, planters or similar barriers defining outdoor dining platforms may not exceed 42" in height.
- k. Outdoor rooftop dining is permitted with the conditions that surrounding properties are not impacted in a negative manner and adequate street level dining is provided as determined by the Planning Board and City Commission. Rooftop dining seats will count towards the total number of permissible outdoor dining seats.

Wilders is proposing 58 seats in the restaurant and 7 bar stools for a total of 65 seats. In addition, Wilders is proposing an outdoor dining patio with 18 seats. In terms of the standards in Section 3.04(C)(10), Wilders appears to meet each standard and does not require any variances or special conditions.

A full review of the design of the outdoor dining facility is provided in the Design Review section below.

3.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are no bulk, area, height or placement issues with the proposed plan.

4.0 Screening and Landscaping

- 4.1 Dumpster Screening – The dumpster condition on site was previously approved during the December 16, 2021 review for the overall building and is not proposed to change as a part of the SLUP application submitted.
- 4.2 Parking Lot Screening – The 4 off-street parking spaces and associated screening on site were previously approved during the December 16, 2021 review for the overall building and is not proposed to change as a part of the SLUP application submitted.

- 4.3 Mechanical Equipment Screening – The mechanical equipment and associated screening was previously approved during the December 16, 2021 review for the overall building and is not proposed to change as a part of the SLUP application submitted.
- 4.4 Landscaping – There are no landscaping features proposed as a part of the application submitted.
- 4.5 Streetscape – There are no new streetscape items proposed as a part of this Special Land Use Permit Amendment and Final Site Plan/Design Review application.

5.0 Parking, Loading and Circulation

- 5.1 Parking – The subject site is located within the Parking Assessment District. Therefore, no additional off-street parking facility is required or proposed.
- 5.2 Loading – No off-street loading space is required for the less than 5,000 sq. ft. commercial use.
- 5.3 Vehicular Circulation and Access – Vehicular circulation and access is not proposed to change from the December 16, 2021 review for the overall building.
- 5.4 Pedestrian Circulation and Access – Pedestrian circulation and access is not proposed to change from the December 16, 2021 review for the overall building.

6.0 Lighting

There are no new light fixtures proposed as a part of the application submitted. All lighting for the building was previously approved during the December 16, 2021 review for the overall building. The lighting in the area of the entrance for the retail space, which is now proposed to be Wilders, consisted of LED downlights beneath the canopies.

7.0 Departmental Reports

Please be advised that the Planning Division accepted revised plans on June 16, 2022 and recirculated the plans to those departments that provided review comments earlier in the process. All new comments received will be furnished to the Planning Board during the SLUP, Final Site Plan & Design Review hearing.

- 7.1 Engineering Division – Engineering comments will be provided during the SLUP, Final Site Plan and Design Review hearing on June 22, 2022.
- 7.2 Department of Public Services – Please see the attached Department of Public Service Comments from June 15, 2022

- 7.3 Fire Department – Please see the attached Fire Department comments received on
- 7.4 Police Department – The Police Department has no concerns at this time.
- 7.5 Building Division – Please see the attached Building Division comments dated June 16, 2022.

8.0 Design Review

Due to the recently approved overall building design in December 2021, the applicant is not proposing any changes to the building façade as a part of the application submitted. The approved façade of the first floor storefront consists of brick, glass, and a steel and glass canopy.

In addition, the applicant does not appear to be proposing any signage at this time. Article 2, Section 2.02(A)(2) states that the City Commission shall hear and deny, approve, or approve with conditions, those signs for special land uses, after receiving the recommendation of the Planning Board. **The Planning Board may wish to require the applicant to submit a sign plan as a part of the application submitted to be reviewed by City Staff and the City Commission.**

Outdoor Dining

Outdoor dining patios must comply with the criteria outlined in Article 4, Section 4.44 – Outdoor Dining Standards. Outdoor dining patios are permitted immediately adjacent to the principal use, subject to site plan review and the following conditions:

1. Outdoor dining areas shall provide and service refuse containers within the outdoor dining area and maintain the area in good order.
2. All outdoor activity must cease at the close of business or as noted in subsection 3 below.
3. When an outdoor dining area is immediately adjacent to any single-family or multiple-family residential district, all outdoor activity must cease at the close of business or 10:00 p.m., whichever is earlier.
4. Outdoor dining may be permitted on the sidewalk throughout the year with a valid Outdoor Dining License, provided that all outdoor dining fixtures and furnishings must be stored indoors each night between November 16 and March 31 to allow for snow removal.
5. All tables and chairs provided in the outdoor dining area shall be constructed primarily of metal, wood, or material of comparable quality.

6. Table umbrellas shall be considered under Site Plan Review and shall not impede sight lines into a retail establishment, pedestrian flow in the outdoor dining area, or pedestrian or vehicular traffic flow outside the outdoor dining area.
7. For outdoor dining located in the public right-of-way:
 - a. All such uses shall be subject to a license from the city, upon forms provided by the Community Development Department, contingent on compliance with all city codes, including any conditions required by the Planning Board in conjunction with Site Plan approval.
 - b. In order to safeguard the flow of pedestrians on the public sidewalk, such uses shall maintain an unobstructed sidewalk width as required by the Planning Board, but in no case less than 5 feet.
 - c. Outdoor dining is permitted to extend in the right-of-way in front of neighboring properties, with the written permission of the property owner(s) and with Planning Board approval, if such property is vacant or the first floor storefront(s) is/are vacant. Outdoor dining areas may extend up to 50% of the width of the neighboring lot(s) storefront(s), or up to 50% of the lot(s) frontage, if such lot is vacant.
 - d. City Commission approval is also required for outdoor dining extensions onto neighboring property if the establishment making such a request holds a bistro license.
 - e. An elevated, ADA compliant, enclosed platform may be erected on the street in front of an eating establishment to create an outdoor dining area from April 1 through November 15 only if the Engineering Department determines there is sufficient space available for this purpose given parking and traffic conditions.
 - f. No such facility shall erect or install permanent fixtures in the public right-of-way.
8. Outdoor dining is permitted in a B1 District at a rate of 4 seats for every 12 linear feet of store frontage, with no more than 12 seats total per building; no elevated enclosed platforms on the street are permitted in a B1 District.

The applicant is proposing a 18-seat, roughly 270 sq. ft. outdoor dining platform located in the furnishing zone of the sidewalk located in front of the proposed bistro. The platform is split into two parts to accommodate an existing street tree, as well as the existing slope in the area. The platform is proposed to be enclosed with a metal railing with hanging planter boxes, and the platform will be enclosed with an aluminum surround. The applicant has also submitted details on potential table and chair options for the patio, which consist of an 'Option 1' and an 'Option 2'. The table options appear to be constructed of metal/high quality materials, and the chairs appear to be a wicker material, but it is unclear at this time. Thus, **the applicant must submit revised plans with the final table and chair selected for the patio, and must submit detailed specifications for both.**

Furthermore, the applicant has proposed a waste receptacle within the patio, but has not indicated whether or not the patio will contain other design or service elements such as umbrellas, service stations or the like. **The applicant must clarify and confirm the design of the patio to ensure that all outdoor dining elements have been considered as a part of this review.**

Finally, the applicant is required to provide a minimum 5 ft. clear walking path along the sidewalk adjacent to their outdoor dining patio. The applicant has provided dimensions on the site plans indicate that a clear path of 5 ft. 3 in. is provided along the sidewalk adjacent to the patio.

9.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☒	☐	☐
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☒	☐	☐
Interior Floor Plans	☒	☐	☐
Landscape Plan	☒	☐	☐
Photometric Plan	☒	☐	☐
Colored Elevations	☒	☐	☐
Material Specification Sheets	☒	☐	☐
Material Samples	☐	☐	☒
Site & Aerial Photographs	☒	☐	☐

10.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.

- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

In addition, Article 7, Section 7.26 requires applications for a Special Land Use Permit to meet the following criteria:

- (1) The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
- (2) The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
- (3) The use is consistent with the public health, safety and welfare of the city.
- (4) The use is in compliance with all other requirements of this Zoning Ordinance.
- (5) The use will not be injurious to the surrounding neighborhood.
- (6) The use is in compliance with state and federal statutes.

11.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board recommend **APPROVAL** of the Special Land Use and Final Site Plan/Design Review application for 460 N. Old Woodward – Wilders – subject to the following conditions:

1. The applicant must submit revised site plans that meet the requirements of Article 4, Section 4.44 of the Zoning Ordinance; and
2. The applicant must comply with the requests of all City Departments.

12.0 Sample Motion Language (*Final Site Plan & Design Review*)

Motion to recommend for **APPROVAL** the Final Site Plan & Design Review for 460 N. Old Woodward – Wilders – subject to the following conditions:

1. The applicant must submit revised site plans that meet the requirements of Article 4, Section 4.44 of the Zoning Ordinance; and
2. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review for 460 N. Old Woodward – Wilders – pending receipt of the following:

1. The applicant must submit revised site plans that meet the requirements of Article 4, Section 4.44 of the Zoning Ordinance; and
2. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend for **DENIAL** to the City Commission the Final Site Plan & Design Review for 460 N. Old Woodward – Wilders – for the following reasons:

1. _____
2. _____
3. _____

13.0 Sample Motion Language (*Special Land Use Permit*)

Motion to recommend for **APPROVAL** to the City Commission the Special Land Use Permit for 460 N. Old Woodward – Wilders – subject to the conditions of Final Site Plan & Design Review approval.

OR

Motion to **POSTPONE** the Special Land Use Permit 460 N. Old Woodward – Wilders – pending receipt of the following:

1. The applicant must submit revised site plans that meet the requirements of Article 4, Section 4.44 of the Zoning Ordinance; and
2. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend for **DENIAL** to the City Commission the Special Land Use Permit for 460 N. Old Woodward – Wilders – for the following reasons:

1. _____
2. _____
3. _____

CITY OF BIRMINGHAM
Community Development – Building Department
151 Martin Street, Birmingham, MI 48009

June 16, 2022

RE: Special Land Use Permit Review Comments
460 N. Old Woodward, Wilders

As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

Applicable Building Codes:

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code*.
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2018 Michigan Plumbing Code.** (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2017 National Electrical Code along with the Michigan Part 8 Rules.** (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments:

1. The rear exit door into the corridor on the first floor must swing in the direction of egress from the space.
2. The toilet rooms on the first floor do not appear large enough to comply with all accessibility clearances.
3. The outdoor dining platform appears to have three levels due to the slope of the sidewalk. The steps cannot be located in the center of seating access aisles. The access aisles in general do not appear wide enough to all seating for patrons and servers.
4. The dining platform must have accessible access and seating.



Nicholas Dupuis <ndupuis@bhamgov.org>

460 N. Old Woodward - Wilders

Carrie Laird <Claird@bhamgov.org>

Wed, Jun 15, 2022 at 11:57 AM

To: Nicholas Dupuis <ndupuis@bhamgov.org>

Cc: Bruce Johnson <Bjohnson@bhamgov.org>, Jim Surhigh <cityengineer@bhamgov.org>, Lauren Wood <Lwood@bhamgov.org>, Mark Clemence <mclemence@bhamgov.org>, Jack Pesha <jpesha@bhamgov.org>, Scott Zielinski <szielinski@bhamgov.org>

DPS review is as follows:

The layout of the proposed enclosed outdoor dining area completely encases the City tree and tree well. Also, the plan calls for a new Linden tree, however there is an existing tree (Linden) that is currently in the tree well that is in good condition (assumption is that this is a layer from the original site plan).

Forestry will not permit the tree and tree well to be closed off entirely. A minimum of 2 sides must remain accessible for maintenance to the City tree. Therefore, DPS does not approve this plan.

[Quoted text hidden]

--

Carrie A. Laird
Parks & Recreation Manager

851 S. Eton
Birmingham, MI 48009
248-530-1714

[Quoted text hidden]



CITY OF BIRMINGHAM FIRE DEPARTMENT

572 SOUTH ADAMS • BIRMINGHAM, MICHIGAN 48009 • 248.530.1900 FAX 248.530.1950

460 North Old Woodward

Wilder's

Preliminary Comments

1. Follow all language in the International Fire Code 2015 edition.
2. This facility requires full automatic fire suppression due to the building it will be located in.
3. Fire alarm installation required in this building.
4. Occupant load calculation and posted sign required for indoor/outdoor dining.
5. Follow Outdoor Dining guide requirements for outdoor dining.
6. Outdoor dining shall not impede ingress/egress of main building.
7. Outdoor dining shall not obstruct fire hydrants, lanes or fire department connections.
8. Egress and exit illumination devices shall be installed in specified locations.
9. Egress pathways shall be maintained.
10. Commercial kitchen suppression systems required.

Please feel free to contact my office if there are any questions.

Jack D. Pesha

Fire Marshal

A
B
C
D
E
F
G
H

RAVINE RD.

EUCLID AVE.

N. OLD WOODWARD AVE.

EXISTING
RESIDENCE
ZONED R2
180 RAVINE RD.

EXISTING
RESIDENCE
ZONED R2
181 EUCLID AVE.

EXISTING 2-STORY BUILDING
ZONED D-2
470 N. OLD WOODWARD

PROPOSED
3-STORY BUILDING
ZONED D-2
460 N. OLD WOODWARD

EXISTING
2-STORY BUILDING
ZONED D-2
450 N. OLD WOODWARD

EXISTING
3-STORY BUILDING
ZONED D-2
430 N. OLD WOODWARD

EXISTING EVERGREEN TREES

EXISTING TRANSFORMER PAD

EXISTING SCREEN WALL

REAR SETBACK (ALIGNED WITH EXISTING 470 N. OLD WOODWARD)

EXISTING RETAINING WALL

EXISTING TRASH ENCLOSURE

EXISTING REFRIGERATION UNIT

NEW 6 FT MASONRY
TRASH ENCLOSURE

12 FT HIGH POLE
MOUNTED LED LIGHT
FIXTURE WITH CUT OFF

NEW 6 FT MASONRY SCREEN
WALL WITH LIMESTONE CAP

NEW CONCRETE RETAINING WALL WITH
MASONRY VENEER

EXISTING SLOPED CONCRETE RETAINING

EXISTING EVERGREEN SHRUBS

EXISTING PARKING
(8 SPACES)

EXISTING ASPHALT PAVING

EXISTING WHITE PARKING
STRIPING, TYPICAL

BUILDING CANTILEVER
(ABOVE)

RECESSED CAN LIGHT IN
STRUCTURE (ABOVE), TYPICAL

ACCESS DRIVE

EXISTING ASPHALT
PAVING

NEW
ASPHALT
PAVING

STEEL AND GLASS
CANOPY ABOVE

17'-0"

NEW CONCRETE WALK-
SCORING TO MATCH EXISTING

NEW EXPOSED AGGREGATE
CONCRETE WALK PER CITY
STANDARDS

STREET TREE,
LITTLE LEAF LINDEN (TILIA CORDATA)
STRAIGHT TRUNK, 3 TO 3-1/2" CALIPER
LOWER BRANCH MINIMUM CLEARANCE

EXISTING H.C.
PARKING SPACE
WITH SIGN

EXISTING H.C.
ACCESS AISLE

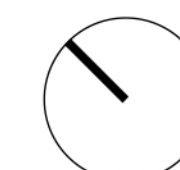
EXISTING PARKING

NEW PARKING

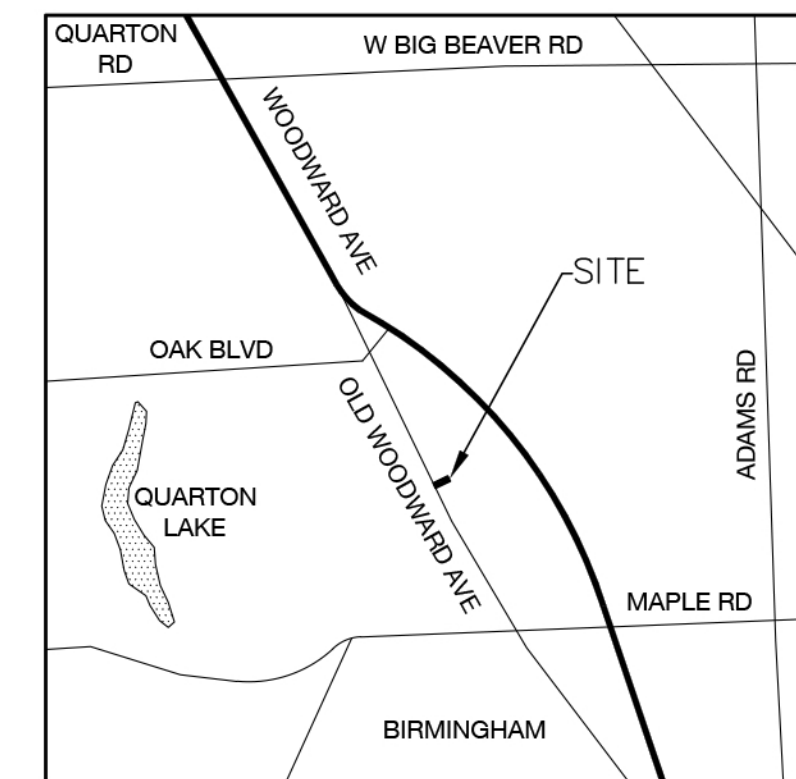
EXISTING PARKING



Architectural Site Plan
SCALE: 1" = 10'-0"

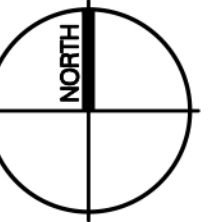


0 10' 20' 40'



Location Map

Not to Scale



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707

F. 248.258.5515

SarokiArchitecture.com

Project:
Wilder's
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date:	Issued For:
05-10-2021	PRELIM. SITE PLAN REVIEW
10-27-2021	FINAL SITE PLAN REVIEW
03-15-2022	SPECIAL LAND USE PERMIT

Sheet No.:

A010
ARCHITECTURAL SITE PLAN

1 2 3 4 5 6 7 8 9 10

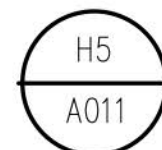
A
B
C
D
E
F
G
H



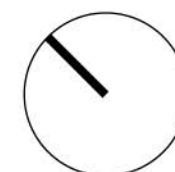
RAVINE RD.

N. OLD WOODWARD AVE.

EUCLID AVE.



Aerial Photograph - Existing Site
SCALE: 1" = 10'-0"



0 10' 20' 40'

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
460 Parkview
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date: 05-10-2021
Issued For: PRELIM. SITE PLAN REVIEW

Sheet No.:

A011

Aerial Photograph -
Existing Site

1 2 3 4 5 6 7 8 9 10

B

C

D

E

F

G

H



Sheet No.:

A012

Photographs - Existing Site

[illegible]

A

B

C

D

E

F

G

H



H5
A01.3
Photographs - Existing Site
SCALE: 1" = 10'-0"

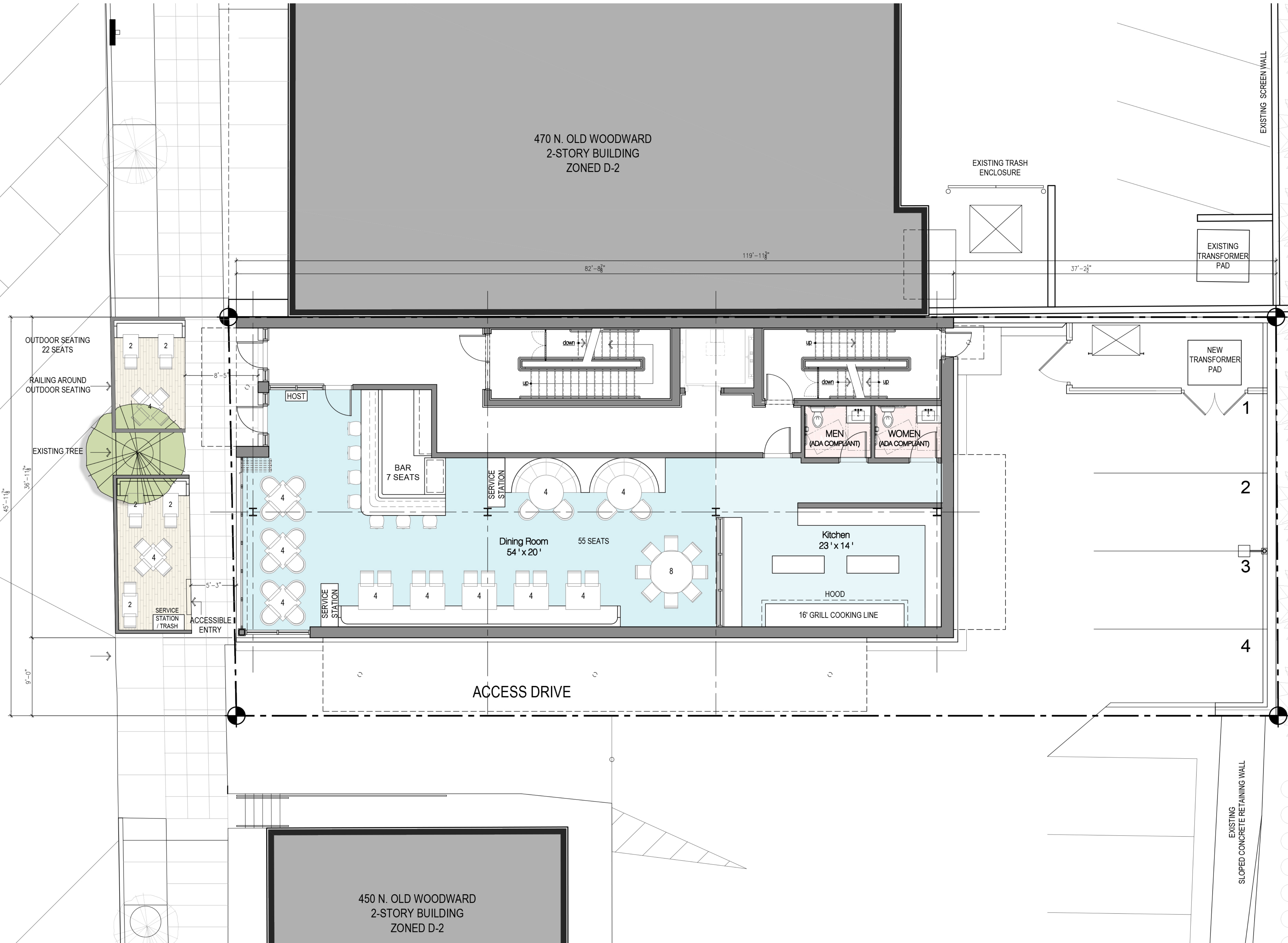
SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
460 Parkview
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

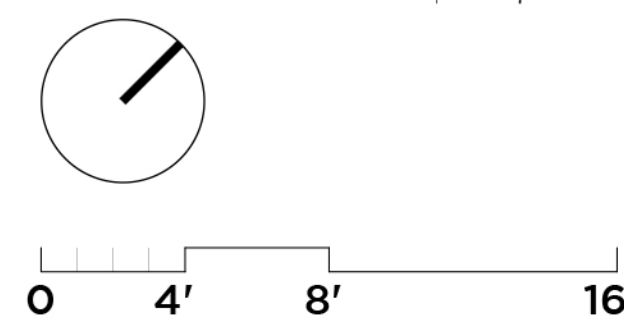
Date: 05-10-2021
Issued For: PRELIM. SITE PLAN REVIEW

Sheet No.:
A013
Photographs - Existing Site

N. OLD WOODWARD AVE.



H5 First Level Floor Plan
A110 SCALE: 3/16" = 1'-0"



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Wilder's
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date: 03-15-2022 **Issued For:** SPECIAL LAND USE PERMIT

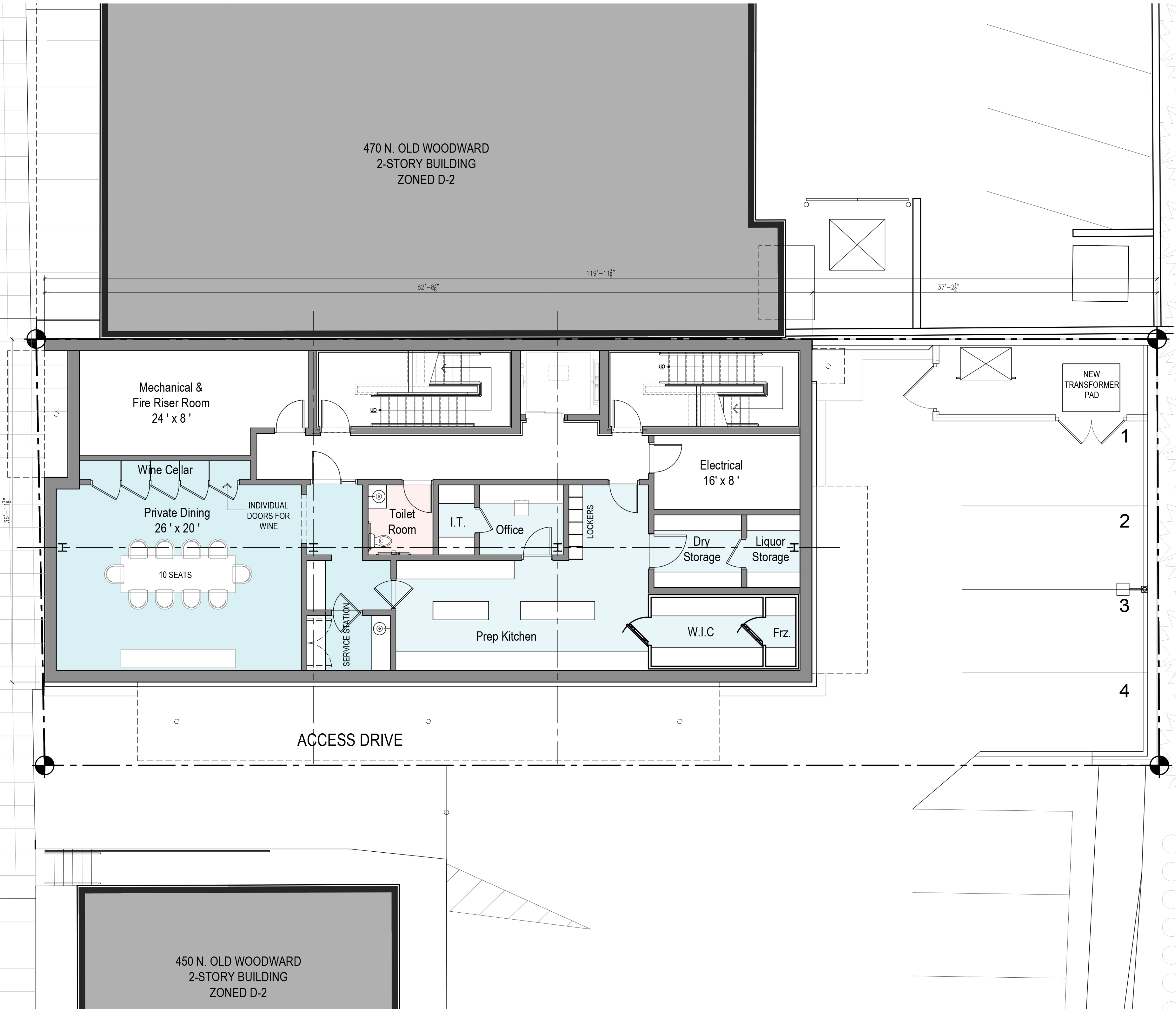
Sheet No.:

A110
FIRST LEVEL FLOOR PLAN

N. OLD WOODWARD AVE.

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10



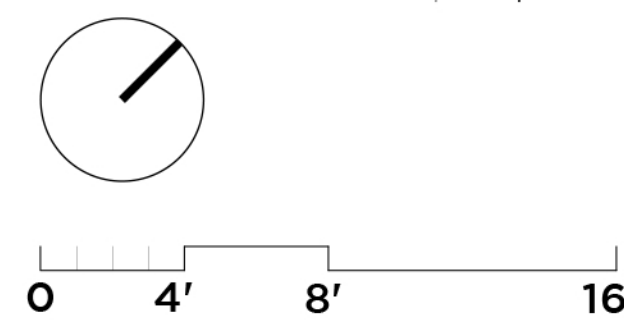
SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Wilder's
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date: 08-15-2022 **Issued For:** SPECIAL LAND USE PERMIT

Sheet No.:
A100
LOWER LEVEL FLOOR PLAN

H5
A100
Lower Level Floor Plan
SCALE: 3/16" = 1'-0"



A
B
C
D
E
F
G
H



Streetview Elevation
West (N. Old Woodward)
SCALE: 1/8" = 1'-0"

0 5' 10' 20'

1 2 3 4 5 6 7 8 9 10

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:

Wilder's
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date: **Issued For:**

05-10-2021 PRELIM. SITE PLAN REVIEW

10-27-2021 FINAL SITE PLAN REVIEW

03-15-2022 SPECIAL LAND USE PERMIT

Sheet No.:

A210

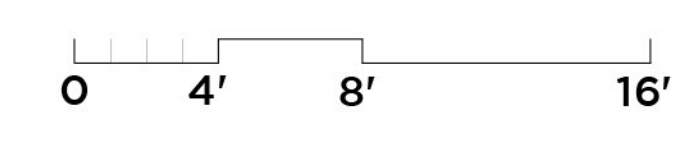
EXTERIOR ELEVATIONS
WEST

A
B
C
D
E
F
G
H



GLAZING CALCULATIONS:		Required:	Proposed:
North Old Woodward:			
Third Level:		35% Max.	33.4% (passed)
Second Level:		35% Max.	34.2% (passed)
First Level (between 1' & 8'):		70% Min.	79.2% (passed)

H5
A200
Elevation/West (N. Old Woodward)
SCALE: 3/16" = 1'-0"



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Wilder's
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date:	Issued For:
05-10-2021	PRELIM. SITE PLAN REVIEW
10-27-2021	FINAL SITE PLAN REVIEW
03-15-2022	SPECIAL LAND USE PERMIT

Sheet No.:

A200
EXTERIOR ELEVATIONS
WEST

A
B
C
D
E
F
G
H



30 INCH RAISED PLANTERS WITH 4'-6" AMUR MAPLE PLANTINGS

STUCCO, TYPICAL

GUARDRAIL TYPICAL

BRICK, TYPICAL

OPERABLE WINDOWS, TYPICAL

STEEL AND GLASS CANOPY

FIXED WINDOW

NEW STREET TREE, LITTLE LEAF LINDEN (TILIA CORDATA) STRAIGHT TRUNK, 3 TO 3-1/2" CALIPER LOWER BRANCH MINIMUM CLEARANCE

FIRE RATED WINDOWS AND FRAMES IN FIRE RATED EXTERIOR WALL ASSEMBLY ADJACENT TO PROPERTY LINE, TYPICAL

TOP OF HOISTWAY ROOF
DATUM ELEV. = 155'-04"

METAL PANEL

ROOF LEVEL
DATUM ELEV. = 141'-04"

BALCONY

THIRD LEVEL
DATUM ELEV. = 128'-04"

SECOND LEVEL
DATUM ELEV. = 115'-04"

STEEL CANOPY

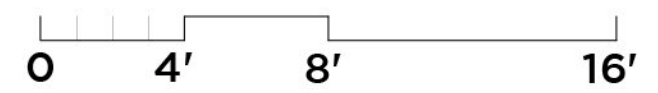
NEW 6' HIGH SCREENWALL
NEW 6' HIGH BRICK DUMPSTER ENCLOSURE

PRELIM AVERAGE PROPOSE GRADE
744.16 (+/-)

FIRST LEVEL
DATUM ELEV. = 100'-00"
ACTUAL ELEV. = 741.20'

LOWER LEVEL
DATUM ELEV. = TBD

H5
A201
Elevation/South
SCALE: 3/16" = 1'-0"



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Wilder's
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date:	Issued For:
05-10-2021	PRELIM. SITE PLAN REVIEW
10-27-2021	FINAL SITE PLAN REVIEW
03-15-2022	SPECIAL LAND USE PERMIT

Sheet No.:

A201

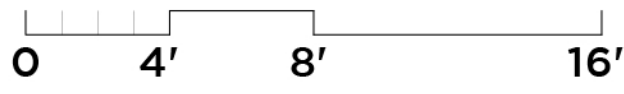
EXTERIOR ELEVATIONS
SOUTH

1 2 3 4 5 6 7 8 9 10

A
B
C
D
E
F
G
H



H5
A202
Elevation/East
SCALE: 3/16" = 1'-0"



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Wilder's
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date:	Issued For:
05-10-2021	PRELIM. SITE PLAN REVIEW
10-27-2021	FINAL SITE PLAN REVIEW
03-15-2022	SPECIAL LAND USE PERMIT

Sheet No.:
A202
EXTERIOR ELEVATIONS
EAST

LEGAL DESCRIPTION

THE SOUTHERLY 5.00 FEET OF LOT(S) 39, ALL OF 40, ALSO LOT 41, EXCEPT THE SOUTHERLY 9.00 FEET THEREOF OF "ASSESSOR'S PLAT NO. 29" A REPLAT OF: RESIDENCE PARK SUBDIVISION; A RESUBDIVISION OF LOTS 25 TO 27 INC., LOTS 57 TO 64 INC., AND PARTS OF RAVINE ROAD AND COURT INCLUDED THERIN OF RESIDENCE PARK SUBDIVISION, C.E. JONES SUB., & PART OF LOT 88 & ALL OF LOTS 13-14-15-16-53-54-55-56-57-87 & 89 OF OAK GROVE ADD., CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 6 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS.

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the East line of N. Old Woodward Ave. as recorded in Liber 6 of Plats, Page 45, Oakland County Records.

TITLE NOTES

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
- Easements or encumbrances, or claims thereof, not shown by the Public Records.
- Interest of Fred Pierce, Inc., A Michigan Corporation, as evidenced by instrument recorded in Liber 4368, page 454 and Liber 7316, page 402. [NOT A PLOTTABLE EXCEPTION].
- Mortgage in the original amount of \$290,254.06 executed by The Junior League of Birmingham, Michigan, Inc., a Michigan non-profit corporation to Bank of Birmingham, dated September 10, 2012, recorded October 10, 2012, in Liber 44791, page 775. [NOT A PLOTTABLE EXCEPTION].
- Terms and Conditions contained in Resolution as disclosed by instrument recorded in Liber 8715, page 120. [NOT A PLOTTABLE EXCEPTION].
- Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
- Rights of tenants, if any, under any unrecorded leases.

All exceptions shown or noted on this survey were obtained from Title Commitment No. 813996, Revision A, printed July 6, 2018, with an effective date of June 25, 2018, issued by First American Title Insurance Company.

TABLE A NOTES

- There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SITE DATA

Gross Land Area: 5,543 Square Feet or 0.127 Acres.
Zoned: B-2 (General Business)
Building Setbacks:
Front= 0'
Sides= 0'
Rear= 20' when adjacent to a residential district

Max. Building Height permitted: 3 stories / 40'

Total Parking: 3 spaces including 0 barrier free spaces.

The above setback & height requirements were obtained from the City of Birmingham Zoning Ordinance.

A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Birmingham to insure conformity as well as make a final determination of the required building setback requirements.

UTILITY NOTE

All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

FLOOD HAZARD NOTE

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26125C0537F bearing an effective date of September 29, 2006.

SURVEYOR'S CERTIFICATION

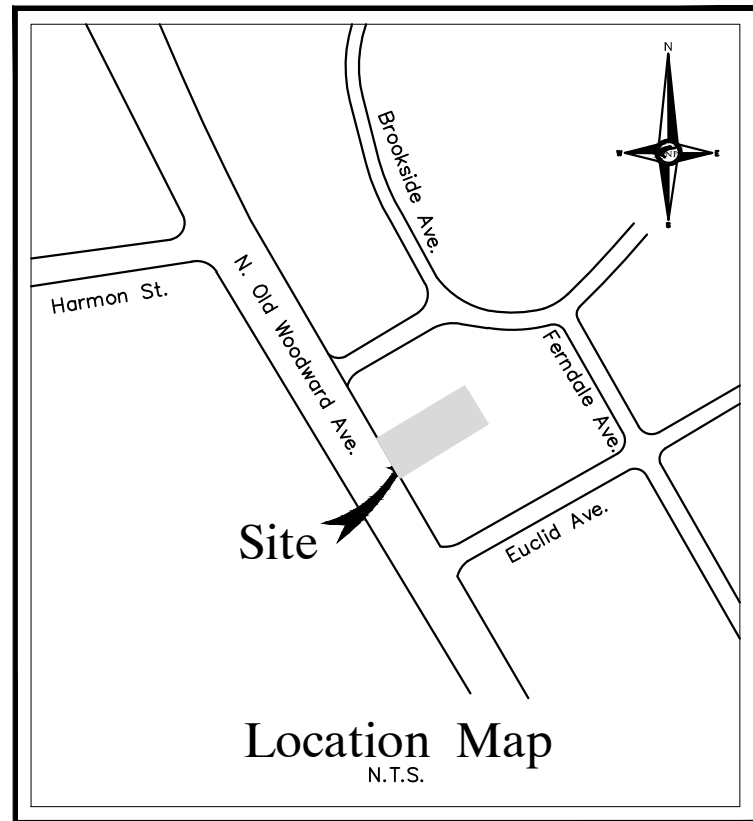
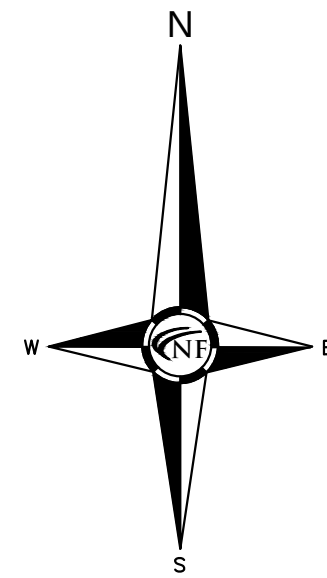
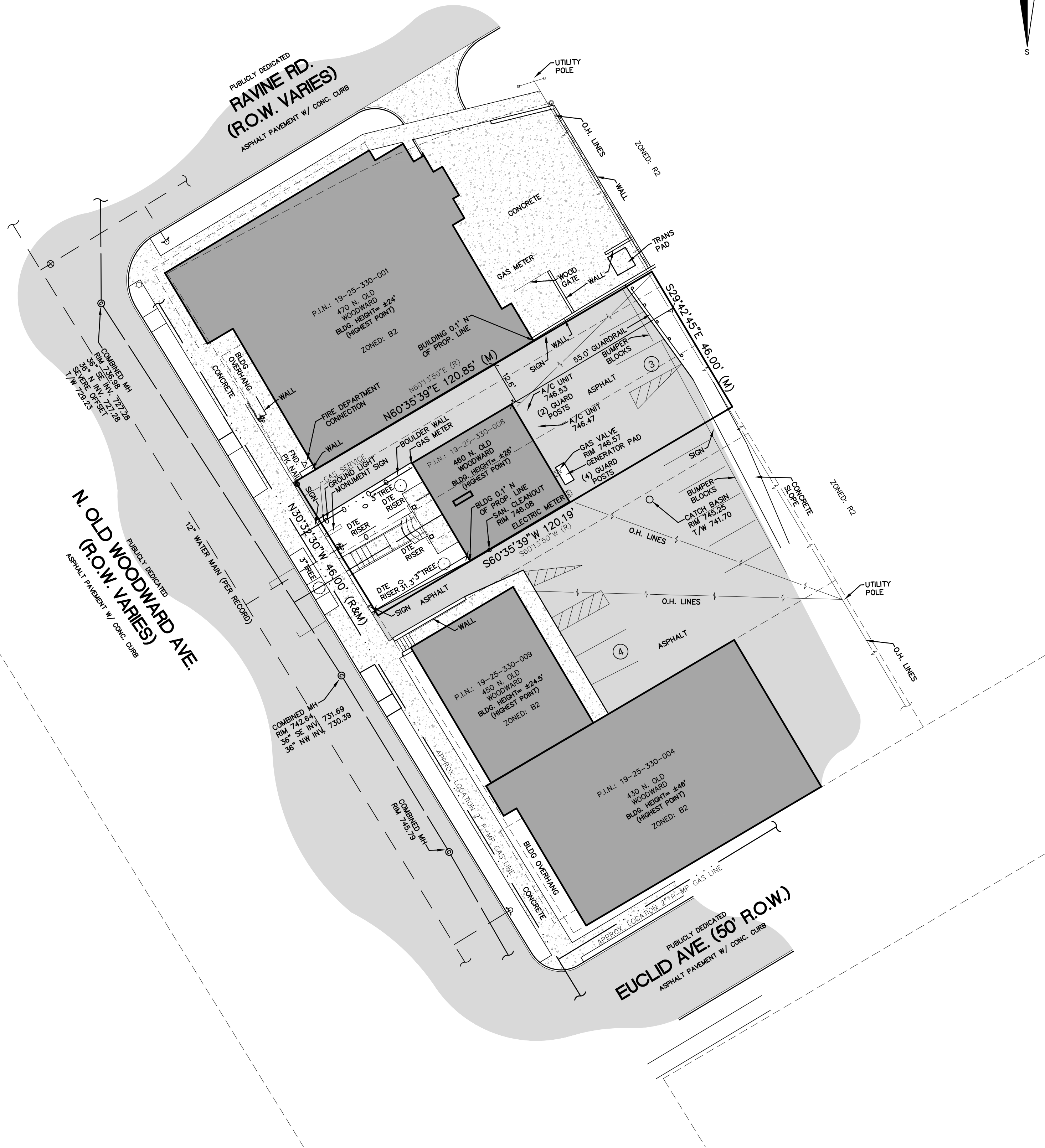
To:

Victor Saroki & Associates Architects, P.C., a Michigan professional corporation
The Junior League of Birmingham, MI, Inc.
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 16, and 17 of Table A thereof.

The field work was completed on 07-20-2018.

Kevin Navaroli, P.S.
No. 53503
Dated: 08-31-2018



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT

460 N. Old Woodward
Birmingham, MI

CLIENT

Saroki Architecture
430 N. Old Woodward
Birmingham, MI 48009

Contact: Victor Saroki
Ph: (248) 258-5707

PROJECT LOCATION

Part of Section 25
T. 2 North, R. 10 East
City of Birmingham,
Oakland County, Michigan

SHEET

ALTA / NSPS Land
Title Survey



Know what's below
Call before you dig.

DATE ISSUED/REVISED
04-30-21 PRELIMINARY SITE PLAN REVIEW

DRAWN BY:
A. Eizember
DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
April 30, 2021

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO.

K519

SHEET NO.

SP-1

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

MISS DIG / UTILITY DISCLAIMER NOTE

THE LOCATION OF THE AT&T CONDUITS/CABLES SHOWN ON THE RECORDS PROVIDED BY AT&T COULD NOT BE ACCURATELY PLOTTED DUE TO A LACK OF DIMENSIONS AND/OR SCALE. CLIENT SHALL CONTACT AT&T TO DETERMINE THE LOCATION OF THE UNDERGROUND UTILITY.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER A81781058, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON JULY 24, 2018. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

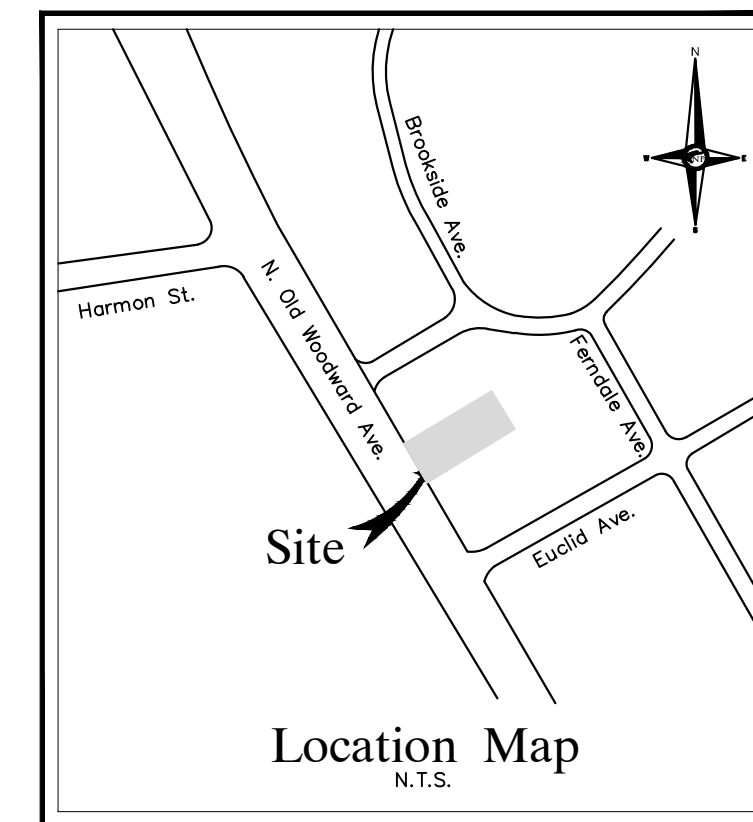
TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

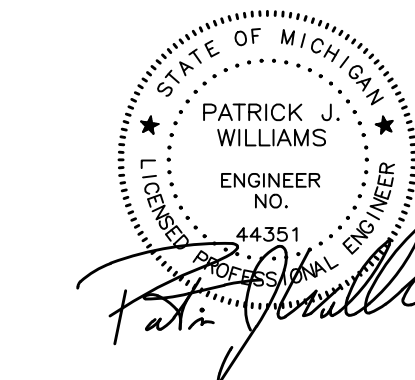
LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
MANHOLE	EXISTING STORM SEWER
UTILITY POLE	EX. R.Y. CATCH BASIN
GUY POLE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
SIGN	LIGHT POLE
EXISTING GAS MAIN	



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT
460 N. Old Woodward
Birmingham, MI

CLIENT
Saroki Architecture
430 N. Old Woodward
Birmingham, MI 48009

Contact: Victor Saroki
Ph: (248) 258-5707

PROJECT LOCATION
Part of Section 25
T. 2 North, R. 10 East
City of Birmingham,
Oakland County, Michigan

SHEET

Dimensional Site Plan



Know what's **below**
Call before you dig.

DATE	ISSUED/REVISED
04-30-2021	PRELIMINARY SITE PLAN REVIEW
03-14-2022	REVISED PER CITY

DRAWN BY:
A. Eizember

DESIGNED BY:
A. Eizember

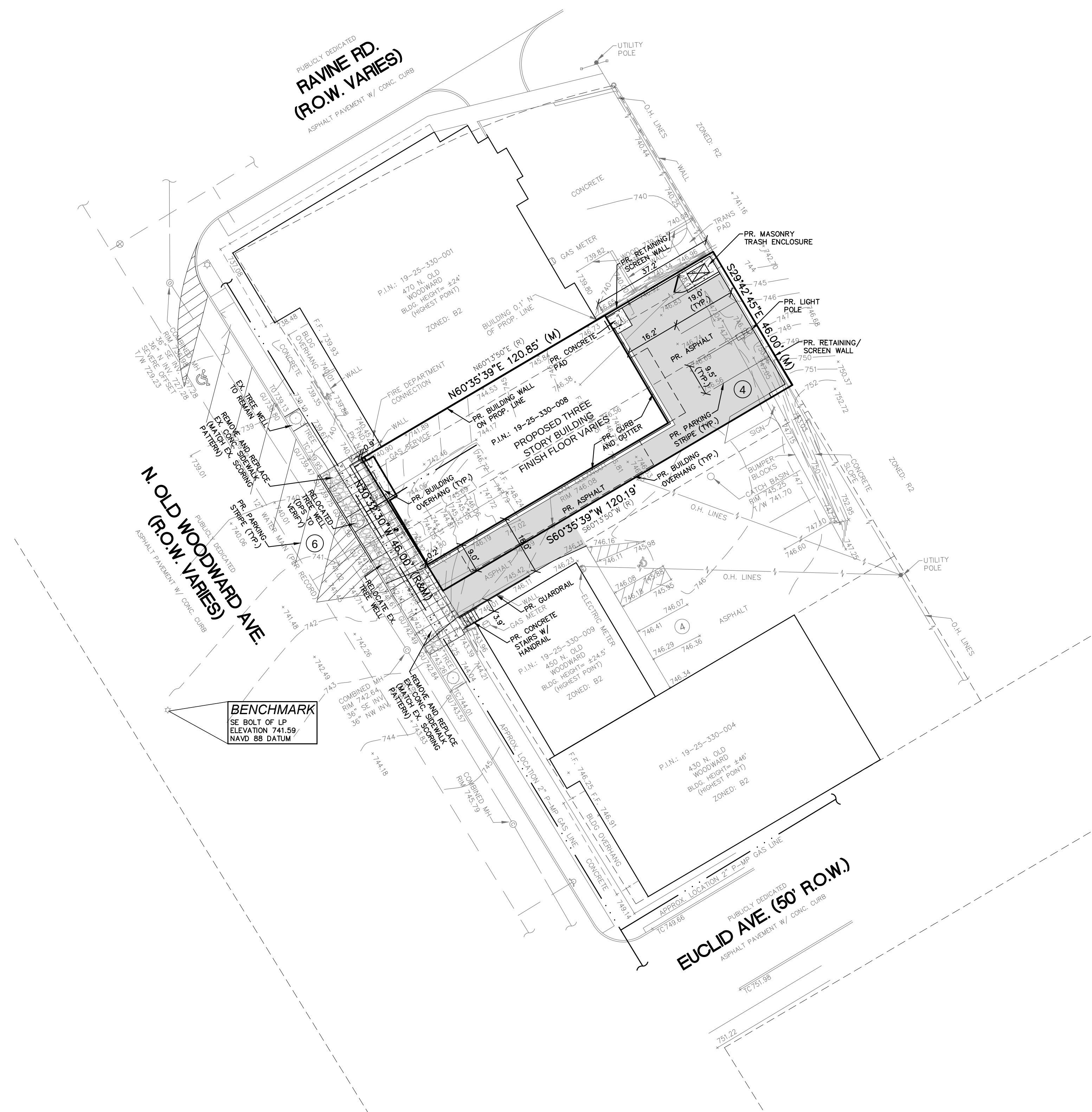
APPROVED BY:
P. Williams

DATE:
April 30, 2021

SCALE: 1" = 20'

A horizontal number line with arrows at both ends. It has major tick marks labeled -20, -10, and 0. A solid black dot is placed on the tick mark for -10.

NFE JOB NO. **K519** SHEET NO. **SP-2**



SITE DATA

ZONING: B2 (GENERAL BUSINESS)

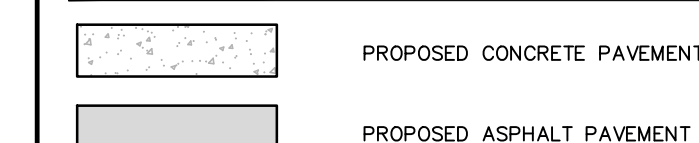
SITE AREA: 5,543 S.F. OR 0.13 ACRES

BUILDING AREA:
1ST FLOOR: 1,806 S.F. RETAIL
2ND FLOOR: 2,960 S.F. OFFICE
3RD FLOOR: 2,485 S.F. RESIDENTIAL

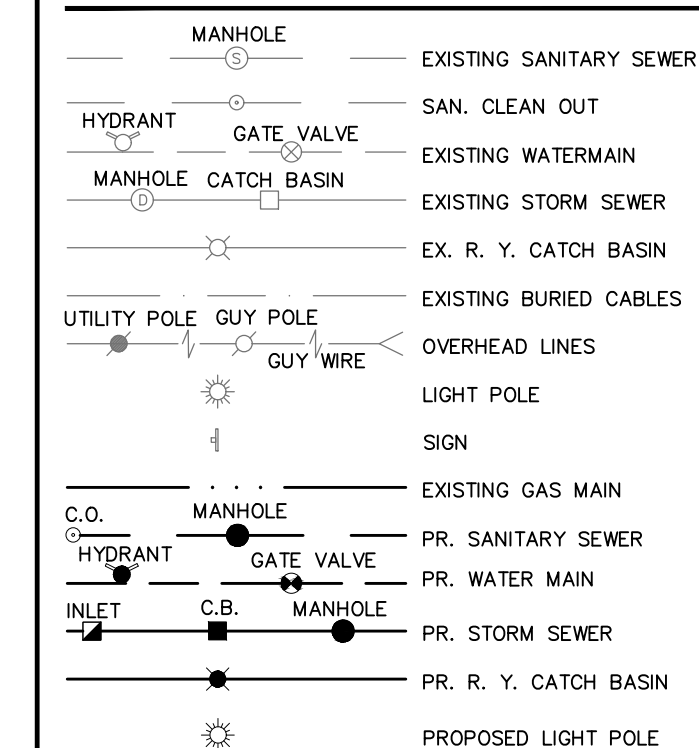
MAX. BUILDING HEIGHT: 3 STORIES / 40'

SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST):	0'	0.2'
SIDE (NORTH):	0'	0.0'
SIDE (SOUTH):	0'	9.0'
REAR (EAST):	20'	37.2'

PAVING LEGEND



LEGEND



Detention Calculations (10) Year Storm Event

Contributing Area:	0.112	Acres
Allowable Outflow, Qa :	1.000	CFS / Acre
Runoff Coefficient, C :	0.950	Imperviousness
Maximum Allowable Outflow, Qo :	1.053	CFS / Acre * Imperv.
Ts Storage Time (10 Yr):	53.958	Minutes
Vs Storage Time (10 Yr):	4,903.532	CF / Acre * Imperv.
Vt Total Volume (10 Yr):	521.736	Cubic Feet
Volume Required :	522	Cubic Feet
Required Formulae:		
Qo = Qa / (Area x C)	Vs = (10,500 x T)/(T + 25) - (40 x Qo x T)	
T = .25 + (6,562.5 / Qo) ^{0.5}	Vt = Vs x A x C	

PIPE STORAGE CALCULATIONS

Pipe Dia (inches)	X-sec area (sq. ft.)	Length (LF)	Volume Provided (Cubic Feet)
30	4.91	84	412.5

Volume Provided (Cu. Ft.) 413

STRUCTURE STORAGE CALCULATIONS

Structure Dia (inches)	Structure (quantity)	X-sec area (sq. ft.)	Depth (feet)	Volume (cu. ft.)
60	1	19.64	10.25	201.3

Volume (Cu. Ft.) 201

TOTAL STORAGE PROVIDED = 614 Cu. Ft.

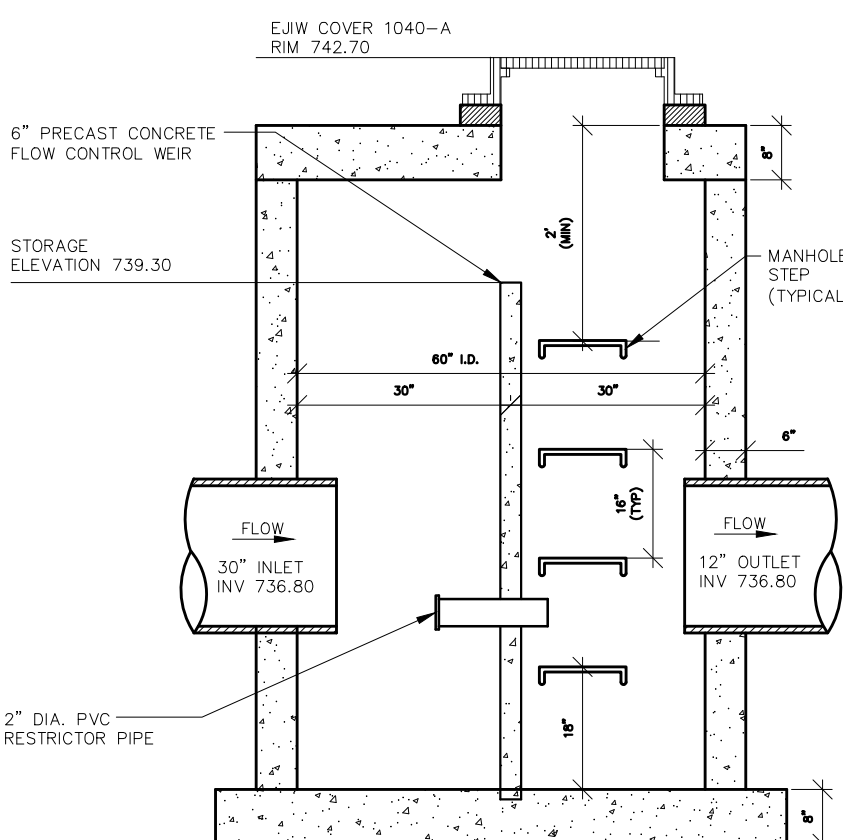
RESTRICTOR CALCULATIONS

Contributing Acreage, A:	0.11	Acres
Allowable Outflow / Acre, Qa:	1.00	CFS / Acre
Storage Elevation:	739.30	Feet
Outlet Elevation:	736.80	Feet
Depth of Storage, h:	2.50	Feet
Maximum Allowable Outflow, Qo:	0.11	CFS
Required Restrictor Size:	0.01	Square Feet
Design Restrictor Diameter:	1.62	Inch Diameter
Restrictor Required by Design:	2	Inch Diameter

Formula: $Q = (0.62 \times A \times ((2gh)^{0.5}))$

STORM STRUCTURE SCHEDULE

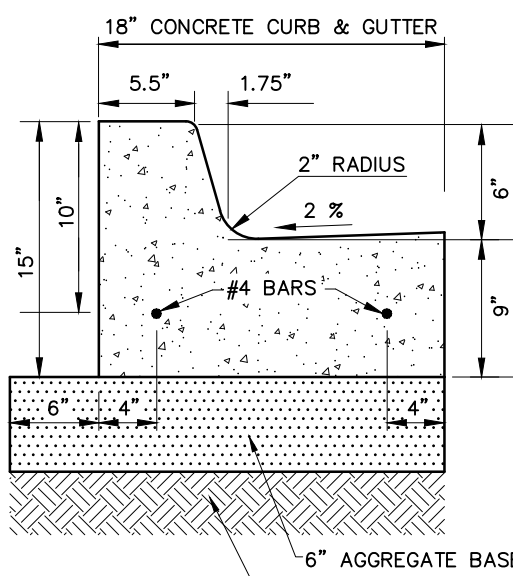
- EX. COMBINED MANHOLE
EX. 36" SE INV. 731.69
EX. 36" NW INV. 730.39
PR. 12" NE INV. 736.22
- 5' DIA. OVERFLOW MH
(PER DETAIL)
RIM 742.70
36" NE INV. 736.80
12" SW INV. 736.80
- 5' DIA. CATCH BASIN
W/2' SUMP
RIM 745.90
8" NW INV. 742.40
36" SW INV. 737.64



SECTION A-A

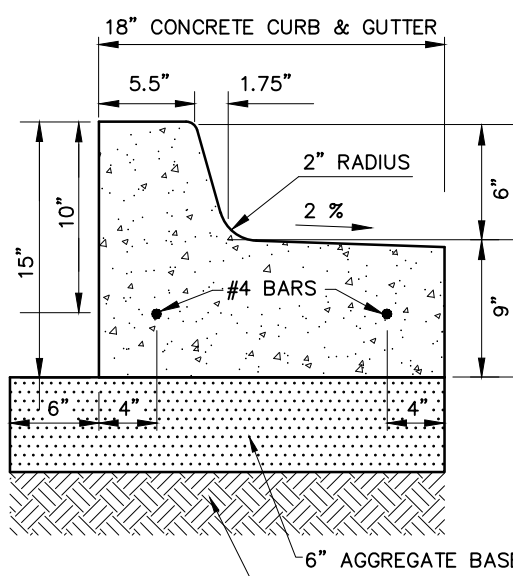
5' DIAMETER OVERFLOW MANHOLE DETAIL

N.T.S.



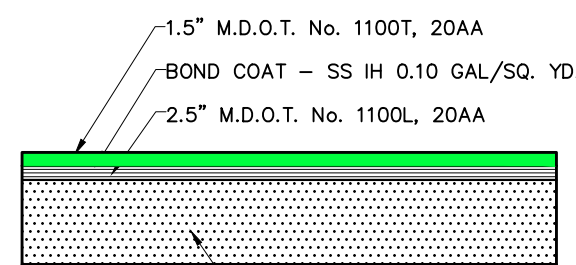
CONCRETE CURB DETAIL 'A'

N.T.S.



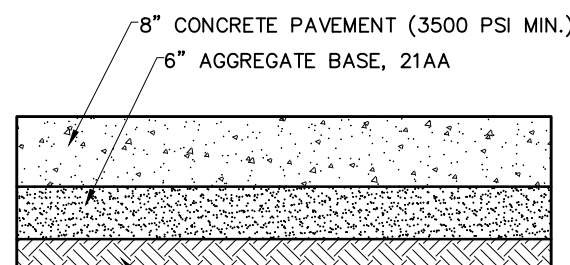
CONCRETE CURB DETAIL 'B'

N.T.S.



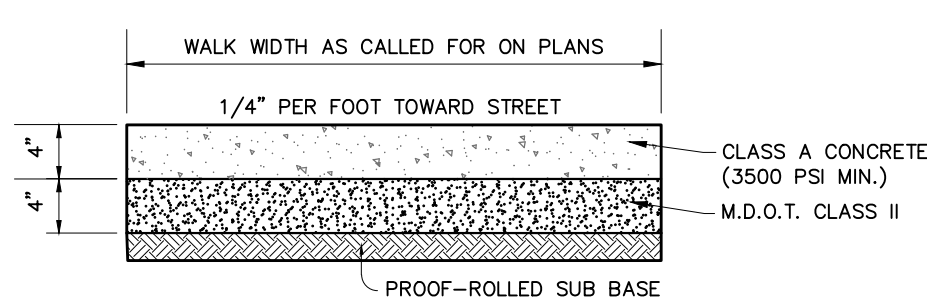
ASPHALT PAVEMENT SECTION

(DRIVE AND PARKING)



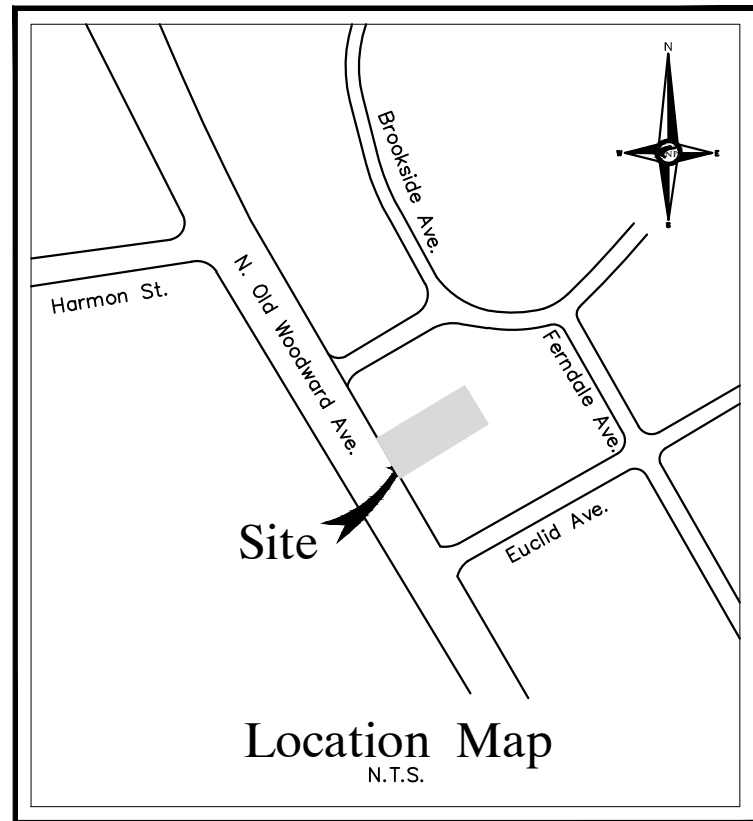
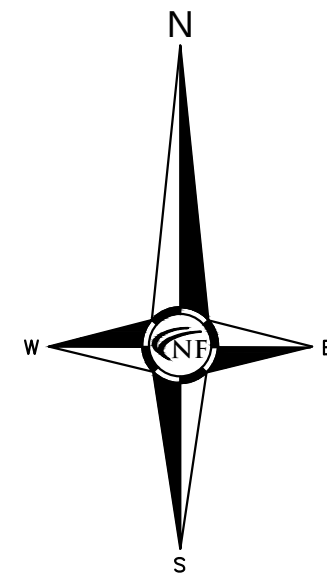
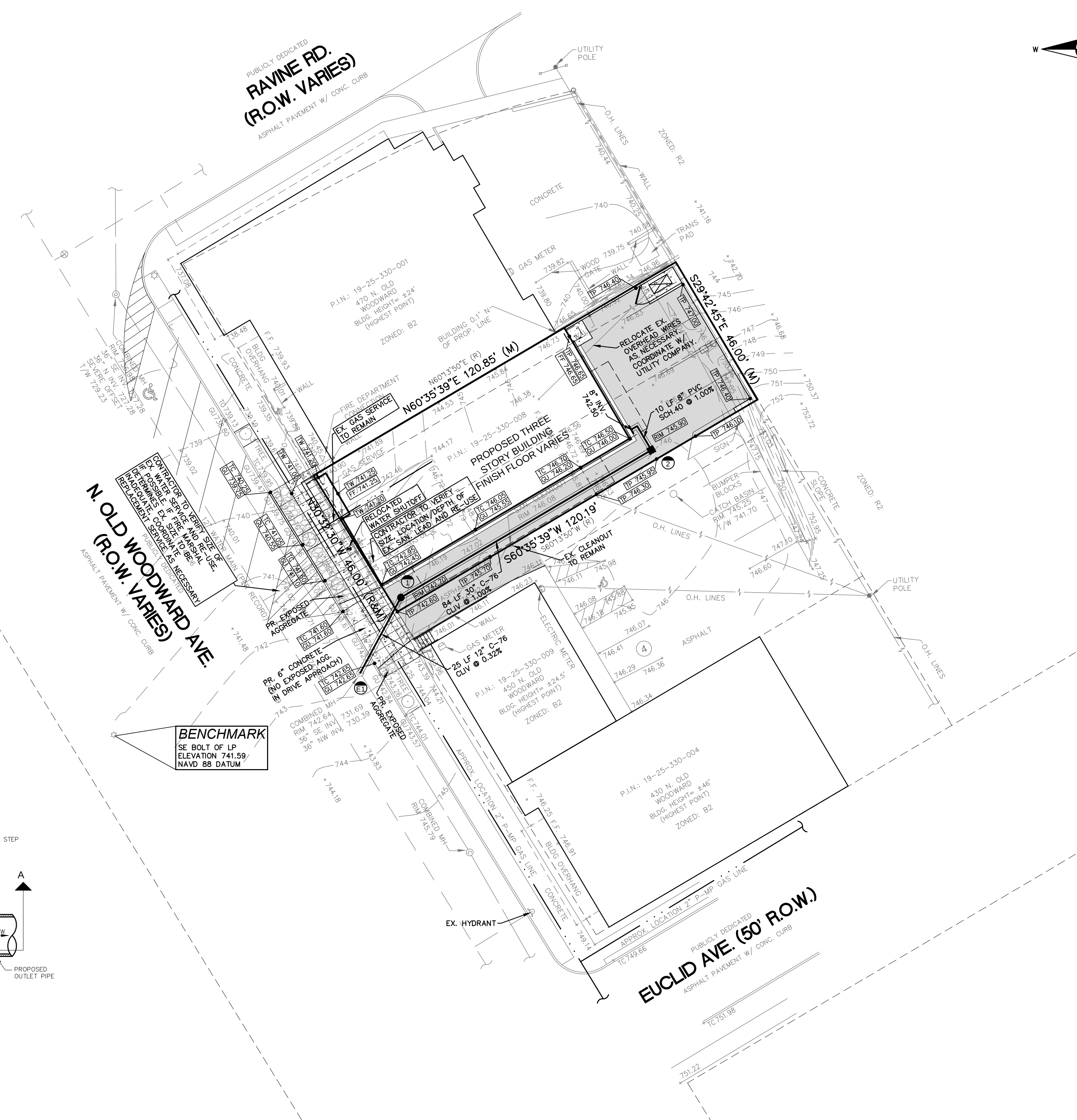
CONCRETE PAVEMENT SECTION

N.T.S.



CONCRETE SIDEWALK SECTION

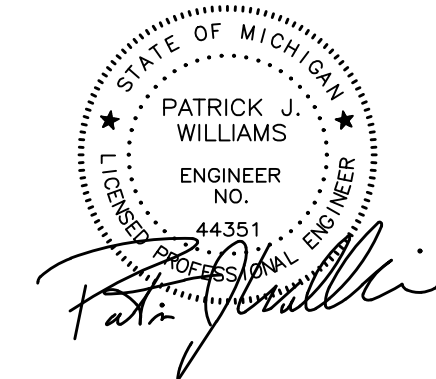
N.T.S.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT

460 N. Old Woodward
Birmingham, MI

CLIENT

Saroki Architecture
430 N. Old Woodward
Birmingham, MI 48009

Contact: Victor Saroki
Ph: (248) 258-5707

PROJECT LOCATION

Part of Section 25
T. 2 North, R. 10 East
City of Birmingham,
Oakland County, Michigan

SHEET

Engineering Site Plan



DATE

ISSUED/REVISED

04-30-2021 PRELIMINARY SITE PLAN REVIEW
03-14-2022 REVISED PER CITY

DRAWN BY:

A. Eizember

DESIGNED BY:

A. Eizember

APPROVED BY:

P. Williams

DATE:

April 30, 2021

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO.

K519

SHEET NO.

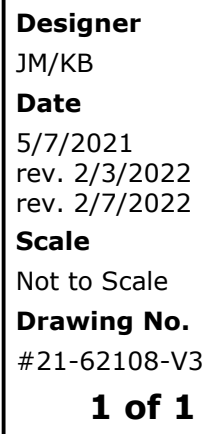
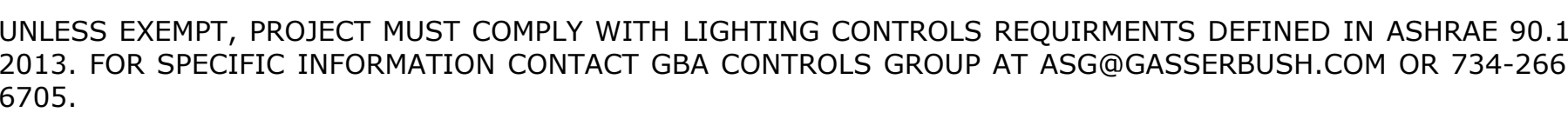
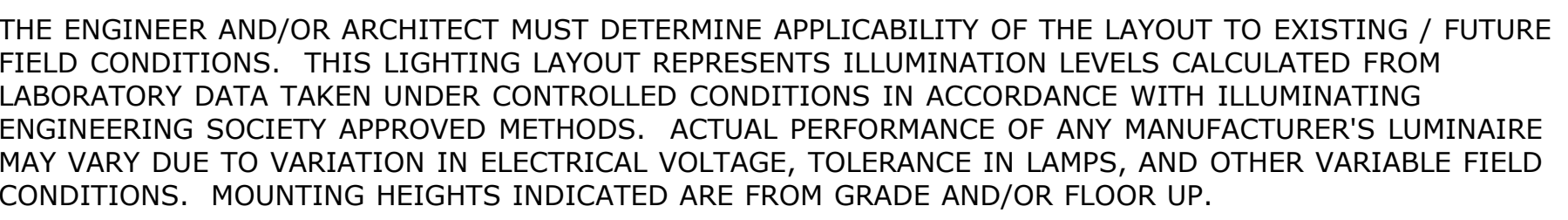
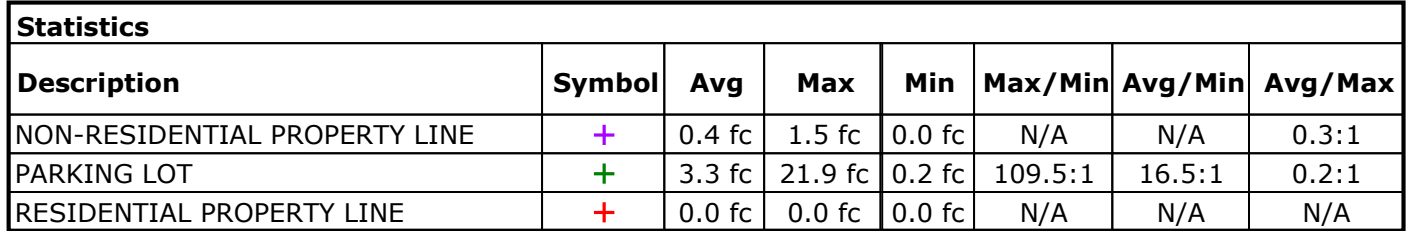
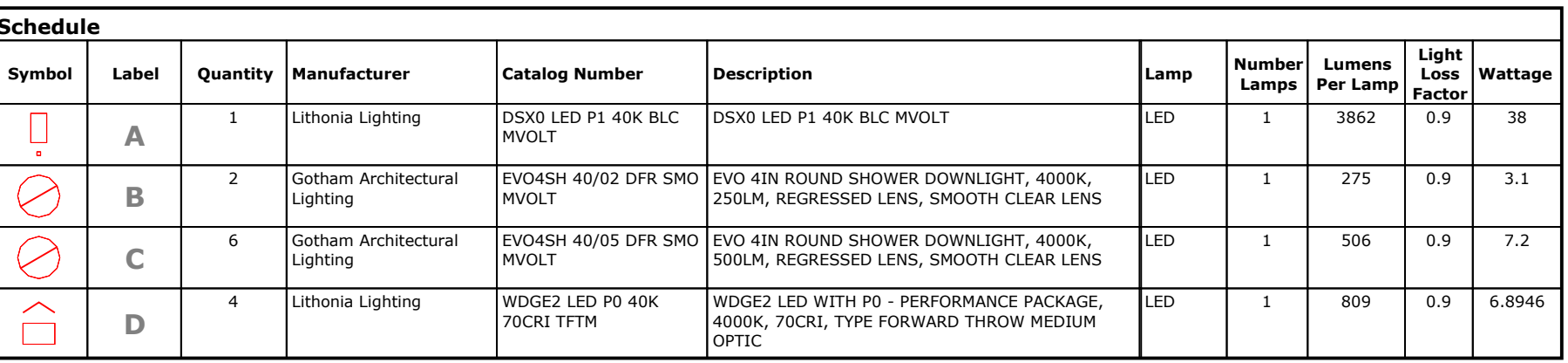
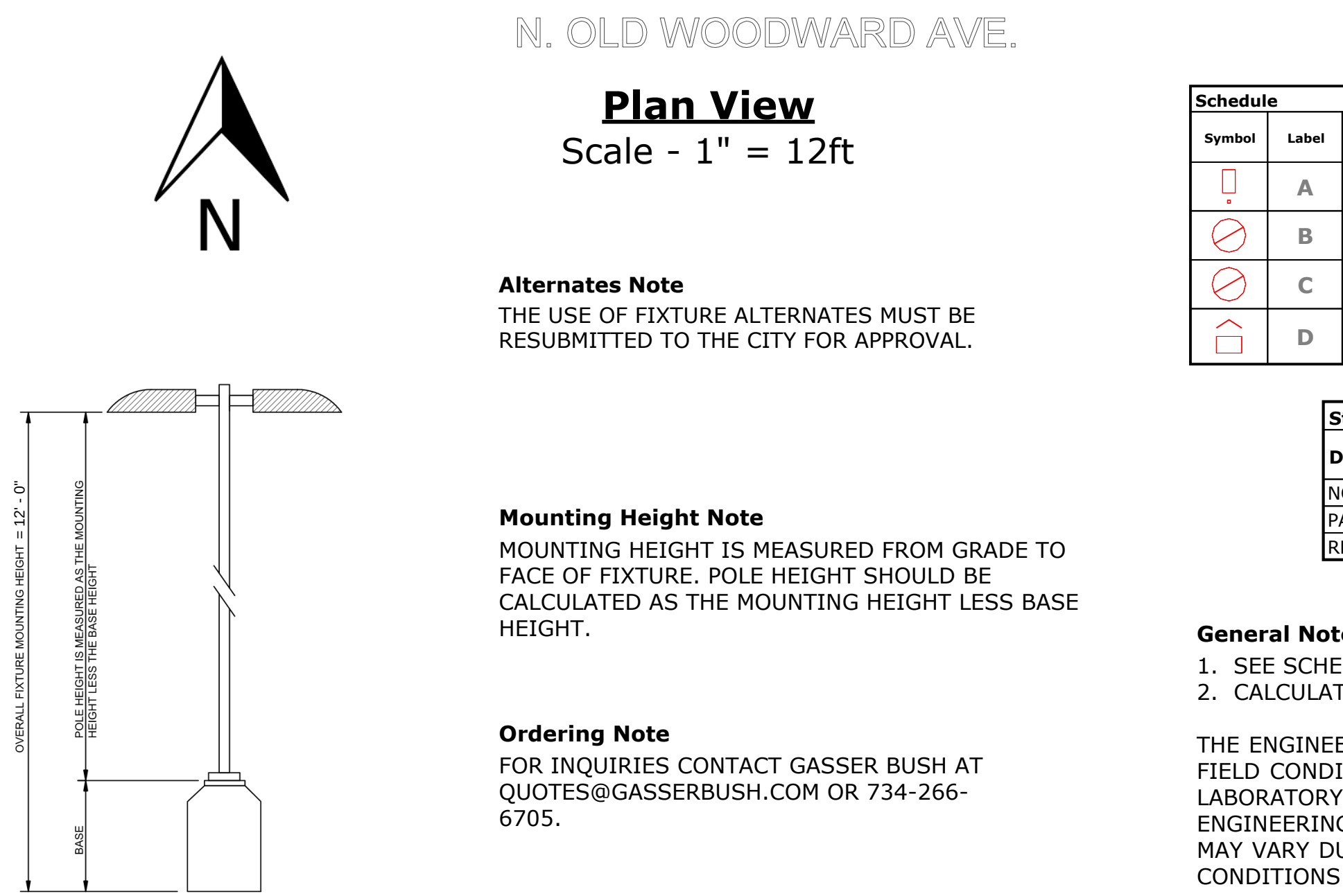
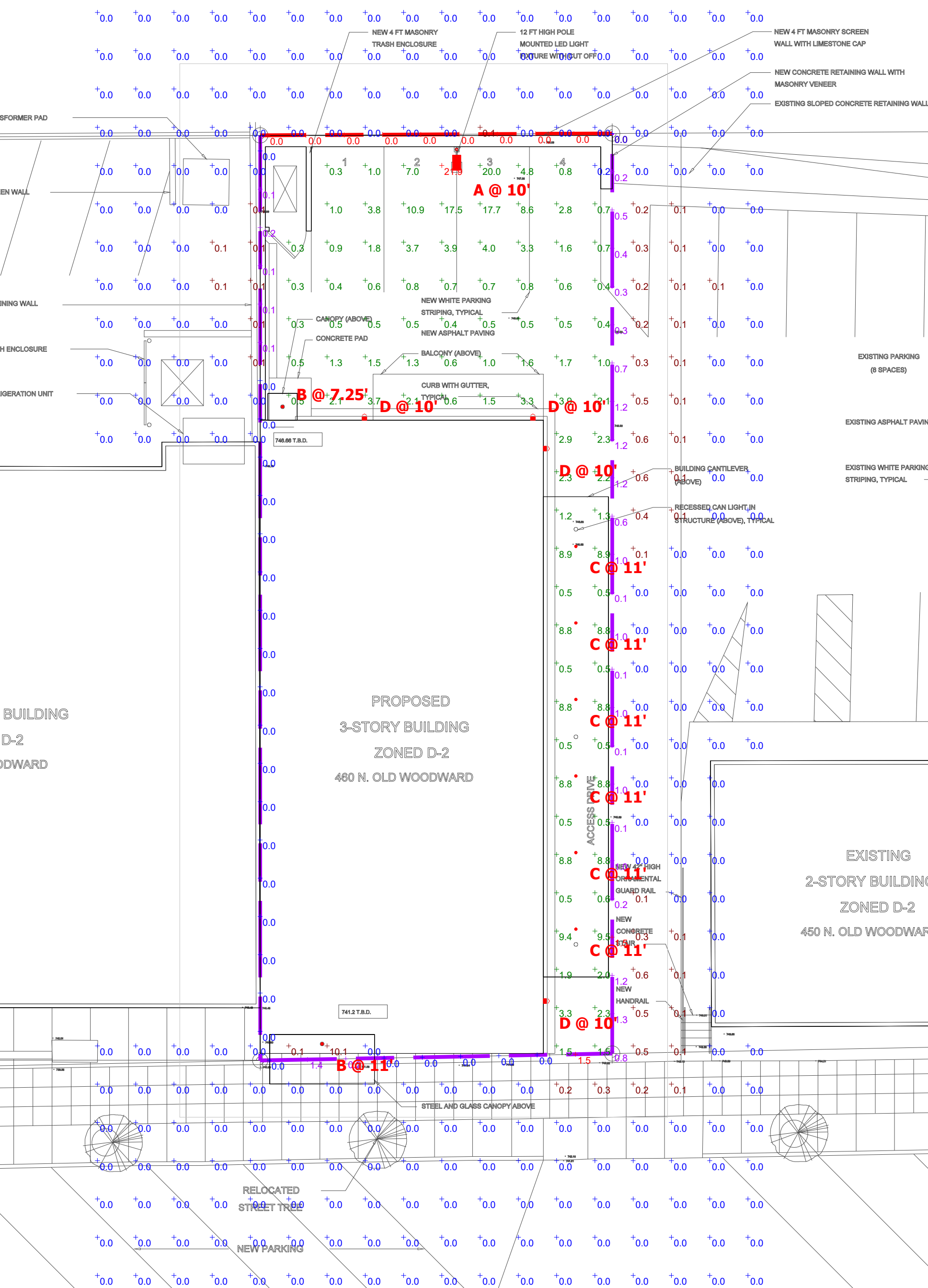
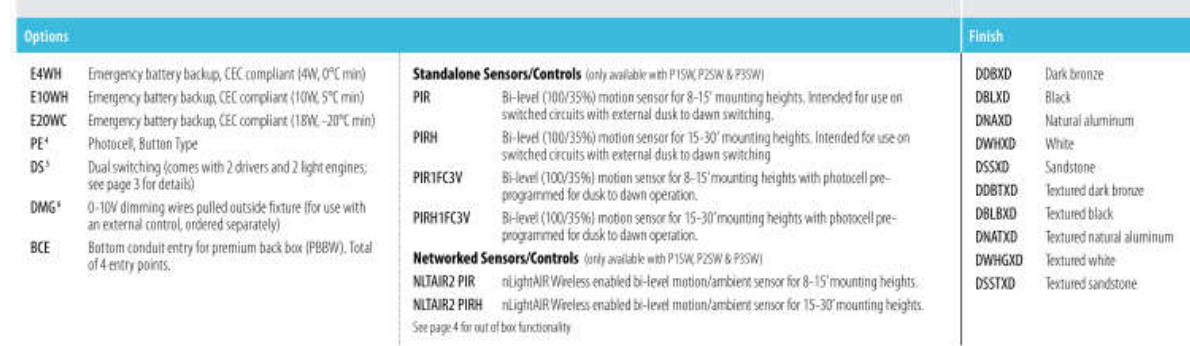
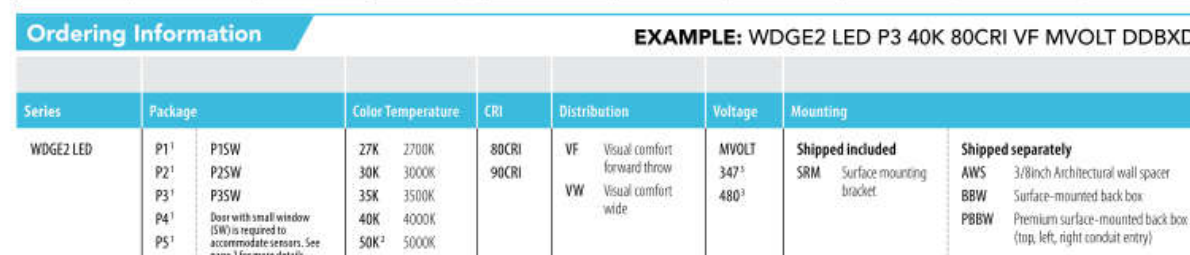
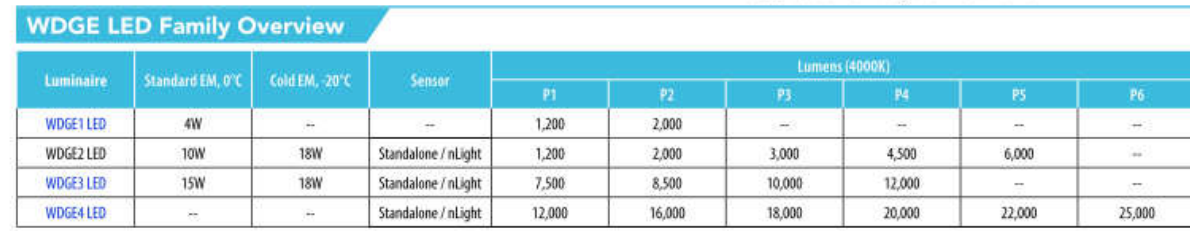
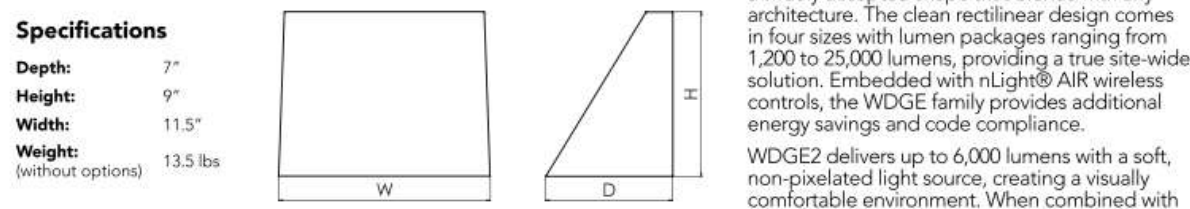
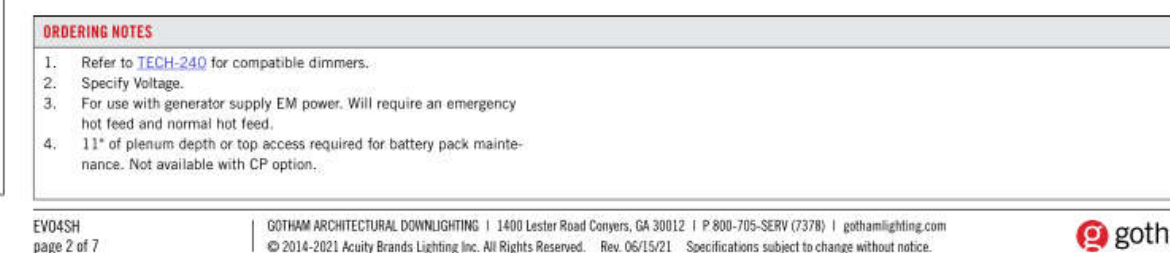
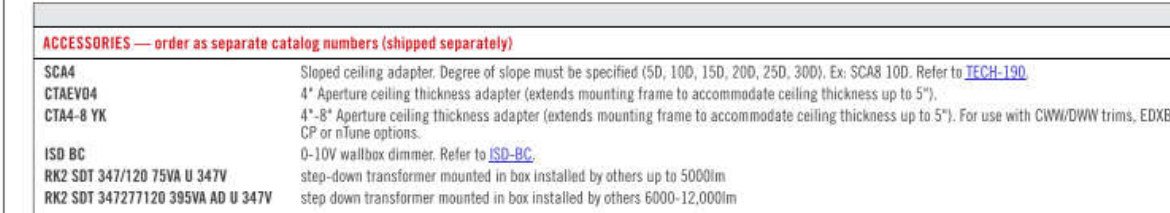
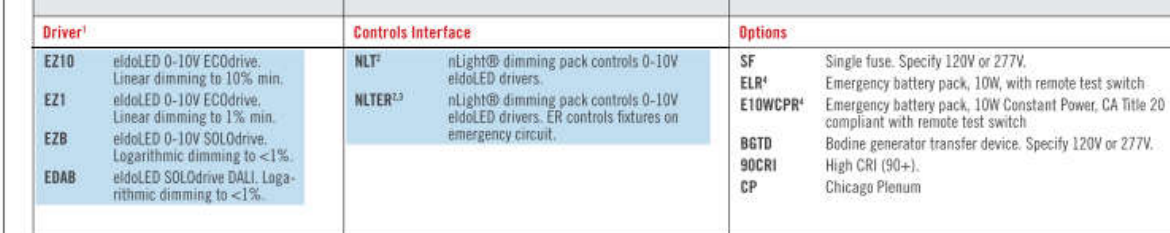
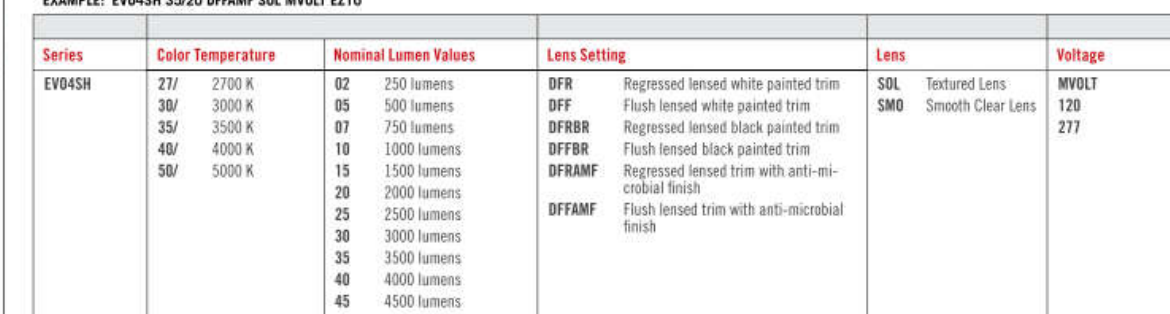
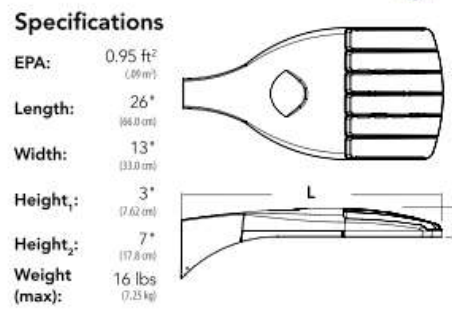
SP-3

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

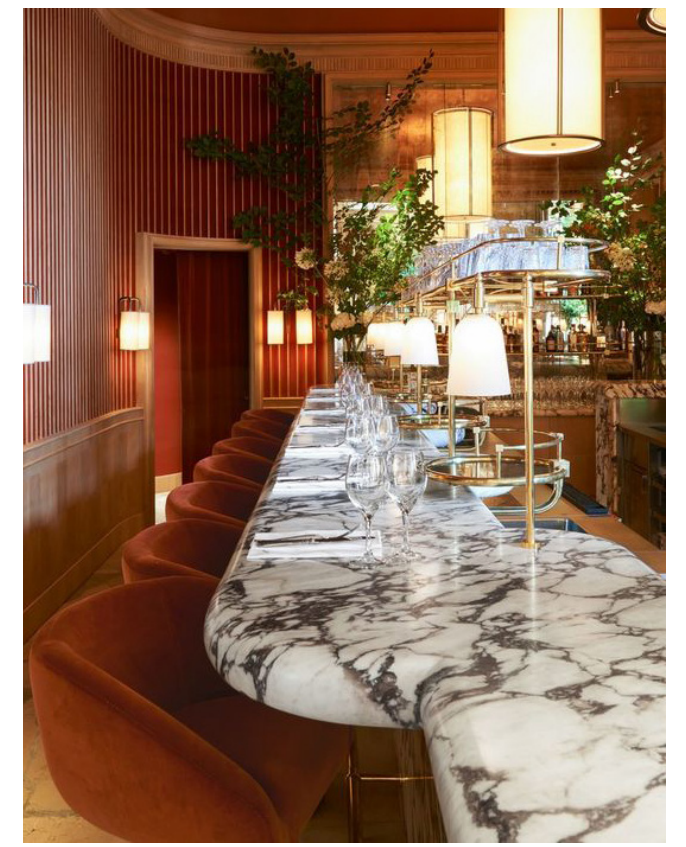
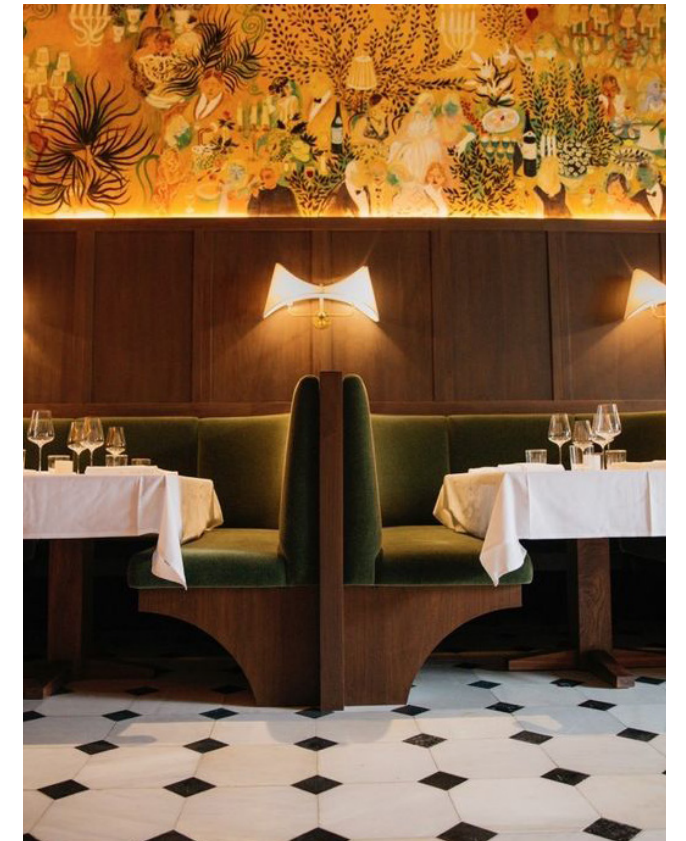
	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O.		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	MANHOLE		PR. R. Y. CATCH BASIN
	GATE VALVE		PROPOSED LIGHT POLE
	C.B.		

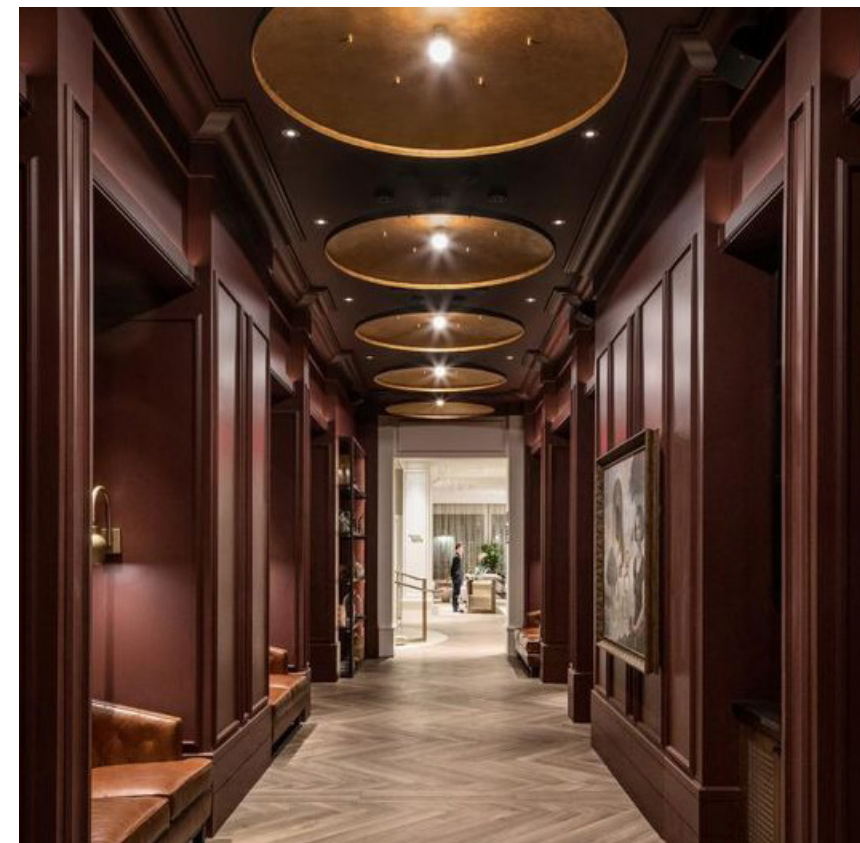


Wilder's

CONCEPTUAL DESIGN PACKAGE | MARCH 15, 2022







MARBLE BAR TOP



WALNUT WOOD TONES



SAFFRON VELVET



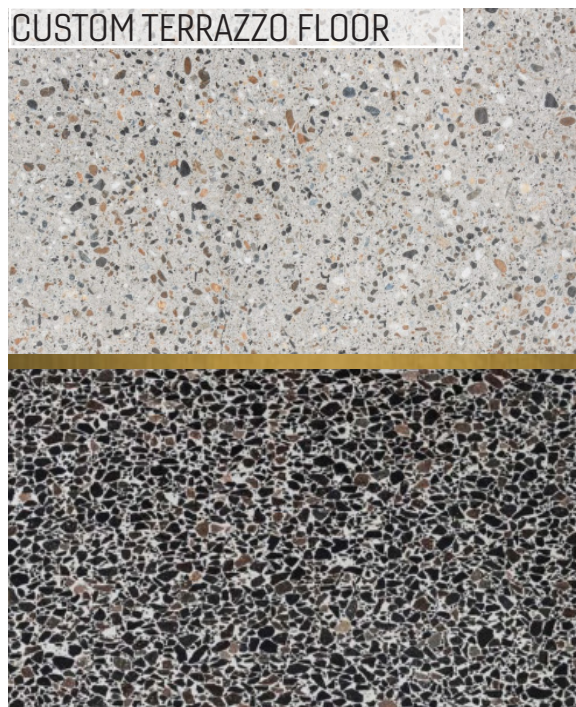
ANTIQUE MIRROR



PAINTERLY MURAL WALLCOVERING



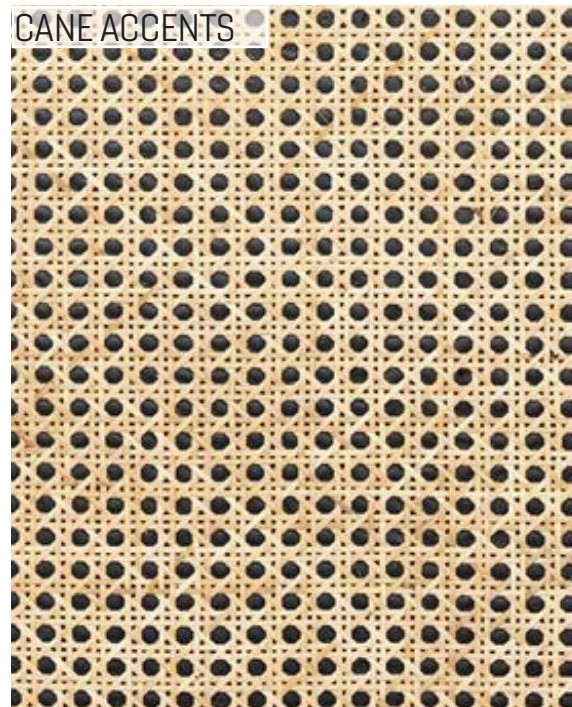
CUSTOM TERRAZZO FLOOR



MOSS VELVET



CANE ACCENTS

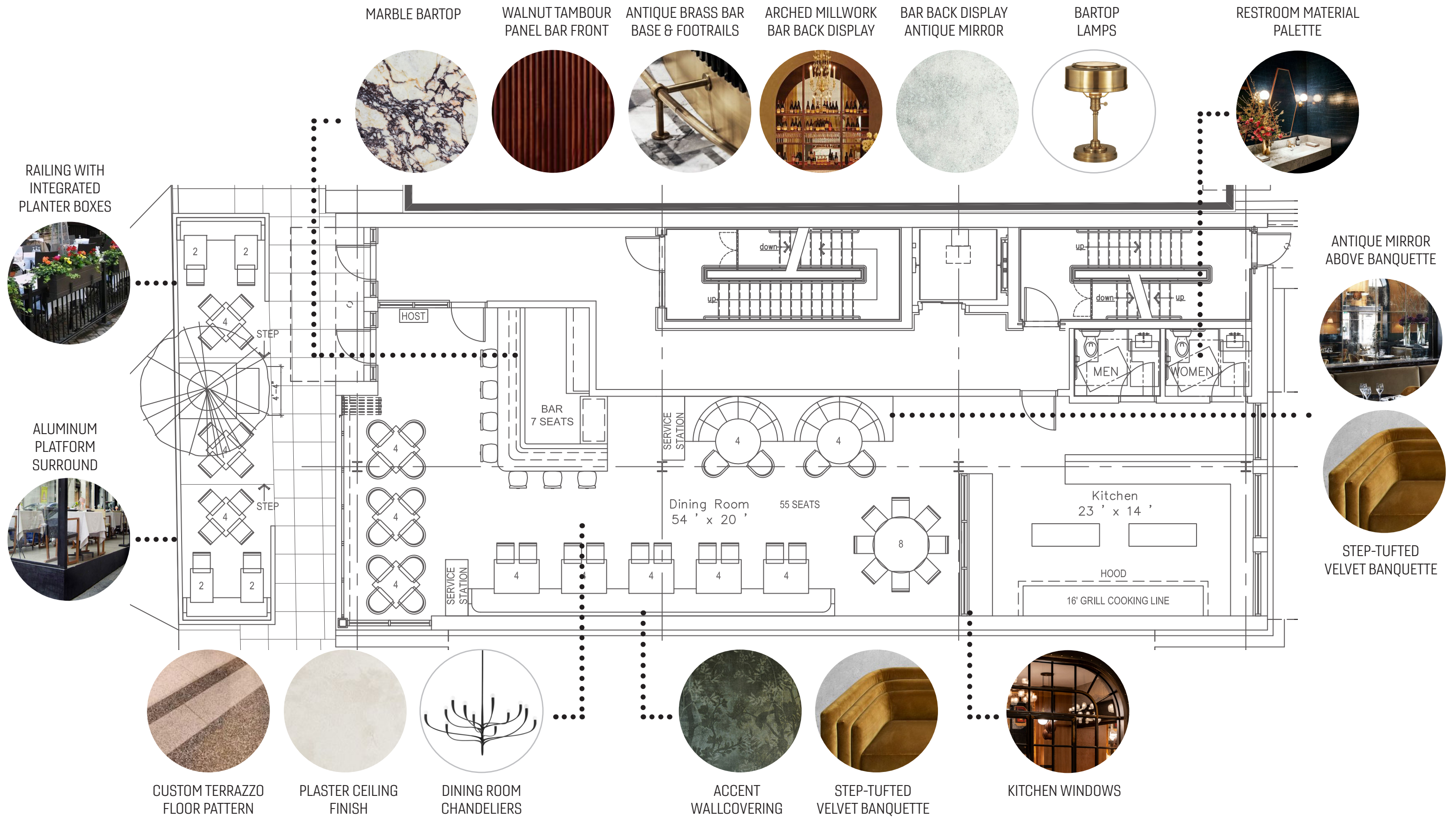


AGED BRASS



PARQUET WOOD FLOOR





WOOD & GLASS WINE
CELLAR DOORS



AGED BRASS WINE
DISPLAY



RESTROOM MATERIAL
PALETTE



PAINTED WALL
PANELING



PARQUET
WOOD FLOOR



MURAL STYLE
WALLCOVERING



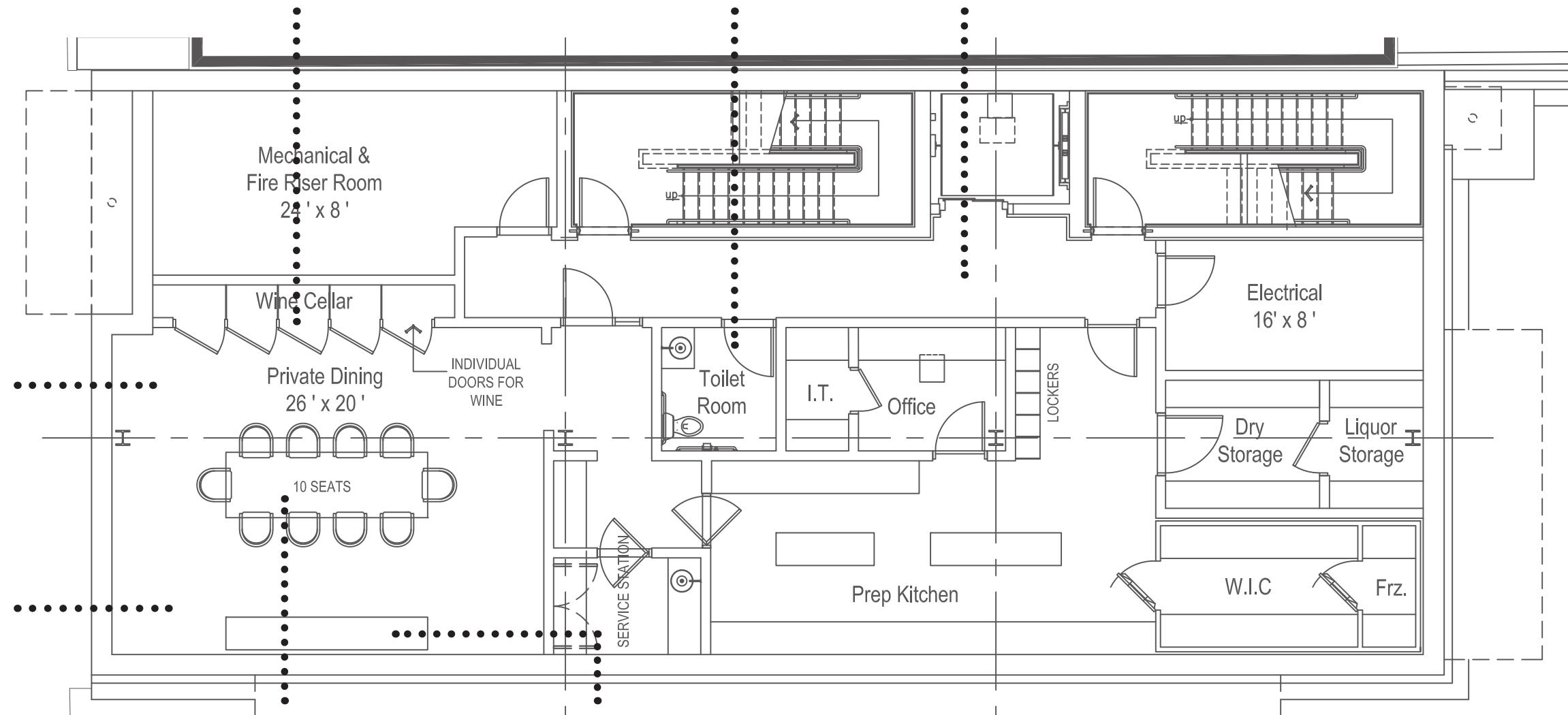
DOUBLE PENDANTS



CUSTOM BUFFET



BUFFET MARBLE TOP



BARSTOOL - OPTION 1



DINING ARM CHAIR - OPTION 1



ARMLESS DINING CHAIR CHAIR
(LINEAR BANQUETTE) - OPTION 1



DINING CHAIR (PRIVATE DINING ROOM)
OPTION 1



BANQUETTE TUFTING - OPTION 1



BARSTOOL - OPTION 2



DINING ARM CHAIR - OPTION 2



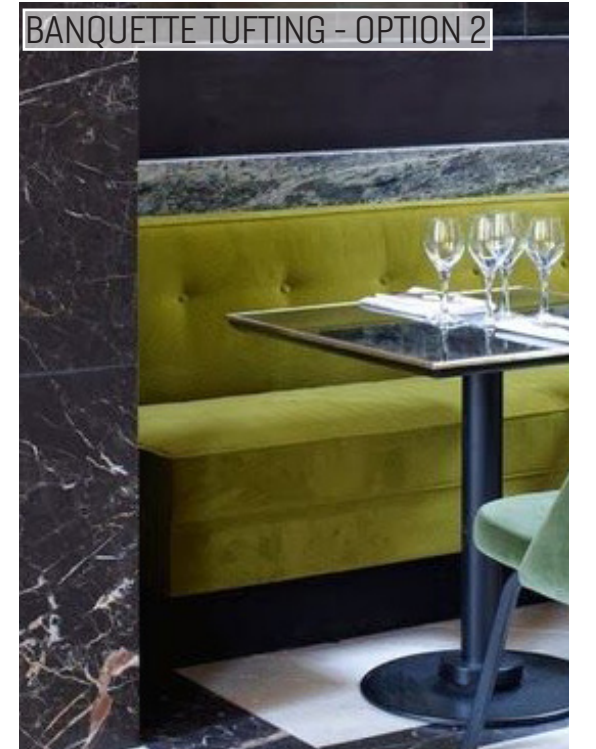
ARMLESS DINING CHAIR CHAIR
(LINEAR BANQUETTE) - OPTION 2

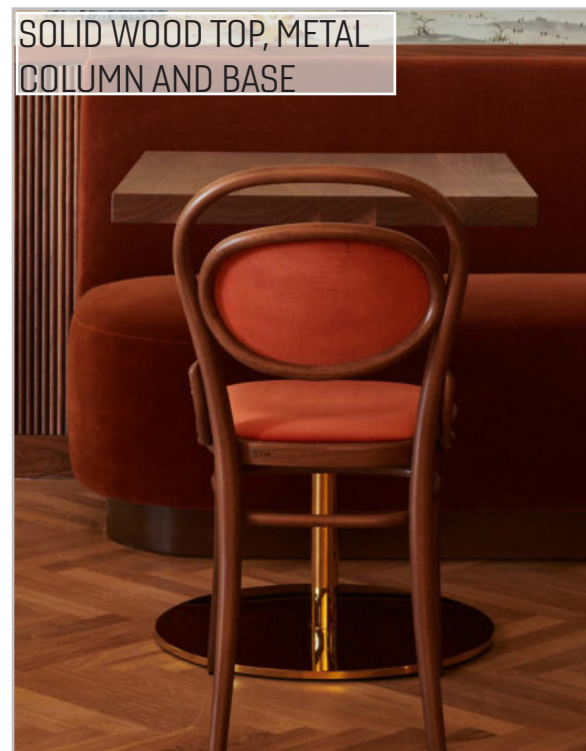


DINING CHAIR (PRIVATE DINING ROOM)
OPTION 2



BANQUETTE TUFTING - OPTION 2

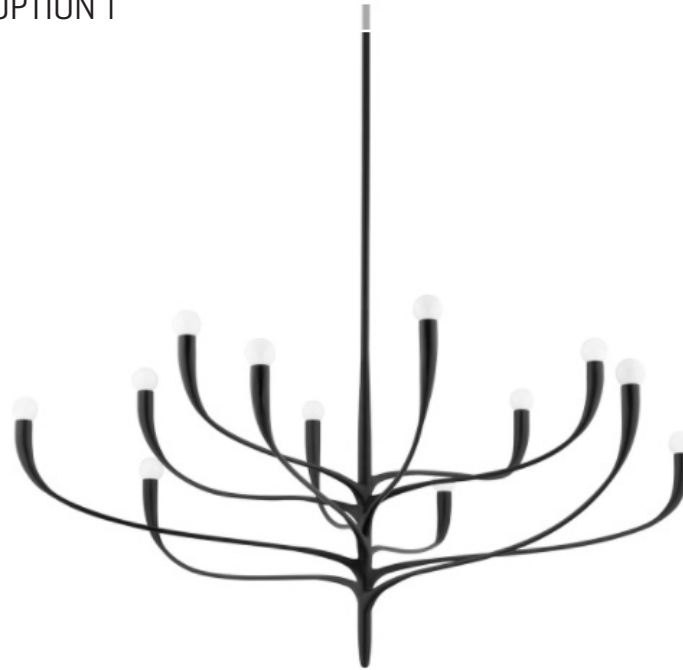




BARTOP LAMP
OPTION 1



MAIN DINING ROOM CHANDELIER
OPTION 1



PRIVATE DINING PENDANTS
OPTION 1



BARTOP LAMP
OPTION 2



MAIN DINING ROOM CHANDELIER
OPTION 2



PRIVATE DINING PENDANTS
OPTION 2



OUTDOOR DINING CHAIR - OPTION 1



METAL TABLE TOP AND BASE - OPTION 1



CUSTOM UPHOLSTERED FRAME BANQUETTE
OPTION 1



OUTDOOR DINING ARMCHAIR - OPTION 2



CERAMIC TABLE TOP, METAL BASE - OPTION 2



CUSTOM TEAK FRAME BANQUETTE
OPTION 2







Special Land Use Permit Application – Bistro Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: STEVEN SCHNEEMANN
Address: 33610 GRAND RIVER AVENUE
FARMINGTON, MI 48335
Phone Number: 248-374-0001
Fax Number:
Email address: SS@MCDARCHITECTS.COM

2. Property Owner

Name: CITY OF BIRMINGHAM
Address: 151 MARTIN STREET
BIRMINGHAM, MI 48009
Phone Number: 248-530-1800
Fax Number:
Email address:

3. Applicant's Attorney/Contact Person

Name: Steven Schneemann
Address: 33610 Grand River Ave
Farmington, MI, 48335
Phone Number: 248-374-0001
Fax Number: N/A
Email address: ss@s3architecture.com

4. Project Designer/Developer

Name: MERRITT CIESLAK DESIGN, PLC
Address: 33610 GRAND RIVER AVENUE
FARMINGTON, MI 48335
Phone Number: 248-374-0001
Fax Number:
Email address: SS@MCDARCHITECTS.COM

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject sites property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A Certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if the applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 300 W Merrill St.
Birmingham, MI, 48009
Name of development: Baldwin Public Library - Phase 3 Addition
Sidwell #: 19-36-130-001
Current Use: Public Library
Proposed Use: Public Library
Area of Site in Acres: 1.14 acres
Current zoning: Public Property (PP)
Is the property located in the floodplain? NO
Name of Historic District Site is Located in: Shain Park
Date of Historic District Commission Approval: N/A

Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Application for Revised Final Site Plan:
Date of Revised Final Site Plan Approval:
Date of Design Review Board Approval: N/A
Is there a current SLUP in effect for this site? NO
Date of Application for SLUP: 3/15/2022
Date of SLUP Approval: TBD
Date of Last SLUP Amendment: N/A

7. Details of the Proposed Development (attach separate sheet if necessary)

An addition for the Baldwin Public Library for a new street level entrance with enclosed vestibule, street level book return, indoor/outdoor collaboration space, & renovated plaza with new landscaping.

IN AN ENVIRONMENT DESIGNED FOR FRIENDS AND FAMILIES TO GATHER, ROMANCES TO BLOSSOM, AND MEMORIES TO BE MADE.

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: 35'-11" to mid-point of gable- 2 story

Use of Buildings: Public Library
Height of Rooftop Mechanical Equipment: 40" High

9. Floor Use and Area (in Square Feet)

Structures:

Restaurant Space: 3,790 GSF
Office Space: _____
Retail Space: _____

Number of Residential Units: 2
Rental or Condominium? RENTAL
Total Floor Area: 13,461 GSF

10. Proposed Bistro Operation

Number of Indoor Seats: 65 SEATS
Number of Outdoor Seats: 20 SEATS
Entertainment Proposed: NO
Previous LCC Complaints? NO
Number of Tables along Street Façade: 3 TABLES (12 SEATS)
Type of Cuisine: AMERICAN BISTRO

Bar Area? YES
Number of Seats at Bar: 7 SEATS
Full Service Kitchen? YES
Percentage of Glazing Proposed: _____
Years of Experience in Birmingham: OVER 40 YEARS
Years of Experience Outside Birmingham: N/A

11. Required and Proposed Setbacks

Required Front Setback: 0 FEET / 10 FT ON 3RD FLOOR BONUS
Required Rear Setback: EQUAL TO ADJACENT PRE-EXISTING BUILDING (35 FT)
Required Total Side Setback: 0 FEET

Proposed Front Setback: 0 FEET / 10 FT ON 3RD FLOOR BONUS
Proposed Rear Setback: 35 FT
Proposed Total Side Setback: 9 FEET

12. Outdoor Dining Facility

Location (sidewalk right-of-way or on-street parking space): SIDEWALK RIGHT-OF-WAY
Hours of Operation: Tuesday – Sunday Dinner Service: 5:00 PM – 11:00 PM / Saturday & Sunday Brunch Service: 10:00 AM – 2:00 PM
Width of unobstructed sidewalk between door and café? (5 ft. required): 5 FEET
Platform Proposed: YES
Trash Receptacles: 1

Number of Tables/Chairs: 12 TABLES / 65 CHAIRS
Material of Tables/Chairs: VARIABLES SEE DESIGN PACKAGE
Tables Umbrellas Height & Material: 8 FEET / HIGH PERFORMANCE FABRIC
Number and Location of Parking Spaces Utilized: N/A
Screenwall Material: N/A
Enclosure Material: N/A

13. Required and Proposed Parking

Required number of parking spaces: Public Parking (unchanged)
Location of parking on site: NONE
Screenwall material: N/A

Shared Parking Agreement? NO
Location of parking off site: Adjacent public parking
Height of screenwall: N/A

14. Landscaping

Location of landscape areas: _____
New landscape bed along South side of addition, new feature garden bed, and rework landscaping west of new retaining wall at entry.

Proposed landscape material: _____
Native plant materials
Deciduous shade trees- flowering ornamental

15. Streetscape

Sidewalk width: Existing to remain
Number of benches: N/A
Number of planters: N/A
Number of existing street trees: 16
Number of proposed street trees: Unchanged
Streetscape plan submitted? YES

Description of benches or planters: Match existing
Species of existing trees: N/A
Species of proposed trees: Flowering Ornamental

16. Loading

Required number of loading spaces: Existing to remain
Typical angle of loading spaces: Existing to remain
Screenwall material: N/A
Location of loading spaces on site: N/A

Proposed number of loading spaces: Unchanged
Typical size of loading spaces: Unchanged
Height of screenwall: Unchanged
Typical time loading spaces are used: Unchanged

17. Exterior Waste Receptacles

Required number of waste receptacles: Unchanged
Location of waste receptacles: Unchanged
Screenwall material: Unchanged

Proposed number of waste receptacles: Unchanged
Size of waste receptacles: Unchanged
Height of screenwall: Unchanged

18. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: Unchanged
Size of transformers (L•W•H): Unchanged
Number of utility easements: Unchanged
Screenwall material: Unchanged

Location of all utilities & easements: Unchanged
Height of screenwall: Unchanged

Ground Mounted Mechanical Equipment:

Number of ground mounted units: Unchanged
Size of ground mounted units (L•W•H): Unchanged
Screenwall material: Unchanged

Location of all ground mounted units: Unchanged
Height of screenwall: Unchanged

Rooftop Mechanical Equipment:

Number of rooftop units: 1 New
Type of rooftop units: Condenser
Screenwall material: Unit to be mounted so that it cannot be viewed from ground
Location of screenwall: N/A

Location of all rooftop units: Near center of roof
Size of rooftop units (L•W•H): 40" L x 36" W x 40" High
Percentage of rooftop covered by mechanical units: less than 1%
Height of screenwall: None existing
Distance from rooftop units to all screenwalls: N/A

19. Accessory Buildings

Number of accessory buildings: 0
Location of accessory buildings: N/A

Size of accessory buildings: N/A
Height of accessory buildings: N/A

20. Building Lighting

Number of light standards on building: 2 at entry canopy
Size of light fixtures (L•W•H): 6" diameter
Maximum wattage per fixture: 8w LED
Light level at each property line: N/A

Type of light standards on building: downlights
Height from grade: 14'-1"
Proposed wattage per fixture: 8w LED

21. Site Lighting

Number of light fixtures: 1- continuous rope light
Size of light fixtures (L•W•H): continuous
Maximum wattage per fixture: 3w
Light level at each property line: 0

Type of light fixtures: continuous rope- below landscape bench
Height from grade: 18"
Proposed wattage per fixture: 3w
Holiday tree lighting receptacles: 2 new

22. Adjacent Properties

Number of properties within 200 ft.:

Property #1

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #2

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #3

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #4

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #5

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #6

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: Rm Boji Date: 3/15/2022

Print Name: RON BOJI / 460 PARKVIEW, LLC

Signature of Applicant: Samy Eid Date: 3/15/2022

Print Name: SAMY EID

Signature of Architect: [Signature] Date: 3/15/2022

Print Name: VICTOR SAROKI

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____

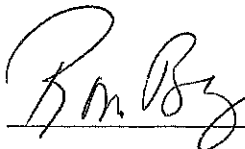


CONSENT OF PROPERTY OWNER

I, 460 PARKVIEW, LLC, OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 460 N OLD WOODWARD AVE, BIRMINGHAM, MI 48009;
(Address of Affected Property)
2. That I have read and examined the Application for Special Land Use Permit - Bistro made to the City of
Birmingham by: SAMY EID;
(Name of Applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

Name of Owner (Printed): RON BOJI / 460 PARKVIEW, LLC

Signature of Owner:  Date: 3/15/2022



SPECIAL LAND USE PERMIT APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: _____ Case #: _____ Date: _____

Address: _____ Project: _____

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Site Plan for Special Land Use Permit

A full Site Plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. Name and address of the land surveyor;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A separate location map;
- ☐ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☐ 8. Aerial photographs of the subject site and surrounding properties;
- ☐ 9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
- ☐ 10. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
11. Interior floor plans;
- ☐ 12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");
- ☐ 13. Existing and proposed layout of streets, open space and other basic elements of the plan;

- ☐ 14. Existing and proposed utilities and easements and their purpose;
- ☐ 15. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preserve-able trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- ☐ 16. General description, location, and types of structures on site;
- ☐ 17. Location of sidewalks, curb cuts, and parking lots on subject site and all sites within 200 ft. of the property line;
- ☐ 18. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 19. Elevation drawings showing proposed design;
- ☐ 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ☐ 21. Location of all exterior lighting fixtures;
- ☐ 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- ☐ 23. A Landscape Plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ☐ 24. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 25. Color elevation drawings showing the proposed design for each façade of the building;
- ☐ 26. List of all materials to be used for the building, marked on the elevation drawings;
- ☐ 27. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- ☐ 28. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 29. A list of any requested design changes;
- ☐ 30. Itemized list and specification sheets of all materials, light fixtures, and mechanical equipment to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ☐ 31. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- ☐ 32. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

CONTRACT FOR TRANSFER OF A LIQUOR LICENSE
(BISTRO)

This Contract is entered into this ____ day of _____ (month), ____ (year), by and between _____, whose address is _____, (Licensee) and the **CITY OF BIRMINGHAM**, a Michigan Municipal Corporation, whose address is 151 Martin Street, Birmingham, Michigan 48012 (City).

R E C I T A L S:

WHEREAS, Licensee wishes to transfer the location of its liquor license from _____ to _____, Birmingham, Michigan (Property); and

WHEREAS, local legislative approval is required by the **CITY OF BIRMINGHAM** for the transfer of a _____ liquor license pursuant to MCLA §436.1501 of the Michigan Liquor Control Code of 1998; and

WHEREAS, Licensee desires to enter into this Contract as an inducement to the **CITY OF BIRMINGHAM** to approve the request of the aforementioned transfer of the liquor license; and,

WHEREAS, the **CITY OF BIRMINGHAM** is relying upon this Contract in giving its approval to the transfer of the on-premises licenses as described herein.

NOW, THEREFORE, the parties agree as follows:

1. Licensee shall be permitted to transfer the location of its liquor license from _____ to the Property. Any transfer of the aforementioned license from the Property to any other location in the CITY OF BIRMINGHAM shall require the approval of the Birmingham City Commission in accordance with Section 10-83. In addition, any expansion of the building location at the Property shall also require the approval of the Birmingham City Commission.

2. Licensee does hereby agree that it shall establish a bistro, as defined in Birmingham City Code Chapter 126, Zoning, Article 9, section 9.02, at the Property.

3. Licensee further acknowledges that it must secure a Special Land Use Permit for a bistro as required by the Birmingham City Code. It is further agreed that it shall comply with all provisions of the Special Land Use Permit or any amendments thereto, as a condition of this contract. Licensee further acknowledges and agrees that a violation of any provision of the Special Land Use Permit or the Michigan Liquor Control Code is a violation of the terms of the contract entitling the City to exercise any or all of the remedies provided herein.

4. Licensee further agrees that it shall not apply or seek from the Michigan Liquor Control Commission any permit endorsements to its liquor license whether available in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without the prior approval of the Birmingham City Commission.

5. Licensee further agrees that it shall not seek any change in its license status/class whether such changes are available now in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without prior approval of the Birmingham City Commission.

6. Licensee agrees that it shall adhere to all Federal, State and Local laws currently in effect or as subsequently amended or enacted.

7. Licensee agrees that its failure to follow any of the provisions herein shall be grounds for the Michigan Liquor Control Commission to suspend, revoke or not renew its liquor license and/or for the Birmingham City Commission to revoke the Special Land Use Permit, either of which would prohibit Licensee from operating the bistro. Licensee agrees that in addition to the City of Birmingham's right to seek suspension, revocation or non-renewal of its liquor license and/or revocation of the special land use permit, the City retains any and all rights to enforce this Contract that may be available to it in law or in equity. Licensee further agrees that it shall reimburse the City all of its costs and actual attorney fees incurred by the City in seeking the suspension, revocation or non-renewal of its liquor license and revocation of the Special Land Use Permit, as well as enforcing such other rights as may be available at law and/or in equity.

8. To the fullest extent permitted by law, Licensee and any entity or person for whom Licensee is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees and volunteers and others working on behalf of the City against any and all claims, demands, suits, or loss, including all costs connected therewith, including all costs and actual attorney fees, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working on behalf of the City, by reason of personal injury, including bodily injury, death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with Licensee's operation of a bistro at the Property.

9. In the event Licensee fails to reimburse the City the costs and/or attorney fees as required herein, or any part thereof, then said amount could be transferred to the tax roll in accordance with Section 1-14 of the Birmingham City Code.

10. Any disputes arising under this Contract, not within the jurisdiction of the Michigan Liquor Control Commission, shall be settled either by commencement of a suit in Oakland County Circuit Court or by compulsory arbitration, at the election of the City. The Licensee shall notify the City of any dispute it has arising out of this Contract and shall demand that the City elect whether the dispute is to be resolved by submitting it to compulsory arbitration or by commencement of a suit in Oakland County Circuit Court. The City shall make its election in writing within thirty (30) days from the receipt of such notice. If the City elects to have the dispute resolved by compulsory arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan, with each of the parties appointing one arbitrator and the two thus appointed appointing a third. In the event the City fails to make such an election, any dispute between the parties may be resolved by the filing of a suit in the Oakland County Circuit Court.

11. This Contract shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan.

12. If any provision of this contract is declared invalid, illegal or unenforceable, such provision shall be severed from this contract and all other provisions shall remain in full force and effect.

13. This Contract shall be binding upon and apply and inure to the benefit of the parties hereto and their respective successors or assigns. The covenants, conditions, and the agreements herein contained are hereby declared binding on the CITY OF BIRMINGHAM and Licensee. It is further agreed that there shall be no change, modification, or alteration hereof, except in writing, signed by both of the parties hereto. Neither party shall assign any of the rights under this contract without prior approval, in writing, of the other. Any attempt at assignment without prior written consent shall be void and of no effect.

IN WITNESS WHEREOF, the parties hereby have executed this Contract as of the date set forth above.

By: _____

Its: _____

Date: _____

CITY OF BIRMINGHAM

By: _____
_____, Mayor

Date: _____

By: _____
_____, Clerk

Date: _____



Notice Signs - Rental Application Community Development

1. Applicant

Name: SAMY EID
Address: 588 S. OLD WOODWARD AVE
BIRMINGHAM, MI 48009
Phone Number: (248) 644-3122
Fax Number: N/A
Email address: SAMYEID@ME.COM

Property Owner

Name: 460 PARKVIEW, LLC
Address: 220 PARK STREET, SUITE 102
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: N/A
Email address: RBOJI@BOJIGROUP.COM

2. Project Information

Address/Location of Property: 460 NORTH OLD WOODWARD AVE
Name of Development: WILDER'S
Area in Acres: 0.127 ACRES

Name of Historic District site is in, if any: N/A
Current Use: OFFICE
Current Zoning: B-2 (GENERAL BUSINESS) / D-2 OVERLAY DISTRICT

3. Date of Board Review

Board of Building Trades Appeals: N/A
City Commission: 12/16/2021
Historic District Commission: N/A
Planning Board: TBD

Board of Zoning Appeals: N/A
Design Review Board: N/A
Housing Board of Appeals: N/A

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: _____

Samy Eid

Date: 3/15/2022

Office Use Only

Application #:	Date Received:	Fee:
Date of Approval:	Date of Denial:	Reviewed by:

WILDER'S *Supper Club*

City of Birmingham 2021 **Initial Screening Bistro Application**

Applicant: SSE Restaurant Group, LLC d/b/a Wilder's Supper Club

Proposed Location: 460 N. Old Woodward Ave., Birmingham, MI 48009

Applicant's Representative: Samy Eid
588 S. Old Woodward Ave., Birmingham, MI 48009
ph. (248) 644-3122

Applicant's Attorney: JPHOWE, PLLC / J. Patrick Howe
280 N. Old Woodward Ave., Suite 12, Birmingham, MI 48009
ph. (248) 385-3112

Applicant's Architect: Saroki Architecture
430 N. Old Woodward Ave., Birmingham, MI 48009
ph. (248) 258-5707

History of SSE Restaurant Group

Two Generations of Award-Winning Hospitality

The SSE Restaurant Group is owned and operated by the Eid family, who have had a strong restaurant presence in Birmingham since 1982, when Sameer Eid moved his hit Middle Eastern hole-in-the-wall Phoenicia from Highland Park to 588 S. Old Woodward to be closer to his regular clientele. Operated with his son, Samy, since 2003, Phoenicia is a welcoming and stylish dining anchor at the southern gateway to downtown Birmingham, known by both locals and out-of-towners for its award-winning Lebanese food, refined hospitality, and cosmopolitan clientele.

In 2015, with the help of Executive Chef Nick Janutol, SSE Restaurant Group revived the old Forest Grill, one of Birmingham's first Bistros, turning it into a beloved contemporary

Mediterranean Bistro. In 2019 SSE Restaurant Group expanded outside of Birmingham, opening Leila in downtown Detroit with General Manager Matthew Hollander leading the team. Having survived the darkest days of the COVID-19 pandemic, SSE Restaurant Group hopes to grow the family business for the next generation with Wilder's Supper Club, named after Samy's own son. Wilder's Supper Club is timeless bistro proposed for the ground floor of the mixed use building that will be developed on the site of the former Junior League building at 460 N. Old Woodward Ave.

Restaurant Experience

Along with the principals of SSE Restaurant Group, the operating partners of Wilder's Supper Club have been in the restaurant business since the day they could wash dishes as children. Samy Eid grew up in his father's restaurant, Phoenicia, before officially joining as operator in 2003, where he remains a constant hands-on presence. In 2015, it was Samy who led the family business to acquire Forest Grill, a Bistro with a kitchen led by chef de cuisine Nick Janutol, a graduate of the Culinary Institute of America in Hyde Park who had worked in some of the world's best restaurants before coming home to Michigan. In 2019, just months before the pandemic shut down the restaurant industry, with the addition of seasoned general manager Matthew Hollander leading the day-to-day, the team opened Leila in Detroit's Capitol Park to instant acclaim. With the planned addition of Wilder's Supper Club, Janutol and Hollander come aboard as operating partners to strengthen Samy and Sameer Eid's long and excellent history of operating both Bistros and larger restaurants.

Concept for Bistro

If approved to operate as a Bistro, Wilder's Supper Club will set itself apart as an intimate and elevated Birmingham supper club — a prime example of what the Bistro license was designed for in the hands of seasoned restaurant operators.

The restaurant draws its inspiration from the bustling French bistros that define the urban streetscape and energy of modern Paris, through a distinctly American lens of a bygone and hushed dining era. Wilder's Supper Club might be too tame for Hemingway or Fitzgerald themselves, but they may have set a romantic dinner scene there in one of their stories.

With indoor seating on the first floor for 53 diners (including 7 bar seats), a 12 seat private dining room on the lower level (for a total of 65 indoor seats), and 20 seats on an seasonal outdoor patio, the traditional American supper club will be open for dinner 6 nights a week, and brunch on Saturdays and Sundays, offering a focused menu of fresh seafood options and prime chops, executed at the highest level. Wilder's Supper Club will pride itself on the quality of its food offerings, its sleek and refined atmosphere, and its thoughtfully curated wine program. The intimate 7-seat bar will be designed for guests to dine at and will not have a TV, encouraging guests to eat and socialize.

Wilder's Supper Club will occupy the entire 1,900-square-foot retail space on the ground floor of the mixed use building that will be developed on the site of the former Junior League building at

460 N. Old Woodward Ave. A conceptual façade drawing and floor plan for Wilder's Supper Club is attached on p. 5.

Impact Bistro Will Have on Mix of Commercial Uses in Birmingham

Wilder's Supper Club will be a true family-run, multi-generational operation that takes a different approach to dining than many other Birmingham restaurants. Our focus will be a simple and straightforward American bistro menu that's perfectly executed, in an environment designed for friends and families to gather, romances to blossom, and memories to be made. The style of dining we aim to offer at Wilder's Supper Club is perhaps best remembered by the Silent Generation.

Sample Menu

Below is a sample menu for Wilder's Supper Club which will be further developed and finalized if Wilder's Supper Club is approved to move forward with a formal Bistro License Application.

STARTERS

CAESAR SALAD	<i>romaine, garlic crouton, anchovy</i>
CRAB SALAD	<i>tomato, mayonnaise</i>
MATZO BALL SOUP	<i>chicken broth with large dumpling</i>
BEEF TARTARE	<i>traditional with crostini</i>
SHRIMP COCKTAIL	<i>spicy cocktail sauce</i>
MUSSELS	<i>steamed, french fries, aioli</i>
PIGS IN A BLANKET	<i>all beef sausage, puff pastry</i>
KING CRAB LEGS	

MAINS

IRUS BURGER	<i>tomato, lettuce, cheese, french fries</i>
TRUFFLE PASTA	<i>spaghetti, egg yolk, lemon, parmesan</i>
DOVER SOLE	<i>a la meunière, cauliflower</i>
CHICKEN	<i>cajun spiced, beurre blanc, mesclun salad</i>
VEAL MILANESSE	<i>tomato sauce, arugula salad</i>

STEAK

TOMAHAWK 36oz
NEW YORK STRIP 16oz
BONE IN TENDERLOIN 8oz
Served with choice of zip sauce, hollandaise or peppercorn

SIDES

FRENCH FRIES
HASH BROWNS
DAUPHINOISE
GREEN BEAN ALMANDINE

DESSERT

HOT FUDGE SUNDAE
KEY LIME PIE
CHEESECAKE

CREAMED SPINACH WITH TRUFFLES

Hours of Operation

The proposed hours of operation for Wilder's Supper Club are:

Tuesday – Sunday Dinner Service: 5:00 PM – 11: 00 PM

Saturday & Sunday Brunch Service: 11:00 AM – 2:00 PM

Outdoor Patio will be open as weather permits from May 1st – October 31st each year

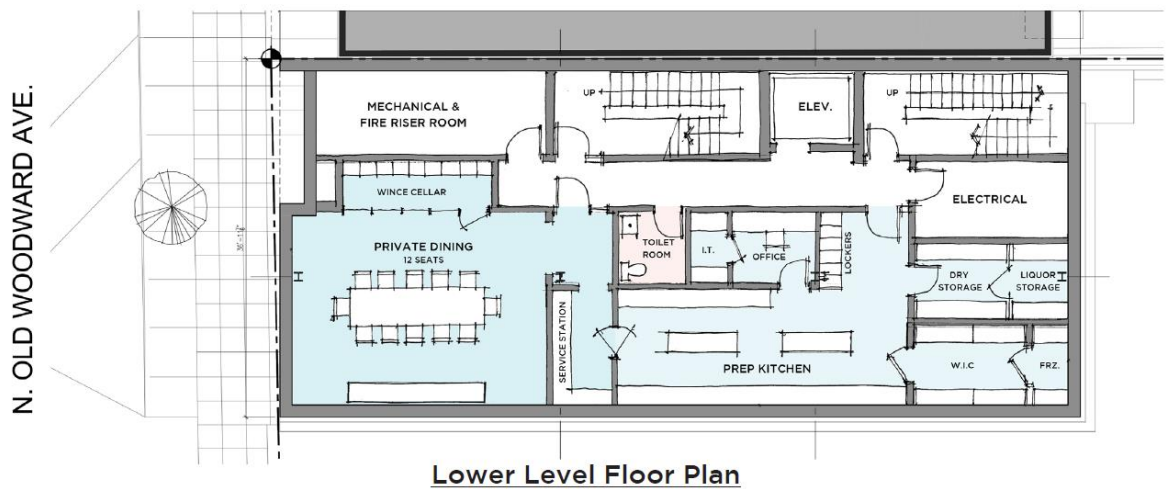
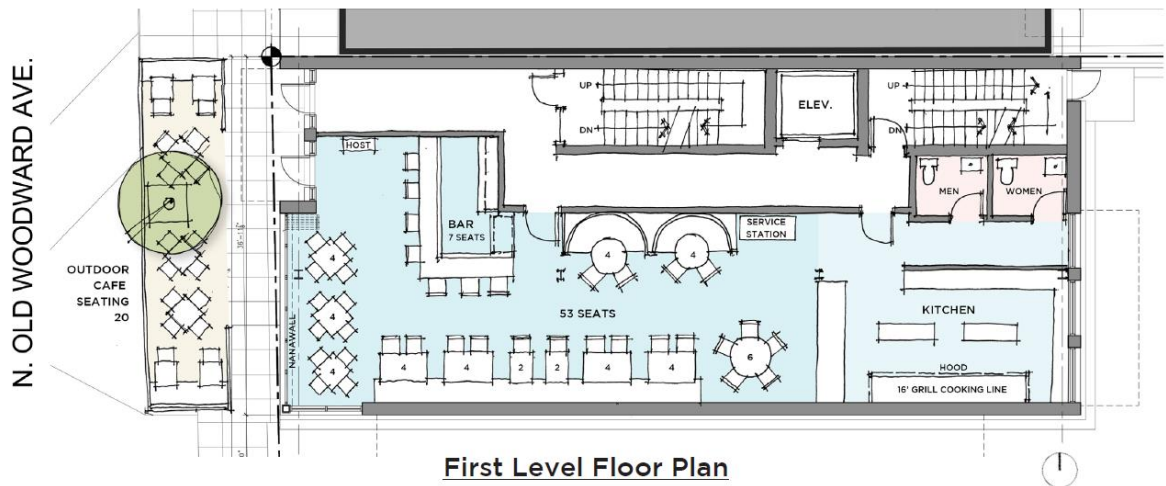
Renovation Schedule

The build out of Wilder's Supper Club would be coordinated with development of the mixed use building proposed for the former Junior League site at 460 N. Old Woodward Ave. The current development plans call for construction to be completed in fall 2022, with the opening of Wilder's Supper Club to follow soon thereafter in late 2022.

Statement Regarding Ability to Finance, Construct & Operate Bistro

The development and opening of Wilder's Supper Club would be funded by SSE Restaurant Group and its principals, and is not subject to any financing contingencies. Wilder's Supper Club would be constructed by a professional third party contractor, and SSE Restaurant Group has significant experience managing the build out and opening of new restaurants. Wilder's Supper Club would be owned by SSE Restaurant Group, and operated by the principals of SSE Restaurant Group together with operating partners Nick Janutol and Matthew Hollander.

460 N Old Woodward Ave



First Level	53 Seats
Lower Level	12 Seats
Total	65 Seats
Outdoor Cafe	20 Seats



MEMORANDUM

Planning Division

DATE: June 17th, 2022

TO: Planning Board Members

FROM: Leah Blizinski, City Planner

APPROVED BY: Nicholas Dupuis

SUBJECT: 35106 Woodward – Whole Dental Wellness — Final Site Plan & Design Review

The subject site is located at 35106 Woodward, on the East side of Woodward, North of Maple. The applicant, an existing dental office, has submitted a Final Site Plan and Design Review application proposing a 777 sq. ft. addition to the rear of the building. The parcel is zoned B-2, General Business and does not have an Overlay District. The applicant, Whole Dental Wellness, is an existing business on site.

Pursuant to Article 7, Section 7.25(3) of the Zoning Ordinance, the applicant has submitted a Final Site Plan and Design Review application for consideration by the Planning Board. A previous review for a façade renovation was completed at the Design Review Board on October 20, 2021.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing site is used as a medical (dental) office. No changes are proposed to the existing use. Land uses surrounding the site are commercial, public property and parking.
- 1.2 Existing Zoning – The property is zoned B-2, General Business. The existing use and surrounding uses appear to conform to the permitted uses of each Zoning District.
- 1.3 Summary of Adjacent Land Use and Zoning – The following chart summarizes the existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Parking	Commercial/ Office	Parking	Commercial/ Retail
Existing Zoning District	Parking	B-2 (General Business)	Parking	B-2 (General Business)
Overlay Zoning District	Not Applicable	Not Applicable	Not Applicable	Not Applicable

2.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are no bulk, area, height or placement issues with the proposed plan.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is not proposing any new dumpsters or trash receptacles on property. The applicant plans to entered a shared use agreement with the adjacent medical office to utilize their dumpster or they will use trash receptacles that are stored within the building and rolled out for pickup on trash day only.
- 3.2 Parking Lot Screening – The subject site has an existing on-site parking facility located behind the building. The parking facility is screened by the building in front and by the adjacent building on one side. The remaining side and rear of the parking facility are adjacent to a drive aisle and parking facility. Therefore, no screening is required.
- 3.3 Mechanical Equipment Screening – The applicant is not proposing any changes to the existing rooftop mechanical units on the building.
- 3.4 Landscaping –The applicant is not proposing any new landscaping.
- 3.5 Streetscape – There are no new streetscape items proposed as a part of this Final Site Plan/Design Review application. However, the applicant received approval to utilize parking in the Woodward right of way at the City Commission meeting on May 23rd, 2022 towards their required parking. As a part of the approval to utilize the right of way parking, the applicant will be required to re-

grade and replace the right-of-way parking surface and replace the concrete and sidewalk between the building and the parking in the Woodward right of way.

4.0 Parking, Loading and Circulation

- 4.1 Parking – The subject site has an existing on-site parking facility located at the rear of the building. The building addition will reduce the number of on-site parking spaces to 8. Medical office uses are required to provide one off-street parking space per 150 sq. ft. in gross floor area. The applicant received approval from the City Commission to utilize 4 parking spaces in the Woodward right of way adjacent to the building. Therefore, the applicant meets the parking requirement of 12 spaces for the 1,867 sq. ft. building. The proposed plans also include a barrier-free parking space. **See the building and engineering department’s memos for comments regarding accessible parking that will need to be resolved.**
- 4.2 Loading – The tenant space for this use measures 1,867 sq. ft. No off-street loading space is required for the less than 5,000 sq. ft. commercial use.
- 4.3 Vehicular Circulation and Access – The vehicular circulation and access is proposed to remain the same as is existing. The subject site is currently accessed by vehicles on the city-owned drive aisle (to the water tower) immediately adjacent to the North of the building.
- 4.4 Pedestrian Circulation and Access – Pedestrians are able to access the building from the sidewalk on Woodward. As a part of this project, the applicant proposes to install a ramp to the front pedestrian entry of the building. There is an existing pedestrian ramp entry on the side of the building that will remain as well. **See the building and engineering department’s memos for comments regarding pedestrian access that will need to be resolved.**

5.0 Lighting

There are no existing pedestrian scale street light fixtures illuminate along Woodward in this location. The applicant is proposing two existing outdoor LED downlights on the building façade located over the proposed new front ramp. The applicant is also proposing 1 LED wall cylinder light on the North façade of the building above the existing ramp and 1 LED architectural wall sconce on the rear façade of the building. Lastly, they are proposing 4 D-Series LED Bollards along the South property line illuminating the onsite parking. A detail specification sheet for the light fixtures is attached to this report. A photometric plan was provided in the site plans for all existing and proposed exterior

lights that demonstrated compliance with Article 4, Section 4.21 of the Zoning Ordinance.

Fixture	Type	Location	Lumens
WDGE-I LED-PE-50K080CRS-VW	LED Architectural Wall Sconce	Rear Façade	1238
OLLWU-LED-PI-40K-120-DDB	LED Wall Cylinder Light	Side (North) Façade	1091
DSXB-LED-12C-350-50K-ASY	D-Series Bollard Light	On-site Parking	1291
65BEMW-LED-30K	Outdoor LED Downlight	Front Façade	676

6.0 Departmental Reports

- 6.1 Engineering Division – Please see attached Engineering Division comments.
- 6.2 Department of Public Services – The Department of Public Services (DPS) has no concerns at this time.
- 6.3 Fire Department – Please see attached Fire Department comments.
- 6.4 Police Department – The Police Department has no concerns at this time.
- 6.5 Building Division – See attached Building Division comments.

7.0 Design Review

As noted above, the applicant received approval from the Design Review Board in October 2021 for a façade renovation. The applicant is not proposing any additional changes to the building façade, other than to replace the sidewalk concrete and install a ramp. The exterior of the rear addition will be block wall painted to match the existing grey block wall. They are proposing to keep two existing recessed ceiling recessed downlights under the existing wood façade on the front of the building.

Signage

The applicant is not proposing any new signage as a part of this project.

8.0 Required Attachments

(see next page)

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☒	☐	☐
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☐	☐	☒
Interior Floor Plans	☐	☐	☒
Landscape Plan	☒	☐	☒
Photometric Plan	☒	☐	☐
Colored Elevations	☒	☐	☐
Material Specification Sheets	☐	☐	☒
Material Samples	☐	☐	☒
Site & Aerial Photographs	☒	☐	☐

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board **APPROVE** the Final Site Plan/Design Review application for 35106 Woodward – Whole Dental Wellness – subject to the following conditions:

1. _____
2. _____
3. _____; and
4. The applicant must comply with the requests of all City Departments.

11.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan & Design Review for 35106 Woodward – Whole Dental Wellness – subject to the following conditions:

1. _____
2. _____
3. _____; and
4. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review for 35106 Woodward – Whole Dental Wellness – pending receipt of the following:

1. _____
2. _____
3. _____

Motion to **DENY** the Final Site Plan & Design Review for 35106 Woodward – Whole Dental Wellness – for the following reasons:

1. _____
2. _____
3. _____

Zoning Compliance Summary Sheet
FSP & DR
35106 Woodward – Whole Dental Wellness

Existing Site: 1,090 sq. ft.
Proposed: 1,867 sq. ft.

Zoning: B-2, General Business
Land Use: Medical/Dental Office

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Public Property	Commercial/ Office	Public Property	Commercial/ Retail
Existing Zoning District	Parking	B-2, General Business	Parking	B-4, Business-Residential
Existing Overlay Zoning	Not Applicable	Not Applicable	Not Applicable	D-4, Downtown Four or Five Stories

Land Area: existing: 4,755 sq. ft.
proposed: 4,755 sq. ft.

Minimum Lot Area: required: 1,000 sq. ft. (single story hotel or motel)
500 sq. ft. (two/three-story hotel or motel)
1,280 sq. ft. (multiple-family)
proposed: Not applicable to use

Minimum Floor Area: required: 300 sq. ft. (single story hotel or motel)
600 sq. ft. (efficiency and one bedroom)
800 sq. ft. (two or more bedroom)
proposed: Not applicable to use

Maximum Total required: 200% for offices except in parking assessment districts
100% in parking assessment district
Not applicable for residential and parking uses
Floor Area: proposed: 39%

Minimum Open Space: required: N/A
proposed: N/A

Maximum Lot required: N/A

Coverage:	proposed:	N/A
Front Setback:	required:	5 ft. for multiple-family only buildings
	proposed:	3 ft.
Side Setbacks:	required:	0 ft. for commercial, office or parking stories
lot		0 ft. for residential stories with walls facing side lines which do not contain windows
	proposed:	2 ft.
Rear Setback:	required:	10 ft. when the rear open space abuts a P1, B1, B2, B3, or B4 zoning district
		20 ft. when adjacent to a residential zoning district
	proposed:	10 ft.
Max. Bldg. Height:	required:	40 ft.
	proposed:	14 ft.
Minimum Eave Height:	required:	N/A
	proposed:	N/A
First Floor Ceiling:	required:	N/A
	proposed:	N/A
Front Entry:	required:	N/A
	proposed:	Principal pedestrian entrance on frontage line.
Parking:	required:	1 space for each 150 sq. ft. of floor area
	proposed:	12 parking spaces
Loading Area:	required:	0-5,000 sq. ft. commercial requires 0 loading spaces
	proposed:	0 loading spaces
Screening:		
<u>Parking:</u>	required:	Along the side or rear line of any parking facility which immediately adjoins the side or rear line of property zoned to a residential district. Along the front or side of any parking facility that abuts a street, alley, passage or mixed passage.
	proposed:	No screening proposed.
<u>AC/Mech. units:</u>	required:	Rooftop mechanical and other equipment shall be limited, positioned and screened to minimize views from adjacent properties and public rights of way.
	proposed:	No changes are proposed to any RTU
<u>Dumpster:</u>	required:	A masonry screenwall with wood gates
	proposed:	No dumpster proposed



MEMORANDUM

Engineering

DATE: June 17, 2022

TO: Nicholas Dupuis, Planning Director

FROM: Scott Zielinski, Assistant City Engineer

SUBJECT: Site Plan Review 35106 Woodward – Whole Dental Wellness

As Requested the Engineering Department has conducted a review of the drawings prepared by Kalabate Engineering dated 08-06-22 (the 8th day of June, 2022) for Site Plan Review.

The Engineering department has reviewed the site plan in accordance with local code and ordinances and has the following comments:

Water/Sewer:

Plans do not indicate any changes to water and sewer for the addition for connections to City mains. Should there be changes to the connections the City must be allowed to review planned changes.

Parking Lot/ Woodward ROW:

Proposed barrier free space does not appear to be to size for full van accessibility. Location does not provide a clear ADA legal pathway to entrance. Note: should not be sending handicap pedestrians into an unprotected traffic lane to access the front door.

Engineering recommends conversion of parking space in front of building to be compliant. Note: As City is requiring improvement of concrete in Woodward Right of Way (ROW) size of spaces may be adjusted to provide required spaces if appropriate. The concrete peninsula at the north end of the sidewalk/parking area is not required to remain. Final parking area should not extend into either drive isle north or west of proposed parking.

If barrier free space is placed in Woodward ROW, an additional sidewalk ramp for access to the sidewalk will likely be required, so pedestrians do not need to pass through drive lane to safely access the sidewalk.

Sidewalk concrete must be placed in accordance with ADA standards.
ADA ramp should be further reviewed per ADA standards.

Additional review will be required once items are addressed, permits with MDOT and City for obstructions during construction will be required.



Leah Blizinski <lblizinski@bhamgov.org>

35106 Woodward - Whole Dental Wellness

Carrie Laird <Claird@bhamgov.org>

Wed, Jun 15, 2022 at 11:58 AM

To: Jack Pesha <jpesha@bhamgov.org>

Cc: Nicholas Dupuis <ndupuis@bhamgov.org>, Bruce Johnson <Bjohnson@bhamgov.org>, Jim Surhigh <cityengineer@bhamgov.org>, Lauren Wood <Lwood@bhamgov.org>, Mark Clemence <mclemence@bhamgov.org>, Scott Zielinski <szielinski@bhamgov.org>, Leah Blizinski <lblizinski@bhamgov.org>

DPS has no concerns.

[Quoted text hidden]

--

Carrie A. Laird
Parks & Recreation Manager
[851 S. Eton](#)
[Birmingham, MI 48009](#)
248-530-1714

[Quoted text hidden]

CITY OF BIRMINGHAM
Community Development – Building Department
151 Martin Street, Birmingham, MI 48009

June 16, 2022

RE: Final Site Plan Review Comments
35106 Woodward, Whole Dental Wellness

As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

Applicable Building Codes:

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code*.
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2018 Michigan Plumbing Code.** (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2017 National Electrical Code along with the Michigan Part 8 Rules.** (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments:

1. A van accessible parking space must be provided and located on the shortest route to an accessible entrance to the building. The proposed space at the rear of the building is not van accessible and not on the shortest route to the entrance to the building. The space may need to be relocated to the front of the building.
2. An accessible route needs to be provided into the building. The existing entrances are not compliant with maneuvering clearances at the doors required by Section 404.2.3 of the ICC A117.1 Standard. One or both of the entrances will need to be redesigned for compliance.



CITY OF BIRMINGHAM FIRE DEPARTMENT

572 SOUTH ADAMS • BIRMINGHAM, MICHIGAN 48009 • 248.530.1900 FAX 248.530.1950

WDW Birmingham

35106 Woodward

Site Review

The following comments are for the preliminary review of 35106 Woodward.

1. Follow International Fire Code 2015 ed.
2. Travel distances to exit doors shall be met and maintained.
3. Emergency Power Shutdown Device required. Install Knox emergency Power Shutdown Device. See ordinance requirements below.

Per Local City Ordinance: **Sec. 54-32. - Emergency power shutdown device.**

All new construction of commercial buildings and/or additions to existing commercial buildings wherein the addition increases the existing gross square footage by **25 percent or larger**, and/or remodel of a commercial building that would increase the size of the electrical service, shall provide a **KNOX Remote Power Box shutdown device**, and proper installation as approved by the fire marshal, located on the exterior of the building. All required power shut down devices shall be installed and maintained at the building owner's expense. All required power shut down devices shall be installed by a qualified, licensed electrician. This device can be purchased at: www.knoxbox.com. Contact the Fire Marshal for installation location prior to installing.

4. Testing and acceptance of Knox Emergency Power Shutdown Device required. Contact the Community Development Department Electrical Inspector and Fire Marshal for installation location prior to installing this device.
5. A Knox padlock is required for construction fencing gate access. Order Knox pad lock for City of Birmingham, MI. at: www.knoxbox.com contact the Fire Marshal when lock is delivered for installation.

Any questions please feel free to contact my office.

Jack D. Pesh

Fire Marshal

Birmingham Fire Department



T2N, R10E, SECTION 25, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN:

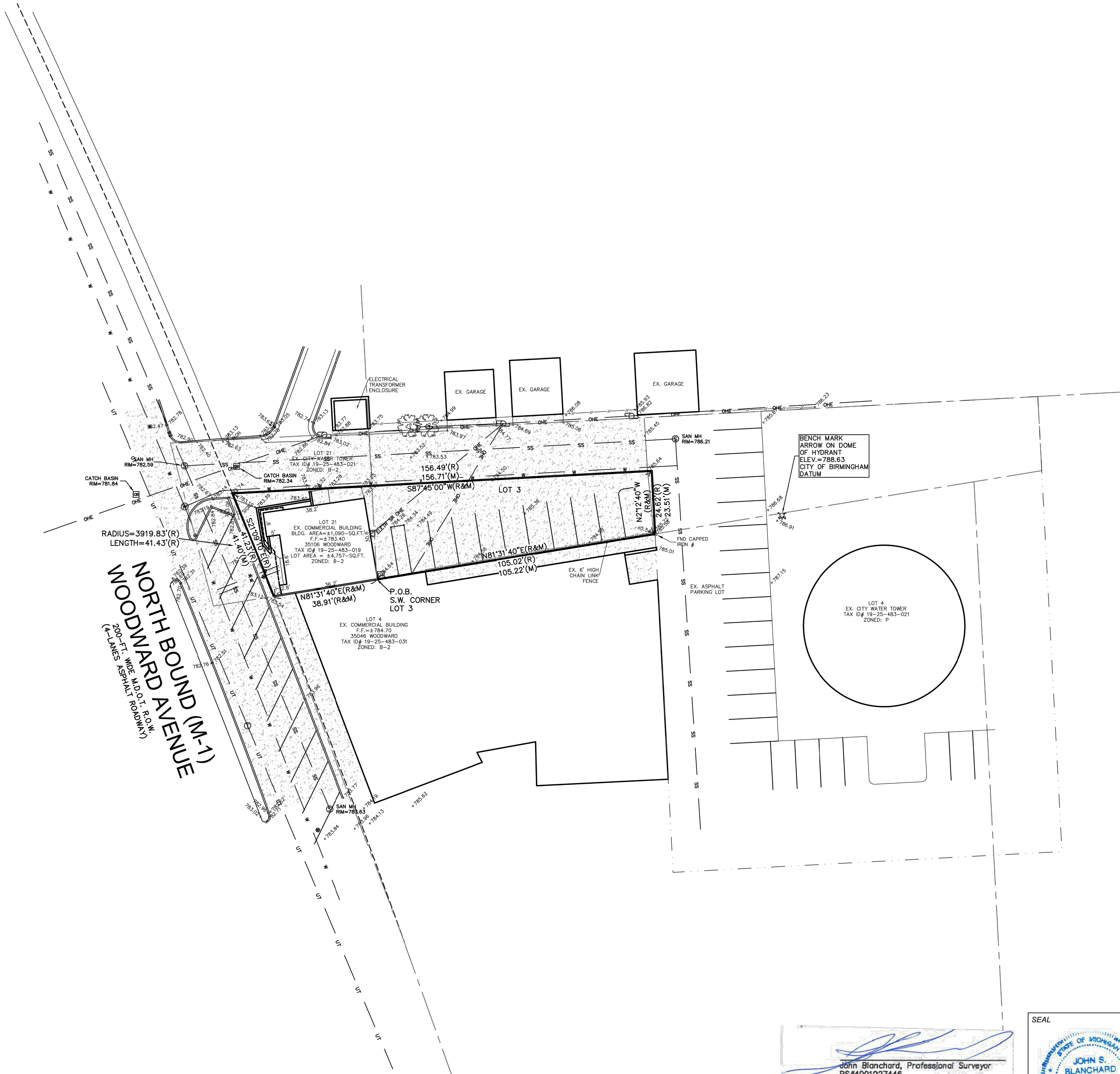
NOTES:

(M) FIELD MEASURED BEARINGS AND DISTANCES NECESSARY TO
FORCE CLOSURE.

(R) RECORDED BEARINGS AND DISTANCES PER SUBDIVISION PLAT.

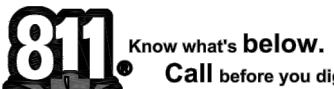
BM#5 N.384578.71 E.13434473.28 ELEV.778.58

BM#6 N.383726.84 E.13436194.15 ELEV.76561

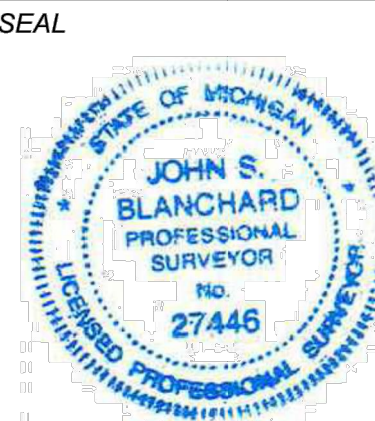


	EX. OVERHEAD CABLE
	EX. OVERHEAD FIBER
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND CABLE
	EX. COMMUNICATION RISER
	EX. COMMUNICATION HANDHOLE
	EX. UTILITY POLE
	EX. GUY ANCHOR
	EX. SIGNAL POLE
	EX. LIGHT POLE
	EX. GROUND LIGHT
	EX. DOUBLE LIGHT POLE
	EX. SINGLE POLE SIGN
	EX. DOUBLE POLE SIGN
	EX. MAILBOX
	EX. FLAGPOLE
	EX. SPEAKER
	EX. UNKNOWN MANHOLE
	EX. COMBO MANHOLE
	EX. SECTION LINE
	EX. EASEMENT
	EX. CENTERLINE
	EX. WETLAND LIMITS
	EX. CURB/PAVEMENT
	EX. FENCE
	EX. GUARDRAIL
	FOUND IRON
	FOUND RR SPIKE
	FOUND PK NAIL
	FOUND CONC. MONUMENT
	SET IRON ROD
	SET MAG NAIL
	SECTION CORNER
	POST
	BOLLARD
	RECORDED BEARING
	MEASURED BEARING
	EX. TREE
	DEMO TREE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



I HEREBY CERTIFY THAT I HAVE LOCATED AND MAPPED THE LAND HEREON PLATTED AND/OR DESCRIBED, ON THE DATE NOTED HEREON, THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF ACT 132, P.A. OF 1970 AND THAT THE ERROR OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATION IS WITHIN THE LIMITS ESTABLISHED FOR THE PROFESSION



REVISIONS

CLIENT: **KALABAT ENGINEERING / JSK DESIGN GROUP**
31333 SOUTHFIELD RD, SUITE 250
BEVERLY HILLS, MICHIGAN 48025

TOPOGRAPHIC | BOUNDARY SURVEY
35106 WOODWARD AVENUE

These documents are instruments of service in respect of the Project and any reuse without verification or adaptation by Diffin Engineering & Surveying (DES) for the specific purposes intended will be at Users sole risk and without liability or legal exposure to DES and User shall indemnify and hold harmless DES from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle DES to further compensation at rates to be agreed upon by User and DES.

TOWN 2 NORTH, RANGE 10 EAST

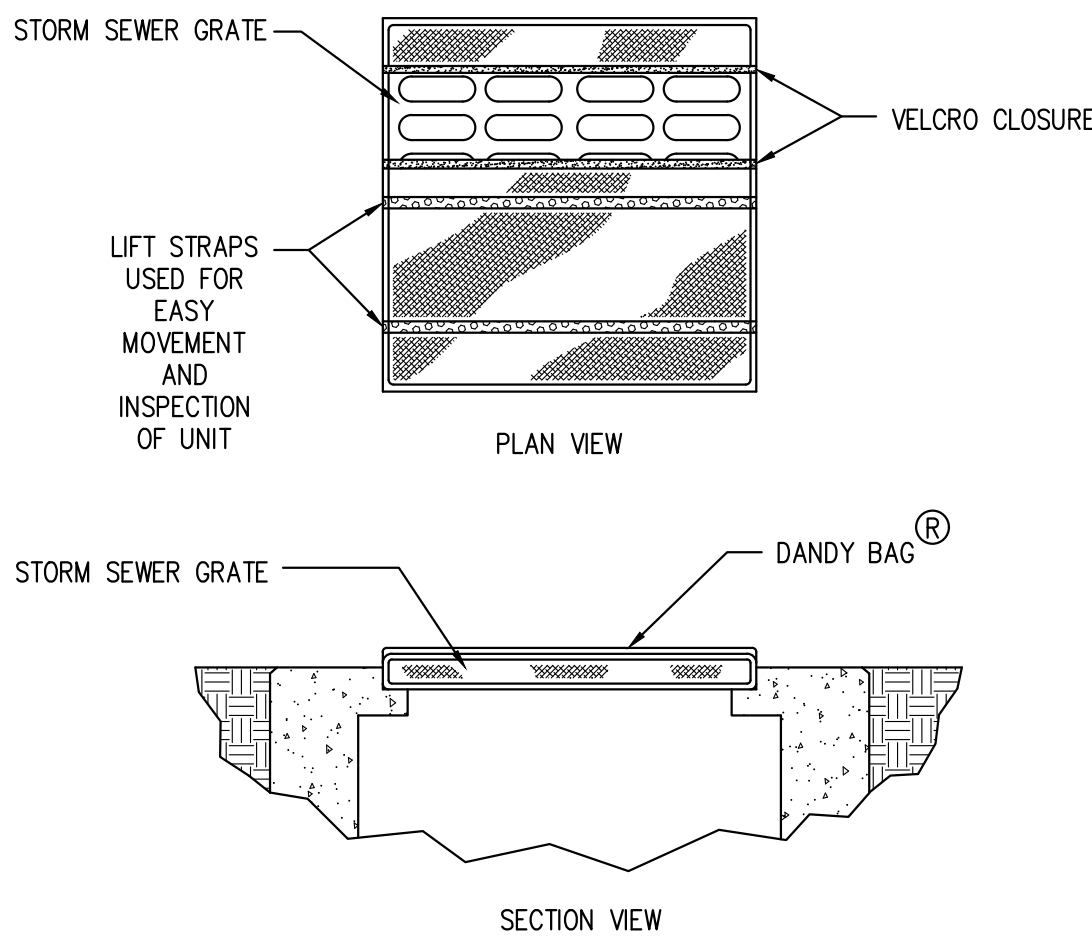
CITY OF BIRMINGHAM

DATE: 2-24-22
Drawn By: XX
P.E.: MD

1" = 20'

Job No.: 220224

Sheet No.



DANDY BAG® SPECIFICATIONS

NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A.FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MIN/M (GAL/MIN/FT)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC-1	2.1

*NOTE: ALL DANDY BAGS • CAN BE ORDERED WITH OUR OPTIONAL OIL ABSORBENT PILLOWS

DANDY BAG INLET PROTECTION

SCALE: N.T.S.

CONSTRUCTION SEQUENCE

1. INSTALL ALL SOIL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. ALL SOIL EROSION MEASURES AREA TO BE INSTALLED PRIOR TO ANY GROUNDBREAKING OR EARTH MOVEMENT.
2. BEGIN CONSTRUCTION
3. FINISH CONSTRUCTION AND ESTABLISH FINISH GRADE
4. RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION
5. 10' AROUND STORM SEWER STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION
6. AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES. NO PERMANENT SOIL EROSION CONTROL MEASURES (ASIDE FROM FINAL VEGETATIVE STABILIZATION) APPLIES TO THIS PARCEL

SITE BENCHMARK

BM#5 N.384578.71 E.13434473.28 ELEV.778.58
BM#6 N.383726.84 E.13436194.15 ELEV.765.61

LEGEND

PR PAVEMENT ASSESS

EX CONCRETE PAVEMENT

EX ASPHALT PAVEMENT

EX BUILDING

EX CONCRETE SIDEWALK

REMOVE CONCRETE SURFACE

PROPERTY LINE

BOUNDARY LOT LINE

EX ROW

EX PLAT

EX CONCRETE CURB

EX OVERHEAD LINE

EX FENCE

EX UG TELEPHONE LINE

EX WATER LINE

EX SANITARY SEWER PIPE

EX STORM SEWER PIPE

EX MAJOR CONTOUR LINE

EX MINOR CONTOUR LINE

EX FIRE HYDRANT

EX GATE VALVE

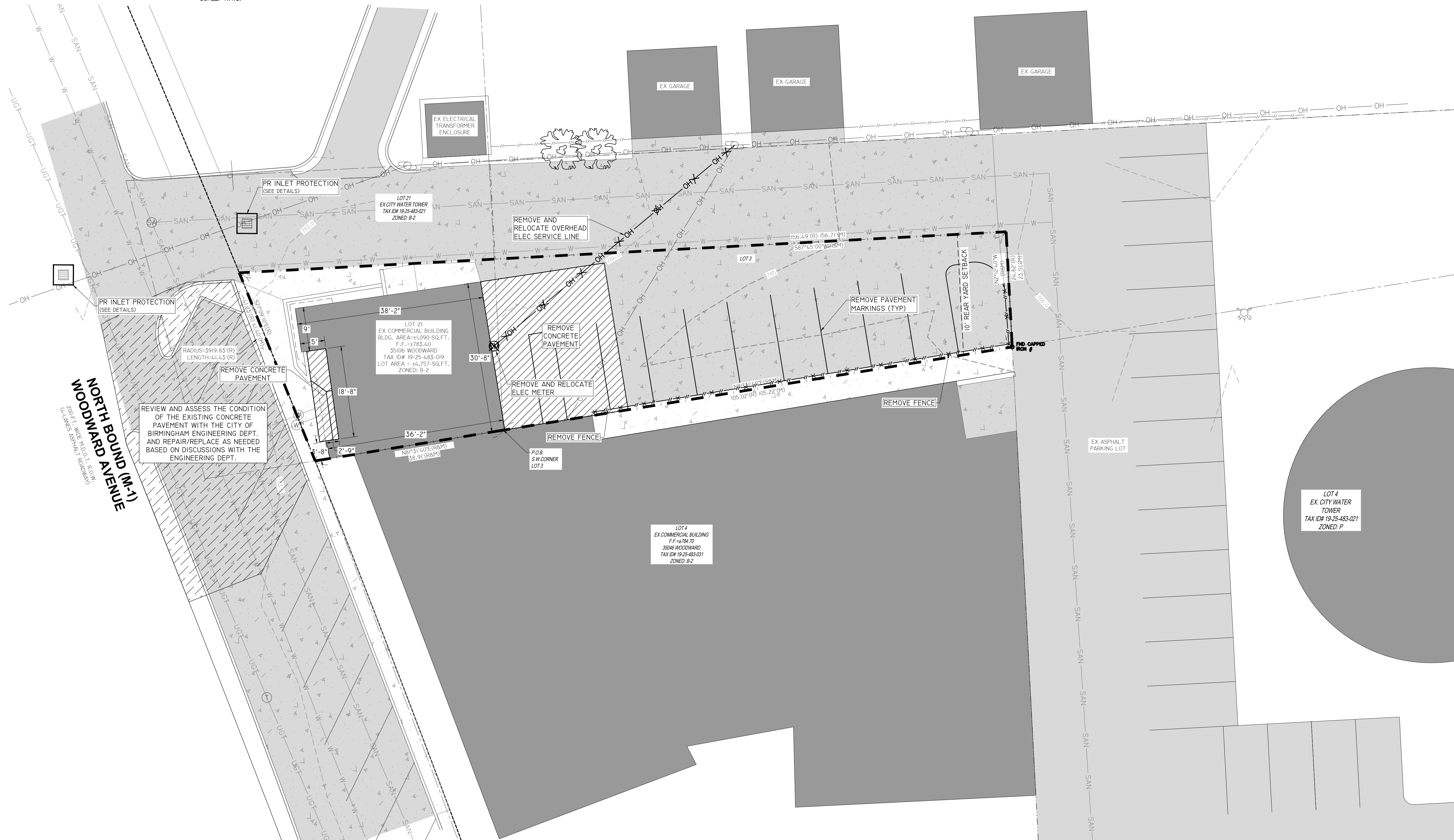
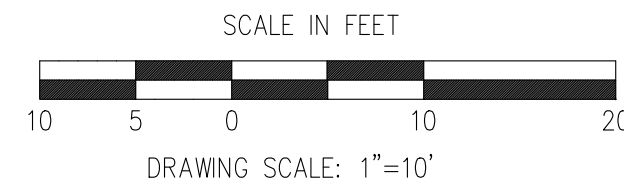
EX UTILITY POLE

EX SANITARY MANHOLE

EX CATCH BASIN

EX SIGN

EX ELECTRIC METER



Copyright 2016 - KALABAT ENGINEERING INC.

KALABATENGINEERING

KE

CIVIL ENGINEERING & SITE DEVELOPMENT

31333 Southfield Road Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
F 248.594.5919
iden@kalabat.com

STATE OF MICHIGAN
KALABAT
ENGINEER
620162804
LICENSED PROFESSIONAL

PROJECT NUMBER: M202-206
DATE: 08/06/22
NO. REVISION: 10
DATE: 11
NO. REVISION: 11
DATE: 12
NO. REVISION: 12
DATE: 13
NO. REVISION: 13
DATE: 14
NO. REVISION: 14
DATE: 15
NO. REVISION: 15
DATE: 16
NO. REVISION: 16
DATE: 17
NO. REVISION: 17
DATE: 18
NO. REVISION: 18

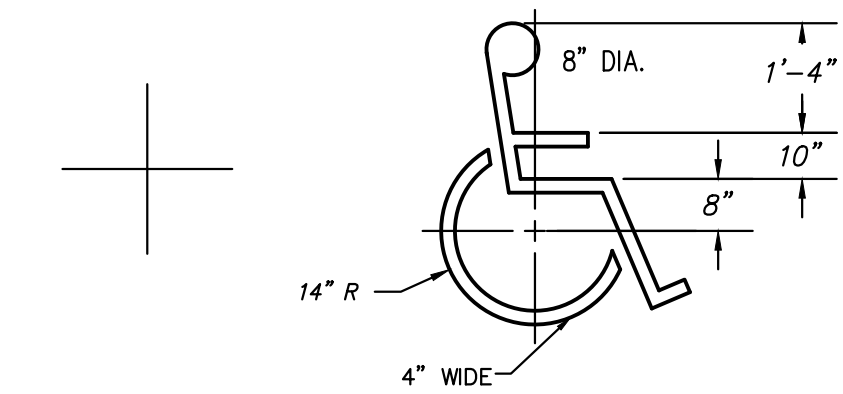
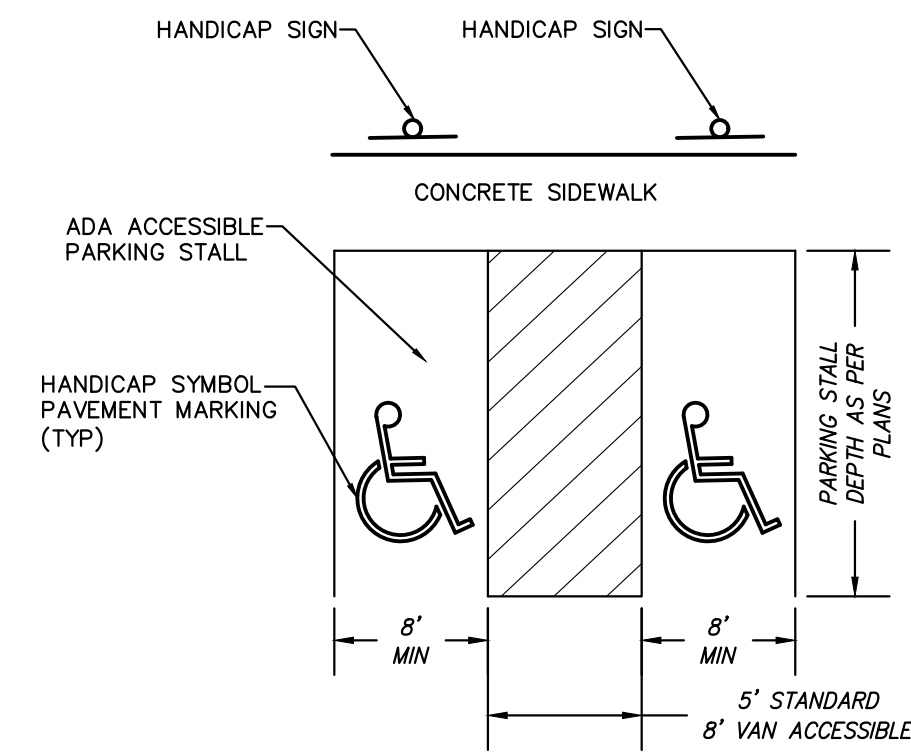
CLIENT: WDW BIRMINGHAM PLLC
35106 WOODWARD AVE
BIRMINGHAM, MI 48009

PROJECT: DENTAL OFFICE ADDITION
35106 WOODWARD AVE
BIRMINGHAM, MI 48009

SHEET TITLE: DEMOLITION & SESC PLAN

SHEET NUMBER: C2.0

SITE DETAILS

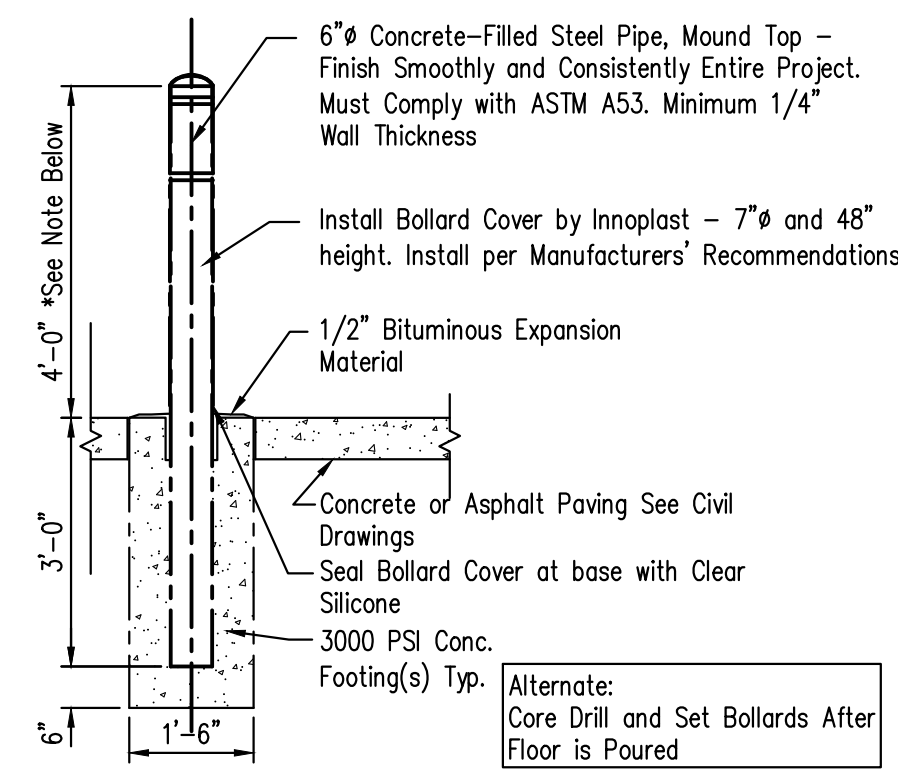


NOTES:

1. STRIPING TO BE 4 INCHES WIDE AND BLUE IN COLOR.
2. HANDICAP SIGNS TO BE PLACED IN THE NEAREST GRASS AREA ACROSS CONCRETE WALKS FOR SPACES THAT ABUT WALKS. HANDICAP SIGNS TO BE BOLLARD MOUNTED AND PLACED AT HEAD OF SPACE FOR SPACES THAT DO NOT ABUT WALKS.
3. STALL AND AISLE WIDTHS ARE TYPICAL UNLESS OTHERWISE STATED ON PLAN.

ADA ACCESSIBLE PARKING STRIPING DETAIL

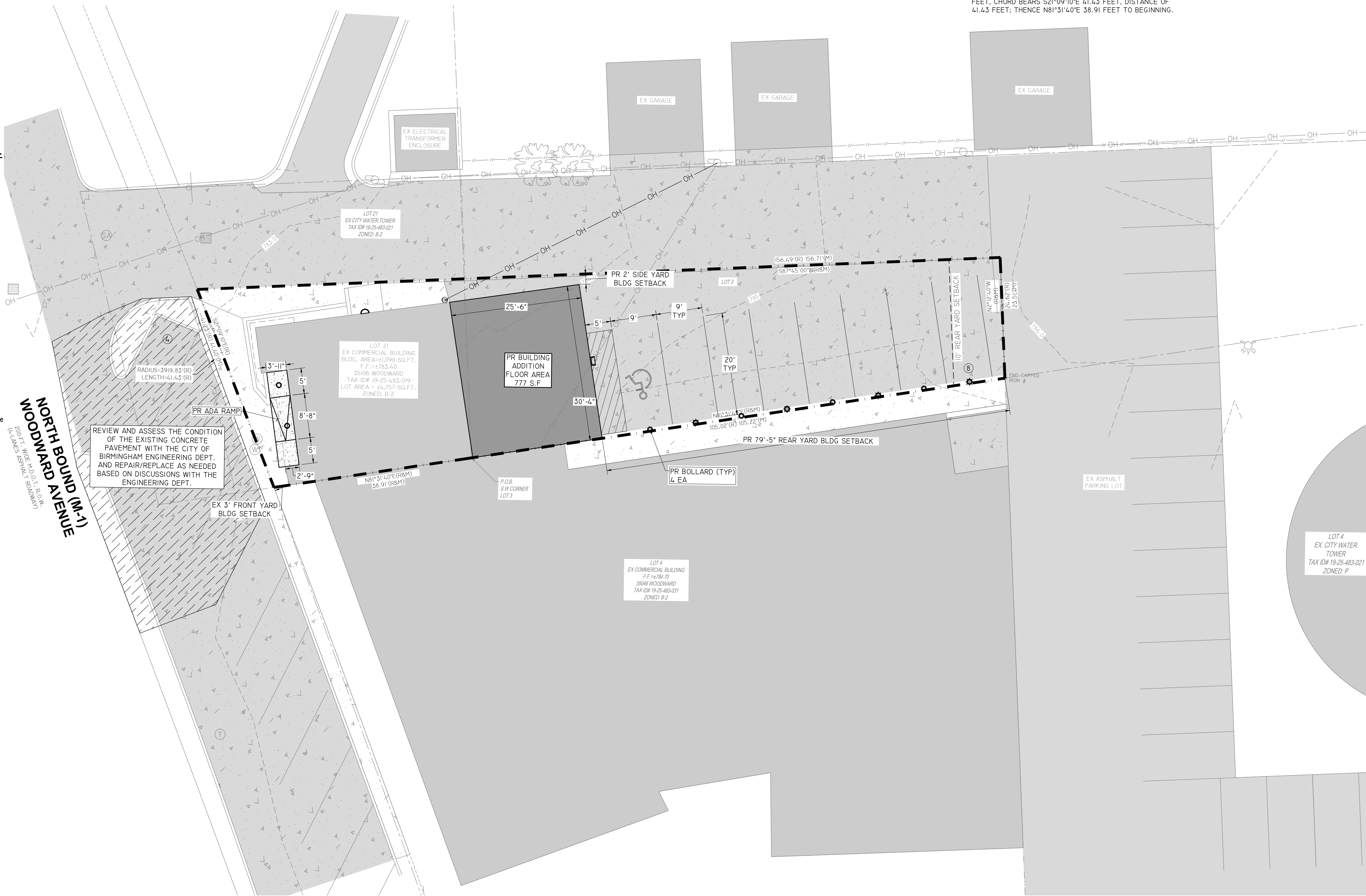
SCALE: N.T.S



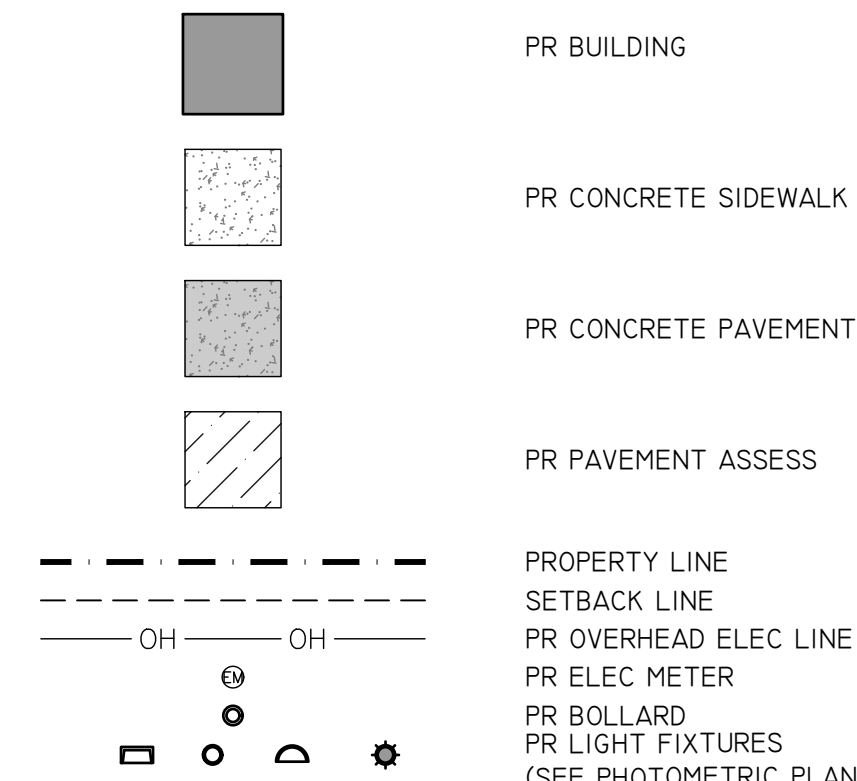
NOTE: Where Bollards fall within 5'-0" of Security Fence, Bollard size shall be 2'-0" in height.

6" BOLLARD DETAIL (EXTERIOR)

NOT TO SCALE



LEGEND



NOTES

4 EXISTING PARKING SPACES IN FRONT OF BUILDING IS REQUESTED TO BE DESIGNATED FOR MEDICAL OFFICE USE

SITE DATA

LAND AREA:	0.109 ACRES (4,755S.F.)	
CURRENT ZONING:	B-2	
PROPOSED ZONING:	B-2	
PROPOSED USE:	MEDICAL OFFICE	
BUILDING HEIGHT:	SINGLE STORY, XX'	
BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK	0'	3'-0"
REAR SETBACK	0'	79'-5"
NORTH SIDE YARD SETBACK	0'	2'-0"
SOUTH SIDE YARD SETBACK	0'	0'-0"

<u>PARKING REQUIREMENTS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
DENTAL OFFICE (GFA - 1,867 S.F.) 1 PER 150 S.F. GFA	12	12

ACCESSIBLE PARKING - CAR	1	1
--------------------------	---	---

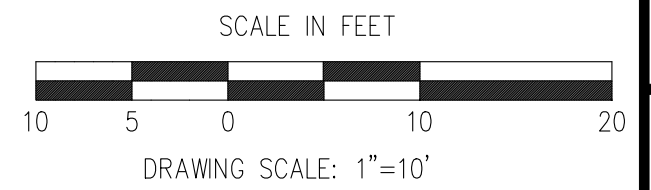
LEGAL DESCRIPTION

T2N, R10E, SECTION 25, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN:
RIDGEDALE PARK SUBDIVISION PART OF LOT 21, ALSO PART OF LOT 3 OF "ASSESSOR'S PLAT NO 26 ALL DESCRIBED AS BEGINNING AT SOUTHWEST CORNER OF SAID LOT 3;
THENCE N81°31'40"E 105.02 FEET; THENCE N02°12'40"W 24.62 FEET, THENCE S87°45'00"W 156.49 FEET; THENCE ALONG CURVE CONCAVE TO THE RIGHT, RADIUS 3919.83 FEET, CHORD BEARS S21°09'10"E 41.43 FEET, DISTANCE OF 41.43 FEET; THENCE N81°31'40"E 38.91 FEET TO BEGINNING.

SITE BENCHMARK

BM#5 N.384578.71 E.13434473.28 ELEV.778.58

BM#6 N.383726.84 E.13436194.15 ELEV.76561



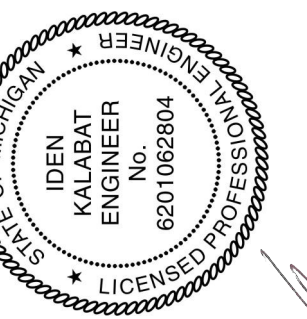
Copyright 2016 - KALABAT ENGINEERING INC.

KALABATENGINEERING



IK E
CIVIL ENGINEERING & SITE DEVELOPMENT

1333 Southfield Road Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
F 248.594.5919
iden@kalabat.com



NO	REVISION	DATE	NO	REVISION	DATE	PROJECT NUMBER	SEALED
1	SITE PLAN APPROVAL	08/08/22	10			MD2-205	
2			11			DRAWN BY:	
3			12			C. GUINASEKAPA	
4			13			CHECKED BY:	
5			14			I. KALABAT	
6			15				
7			16				
8			17				
9			18				

WDW BIRMINGHAM
PLLC
35106 WOODWARD AVE
BIRMINGHAM, MI 48009

**DENTAL OFFICE
ADDITION**
35106 WOODWARD AVE
BIRMINGHAM, MI 48009

SITE PLAN

SHEET NUMBER:

C3.0



PROJECT NUMBER:	DATE:	NO.	REVISION:
M022-206	08/06/22	10	
DRAWN BY:		11	
C. GUJASEKARA		12	
CHECKED BY:		13	
I. KALABAT		14	
		15	
		16	
		17	
		18	

CLIENT:

WDW BIRMINGHAM

PLLC

35106 WOODWARD AVE
BIRMINGHAM, MI 48009

PROJECT:

DENTAL OFFICE

ADDITION

35106 WOODWARD AVE
BIRMINGHAM, MI 48009

SHEET TITLE:

GRADING & UTILITY

PLAN

SHEET NUMBER:

C4.0

LEGEND

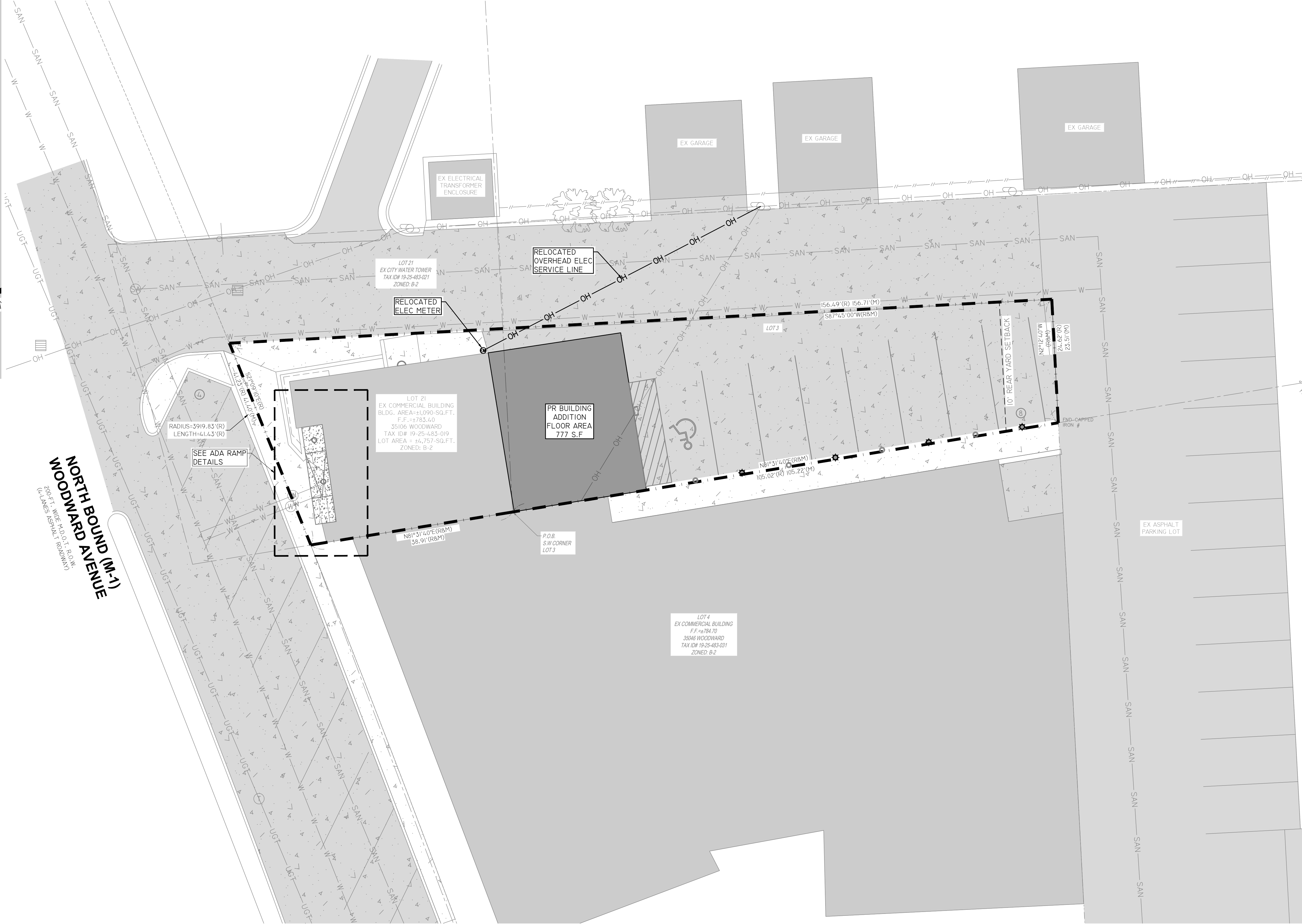
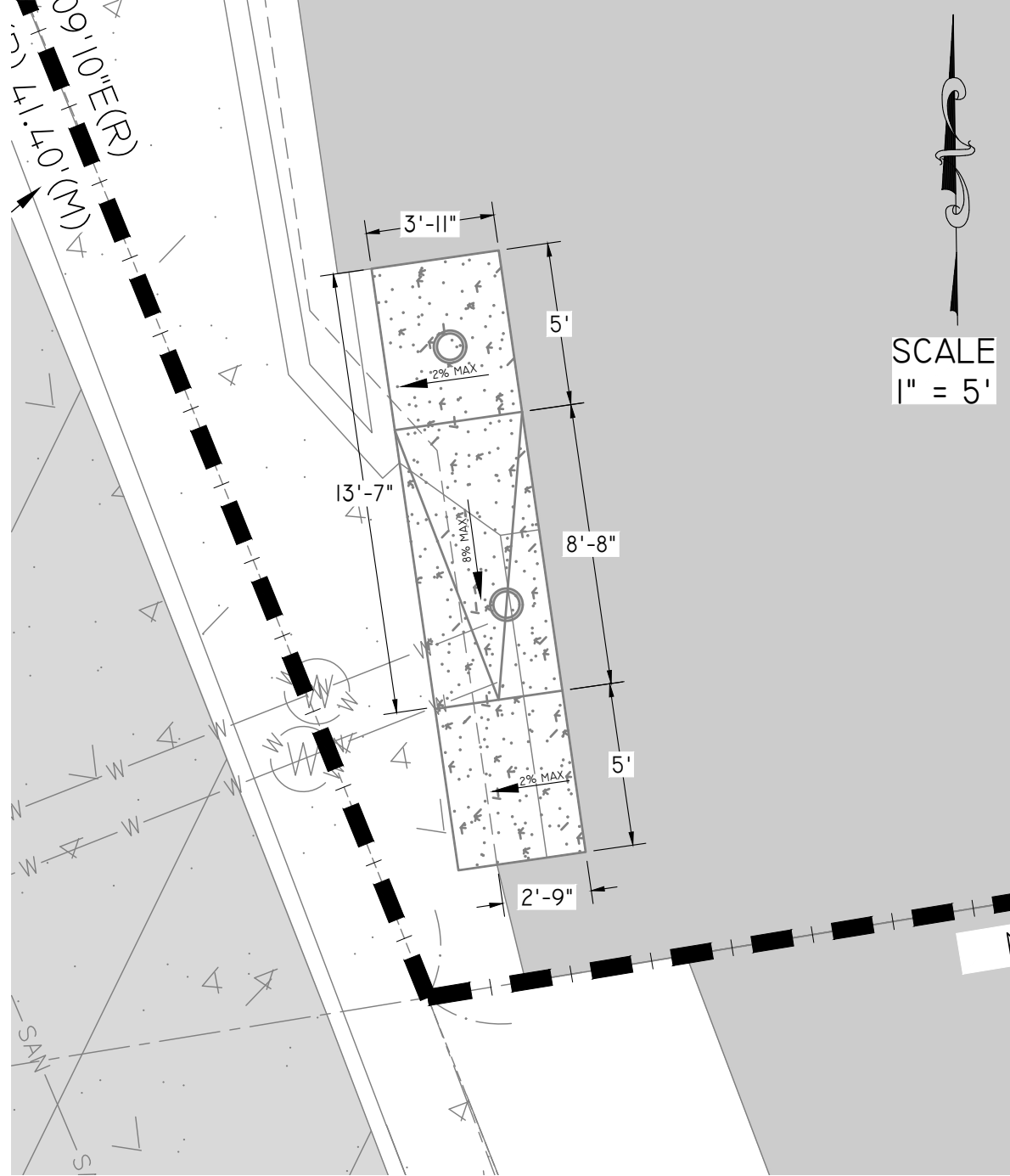
OH ——— OH ——— PR OVERHEAD ELEC
⊙ PR ELEC METER

SCALE IN FEET

10 5 0 10 20

DRAWING SCALE: 1"=10'

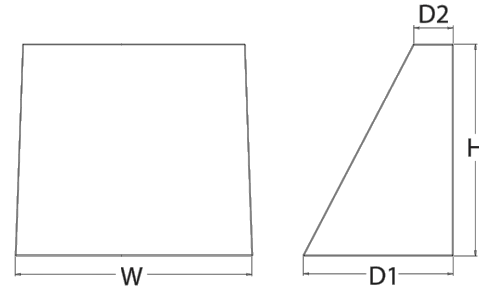
ADA RAMP DETAIL



WP1



Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



BL1



Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

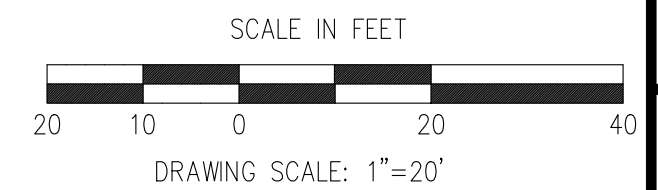
**Weight
(max):** 27 lbs
(12.25 kg)



LABEL	QTY	MOUNT HEIGHT (FT)	MANUFACTURER	MODEL #	DESCRIPTION	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT
WPI	1	12	LITHONIA LIGHTING	WDGE-I LED-PI-50K-80CRI-VW	LED ARCHITECTURAL WALL SCONCE	1238	10.0002	WALL MOUNT
WCI	1	12	LITHONIA LIGHTING	OLLWU-LED-PI-60K-I20-DOB	LED WALL CYLINDER LIGHT	1091	13.8	WALL MOUNT
BLI	4	3.5	LITHONIA LIGHTING	DSXB-LED-I2C-350-50K-ASY	D-SERIES LED BOLLARD	1291	16	BOLLARD MOUNT
CLI	2	12	LITHONIA LIGHTING	65BEMW-LED-30K	OUTDOOR LED DOWNLIGHT	676	11.99	CEILING RECESSED

0.1

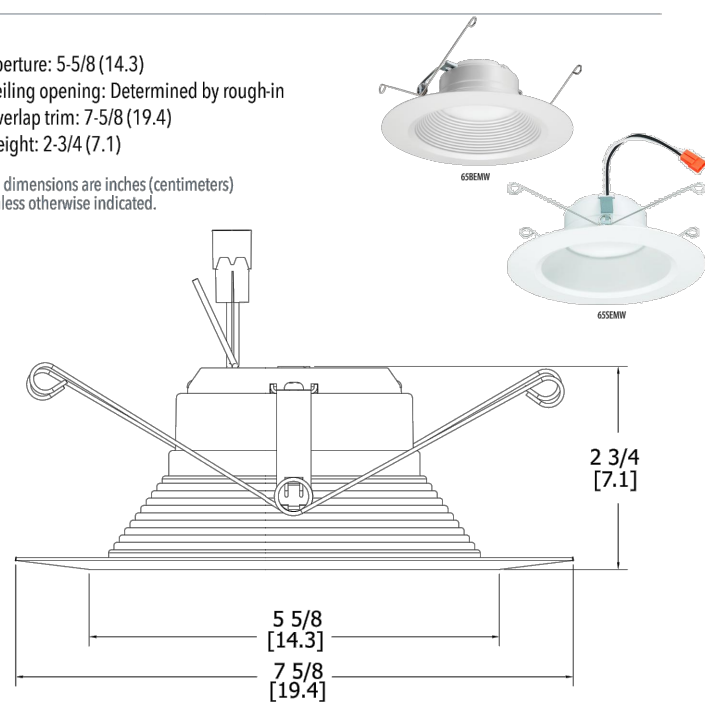
1.5 FOOT CANDLE (Fc) ISOLINE
0.2 FOOT CANDLE (Fc) ISOLINE
FOOT CANDLE CALC POINT
PR WALL PACK (WPI)
PR CEILING RECESSED LIGHT (CLI)
PR WALL CYLINDER LIGHT (WCI)
PR BOLLARD LIGHT (BLI)



CL1

Aperture: 5-5/8 (14.3)
Ceiling opening: Determined by rough-in
Overlap trim: 7-5/8 (19.4)
Height: 2-3/4 (7.1)

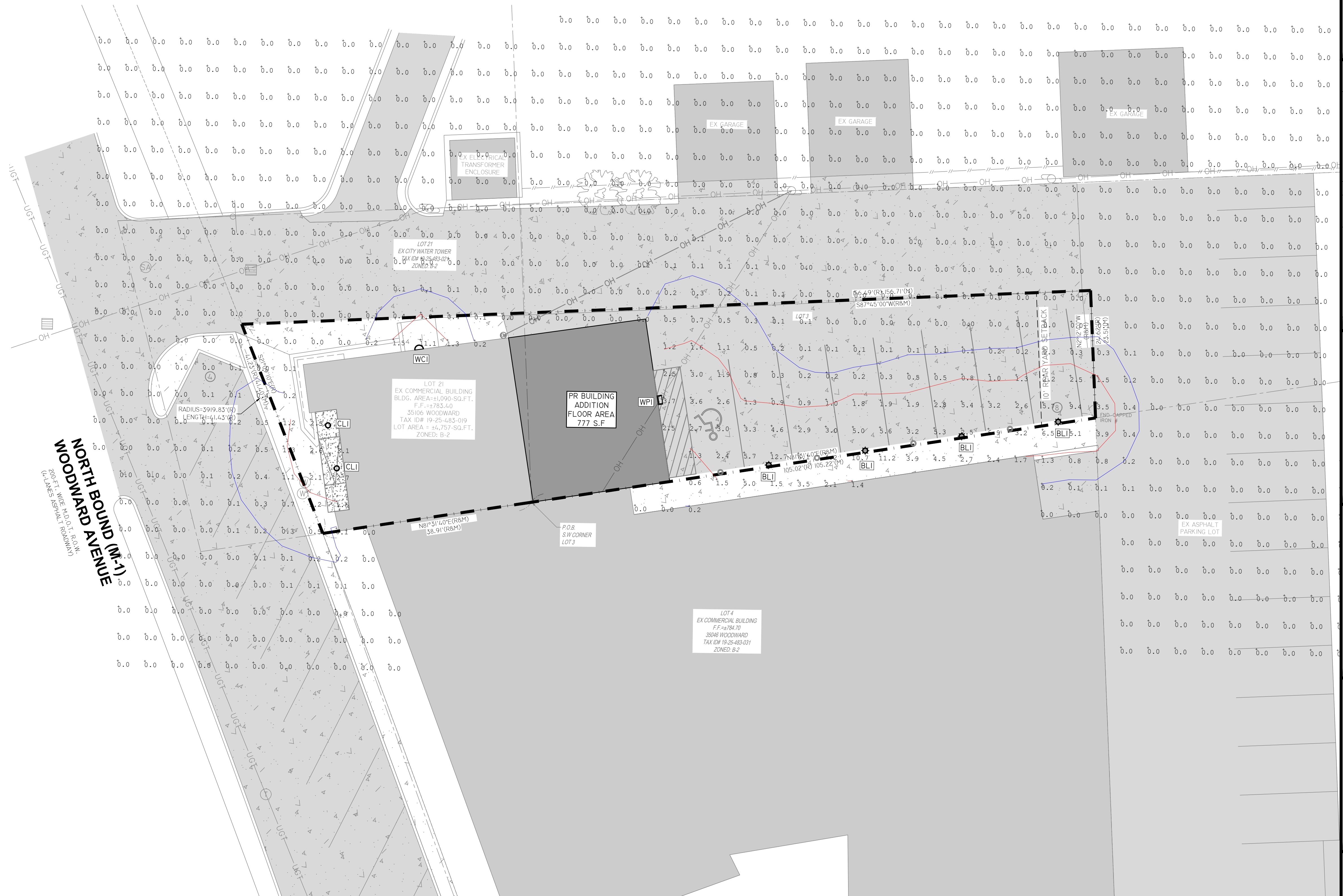
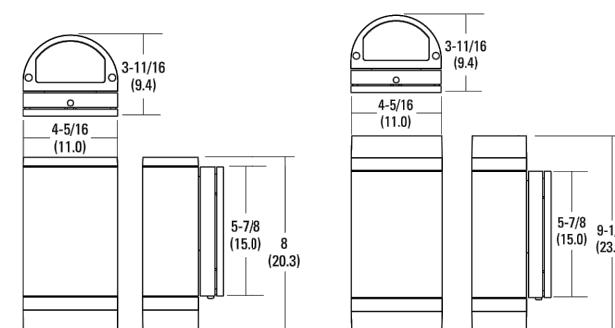
All dimensions are inches (centimeters)
unless otherwise indicated.



WC1



Specifications
All dimensions are inches (centimeters)



Copyright 2016 - KALABAT ENGINEERING INC.

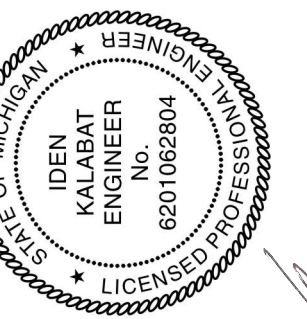


KALABATENGINEERING

KE

CIVIL ENGINEERING & SITE DEVELOPMENT

31333 Southfield Road Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
F 248.594.5919
iden@kalabat.com



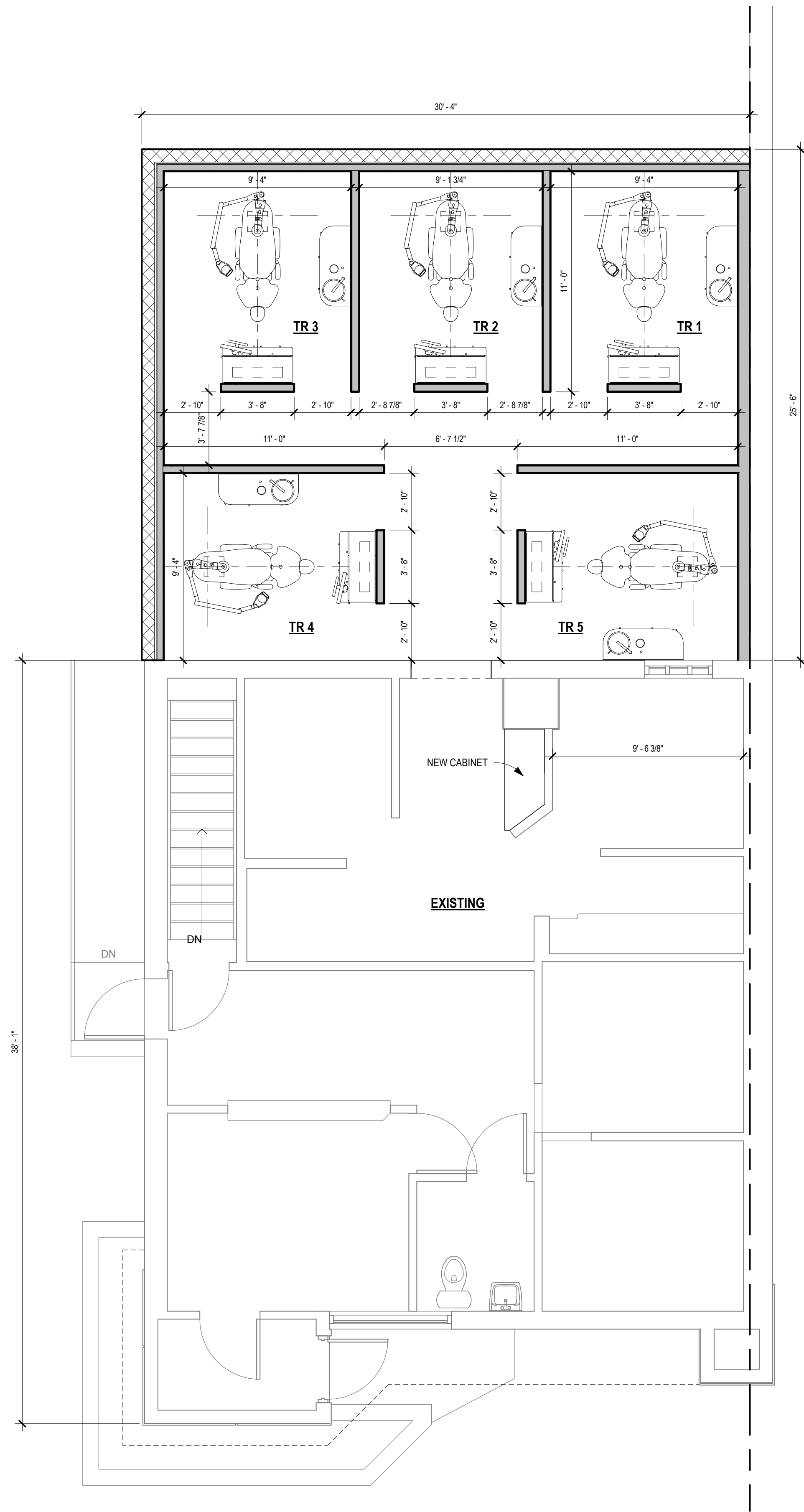
STEP 1-4H APPROVAL		DATE	NO.	REVISION	PROJECT NUMBER
1	SITE PLAN	08/06/22	10		MD22-205
2			11		DRAWN BY:
3			12		C. GUINASEKARA
4	REVISION		13		CHECKED BY:
5			14		I. KALABAT
6			15		
7			16		
8			17		
9			18		

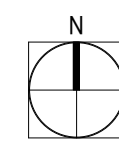
WDW BIRMINGHAM
PLLC
35106 WOODWARD AVE
BIRMINGHAM, MI 48009

**DENTAL OFFICE
ADDITION**
35106 WOODWARD AVE
BIRMINGHAM, MI 48009

PHOTOMETRIC PLAN

C5.0



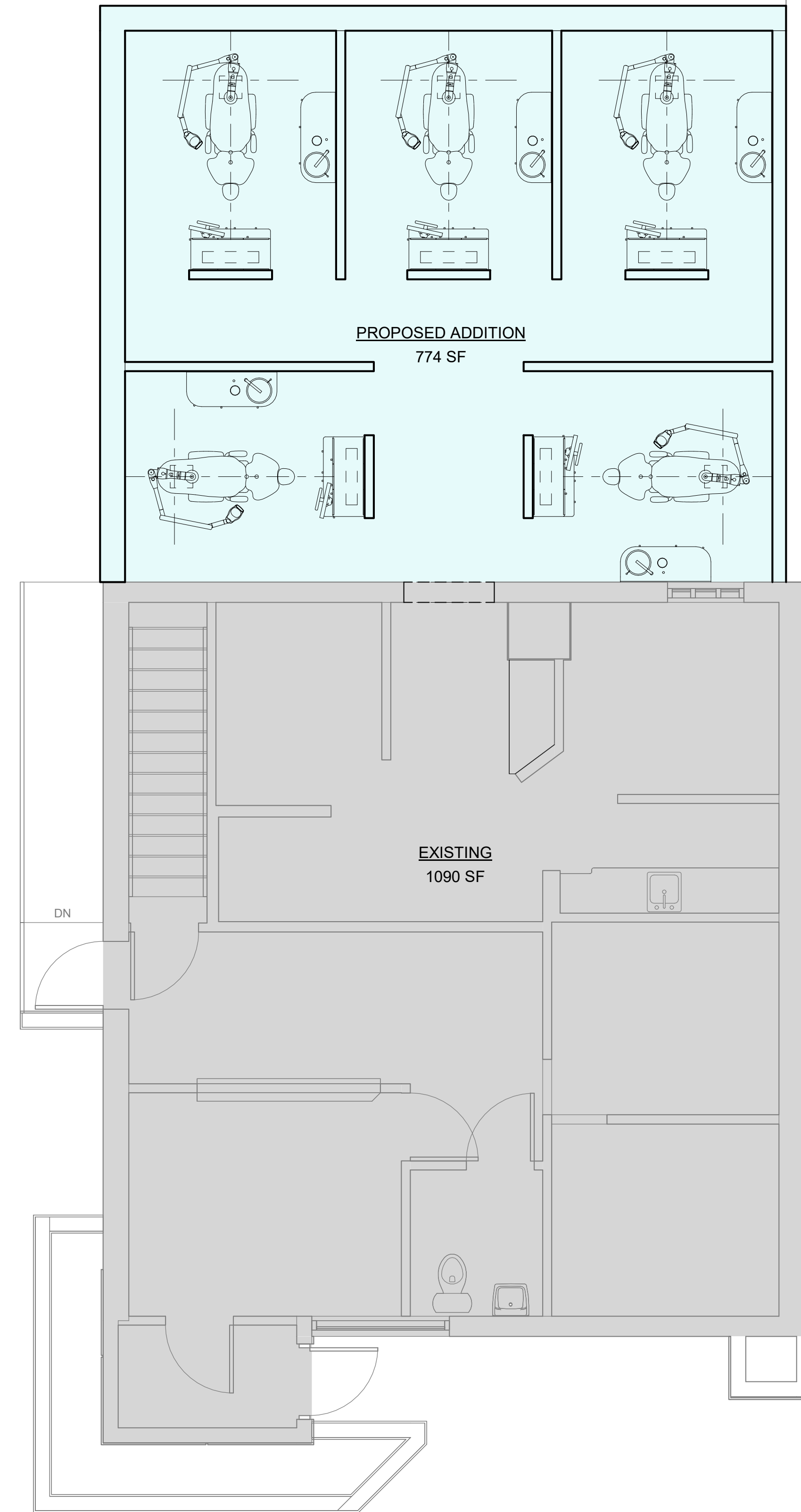
 **FLOOR PLAN**
1/4" = 1'-0"

AREA (GROSS BUILDING)	
NAME	AREA
NEW ADDITION	774 SF
EXISTING	1090 SF
TOTAL	1863 SF

 **FIRST FLOOR**
1/4" = 1'-0"

LEGEND

-  EXISTING
-  PROPOSED ADDITION



Copyright 2021 - JSK DESIGN GROUP LLC



**ARCHITECTURAL
ENGINEERING**

31333 Southfield Road
Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
F 248.594.5919

CONSULTANTS:

PROJECT:

**WHOLE
DENTAL
WELLNESS**

35106 Woodward Ave
Birmingham, MI 48009

CLIENT:

**DR. WHITNEY
WEINER**

35106 Woodward Ave
Birmingham, MI 48009

NO	DESCRIPTION	DATE
1	CLIENT REVIEW	6-7-22

SEAL:



Nathan A. Kurmas

SHEET TITLE:
FLOOR PLAN

PROJECT NUMBER:
MD21-111

DRAWN BY:
VP

CHECKED BY:
NK

SHEET NUMBER:

A-1.1

CONSULTANTS:

PROJECT:

**WHOLE
DENTAL
WELLNESS**

35106 Woodward Ave
Birmingham, MI 48009

CLIENT:

**DR. WHITNEY
WEINER**

35106 Woodward Ave
Birmingham, MI 48009

NO	DESCRIPTION	DATE
1	CLIENT REVIEW	6-7-22



SHEET TITLE:

ELEVATIONS

PROJECT NUMBER:

MD21-111

DRAWN BY:

VP

CHECKED BY:

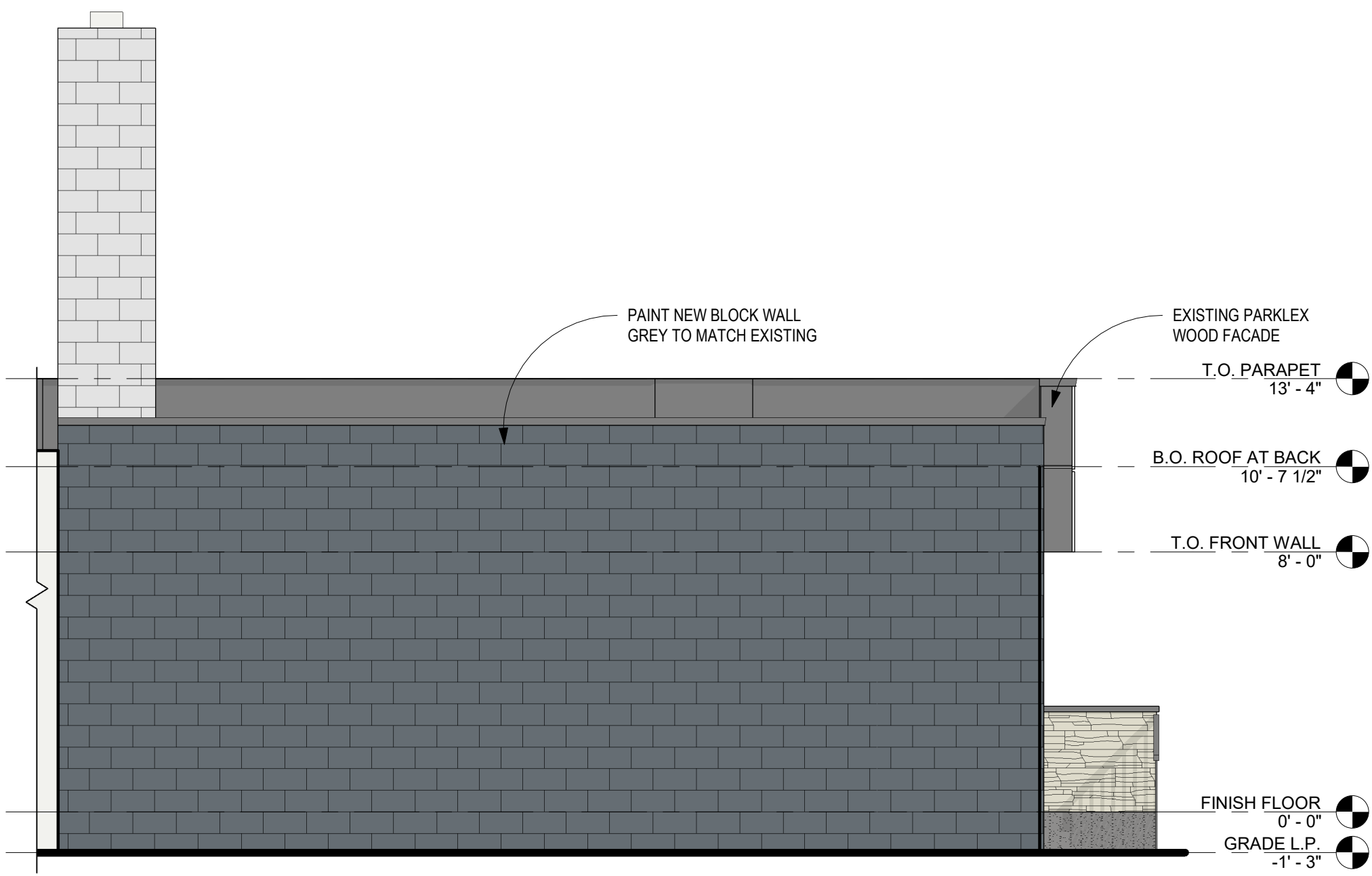
NK

SHEET NUMBER:

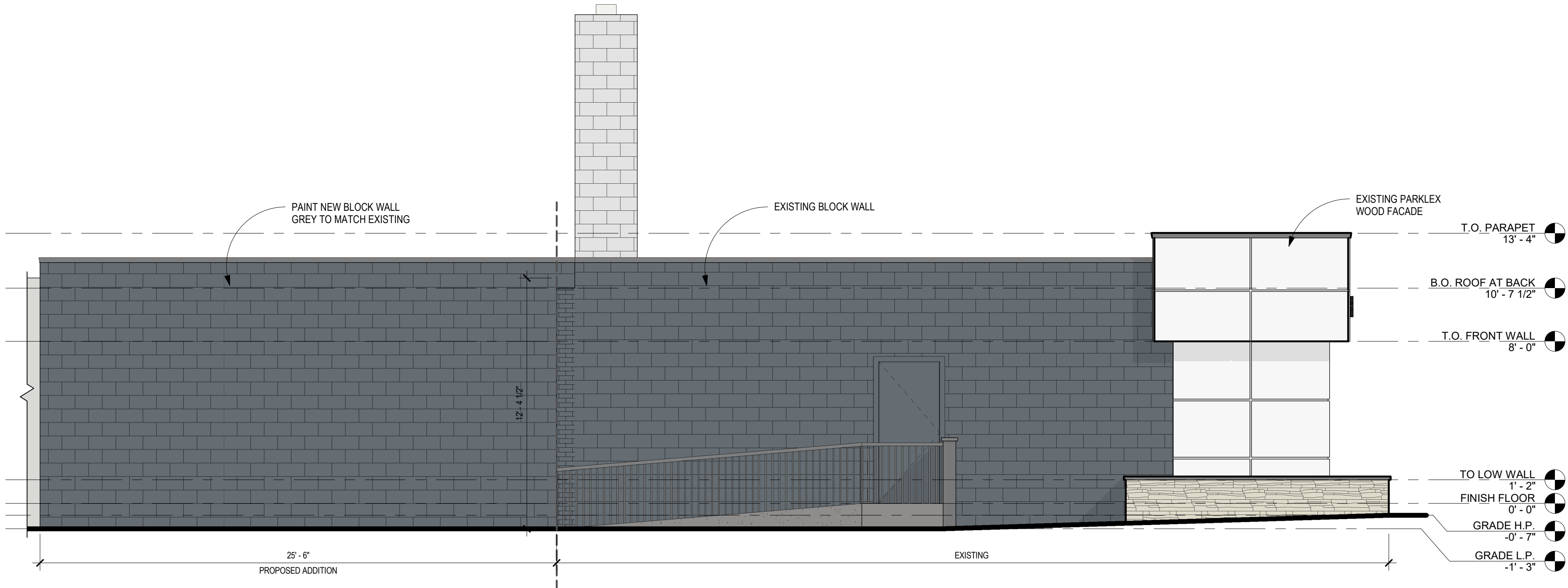
A-2.1



EXISTING FRONT ELEVATION
1/4" = 1'-0"



PROPOSED BACK ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



City of Birmingham
A Walkable Community

FINAL
Preliminary

Preliminary Site Plan Review Application

Planning Division

+ Design
Review

Form will not be processed until it is completely filled out.

1. Applicant

Name: Kalabat Engineering
Address: 31333 Southfield Rd. Suite 250
Beverly Hills, MI 48025
Phone Number: 248-798-6077
Fax Number: 248-594-5919
Email address: itkalabat@gmail.com

2. Property Owner

Name: WDW Birmingham PLLC
Address: 35106 Woodward Ave
Birmingham, MI 48009
Phone Number: 240-880-6190
Fax Number:
Email address: whitney@wholedental.com

3. Applicant's Attorney/Contact Person

Name:
Address:
Phone Number:
Fax Number:
Email address:

4. Project Designer/Developer

Name: Kalabat Engineering
Address: 31333 Southfield Rd. Suite 250
Beverly Hills, MI 48025
Phone Number: 248-600-8707
Fax Number:
Email address: lden@Kalabat.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject sites property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 35106 Woodward Ave
Birmingham, MI 48009
Name of development: Dental Office Addition
Sidwell #: 19-25-483-019
Current Use: Medical Office
Proposed Use: Medical Office
Area of Site in Acres: 0.109
Current zoning: B-2
Is the property located in the floodplain? No

Name of Historic District site is located in:
Date of Historic District Commission Approval:
Date of Design Review Board Approval:
Will proposed project require the division of platted lots? No
Will proposed project require the combination of platted lots? No

7. Details of the Proposed Development (attach separate sheet if necessary)

1. Proposed building addition (777 SF) at the back of existing building.
2. Proposed ADA Ramp at the existing entrance to building
3. Re-striping of parking lot
4. Installation of exterior light fixtures

8. Buildings and Structures

Number of Buildings on Site: 01
Height of Buildings & # of Stories: 14' , single storey

Use of Buildings: Medical Office
Height of Rooftop Mechanical Equipment: _____

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: N/A
Number of square feet per upper floor: N/A
Total floor area: N/A
Floor area ratio (total floor area ÷ total land area): N/A
Open space: N/A
Percent of open space: N/A

Office Space: N/A
Retail Space: N/A
Industrial Space: N/A
Assembly Space: N/A
Seating Capacity: N/A
Maximum Occupancy Load: N/A

Proposed Residential Structures:

Total number of units: N/A
Number of one bedroom units: N/A
Number of two bedroom units: N/A
Number of three bedroom units: N/A
Open space: N/A
Percent of open space: N/A

Rental units or condominiums? N/A
Size of one bedroom units: N/A
Size of two bedroom units: N/A
Size of three bedroom units: N/A
Seating Capacity: N/A
Maximum Occupancy Load: N/A

Proposed Additions:

Total basement floor area, if any, of addition: N/A
Number of floors to be added: N/A
Square footage added per floor: 777 SF
Total building floor area (including addition): 1867 SF
Floor area ratio (total floor area ÷ total land area): 0.392
Open Space: N/A
Percent of open space: N/A

Use of addition: Medical Office
Height of addition: 14-ft
Office space in addition: 777 SF
Retail space in addition: N/A
Industrial space in addition: N/A
Assembly space in addition: N/A
Maximum building occupancy load (including addition): N/A

10. Required and Proposed Setbacks

Required front setback: 0-ft
Required rear setback: 10-ft
Required total side setback: 0-ft
Side setback: 0-ft

Proposed front setback: 3-ft
Proposed rear setback: 79.42-ft
Proposed total side setback: 2-ft
Second side setback: 2-ft

11. Required and Proposed Parking

Required number of parking spaces: 12
Typical angle of parking spaces: 90
Typical width of maneuvering lanes: N/A
Location of parking on site: Behind building addition
Location of parking off site: Front of existing building
Number of light standards in parking area: _____
Screenwall material: N/A

Proposed number of parking spaces: 12
Typical size of parking spaces: 9 x 20
Number of spaces <180 sq. ft.: 0
Number of handicap spaces: 1
Shared parking agreement? _____
Height of light standards in parking area: _____
Height of screenwall: N/A

12. Landscaping

Location of landscape areas: N/A

Proposed landscape material: N/A

13. Streetscape

Sidewalk width: N/A

Number of benches: N/A

Number of planters: N/A

Number of existing street trees: N/A

Number of proposed street trees: N/A

Streetscape plan submitted? N/A

Description of benches or planters: N/A

Species of existing trees: N/A

Species of proposed trees: N/A

14. Loading

Required number of loading spaces: N/A

Typical angle of loading spaces: N/A

Screenwall material: N/A

Location of loading spaces on site: N/A

Proposed number of loading spaces: N/A

Typical size of loading spaces: N/A

Height of screenwall: N/A

Typical time loading spaces are used: N/A

15. Exterior Waste Receptacles

Required number of waste receptacles: 0

Location of waste receptacles: N/A

Screenwall material: N/A

Proposed number of waste receptacles: 0

Size of waste receptacles: N/A

Height of screenwall: N/A

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: N/A

Size of transformers (L•W•H): N/A

Number of utility easements: N/A

Screenwall material: N/A

Location of all utilities & easements: N/A

Height of screenwall: N/A

Ground Mounted Mechanical Equipment:

Number of ground mounted units: N/A

Size of ground mounted units (L•W•H): N/A

Screenwall material: N/A

Location of all ground mounted units: N/A

Height of screenwall: N/A

Rooftop Mechanical Equipment:

Number of rooftop units: N/A

Type of rooftop units: N/A

Screenwall material: N/A

Location of screenwall: N/A

Location of all rooftop units: N/A

Size of rooftop units (L•W•H): N/A

Percentage of rooftop covered by mechanical units: N/A

Height of screenwall: N/A

Distance from rooftop units to all screenwalls: N/A

17. Accessory Buildings

Number of accessory buildings: N/A

Location of accessory buildings: N/A

Size of accessory buildings: N/A

Height of accessory buildings: N/A

18. Building Lighting

Number of light standards on building: 4 Ea
Size of light fixtures (L•W•H): Varies
Maximum wattage per fixture: Varies
Light level at each property line: Varies

Type of light standards on building: _____
Wall pack, Canopy lights
Height from grade: Varies
Proposed wattage per fixture: Varies

19. Site Lighting

Number of light fixtures: 4 Ea
Size of light fixtures (L•W•H): Varies
Maximum wattage per fixture: Varies
Light level at each property line: Varies

Type of light fixtures: Bollard lights
Height from grade: Varies
Proposed wattage per fixture: Varies
Holiday tree lighting receptacles: N/A

20. Adjacent Properties

Number of properties within 200 ft.: 5

Property #1

Number of buildings on site: 01
Zoning district: B-2
Use type: Commercial
Square footage of principal building: Unknown
Square footage of accessory buildings: Unknown
Number of parking spaces: Unknown

Property Description: Tax ID: 19-25-483-031
35046 Woodward Ave

North, south, east or west of property? South

Property #2

Number of buildings on site: 01
Zoning district: P
Use type: Water Tower
Square footage of principal building: Unknown
Square footage of accessory buildings: Unknown
Number of parking spaces: Unknown

Property Description: Tax ID: 19-25-483-021

North, south, east or west of property? East

Property #3

Number of buildings on site: 01
Zoning district: _____
Use type: Commercial
Square footage of principal building: Unknown
Square footage of accessory buildings: Unknown
Number of parking spaces: 9

Property Description: Tax ID: 19-25-483-026
35238 Woodward Ave

North, south, east or west of property? North

Property #4

Number of buildings on site: 02
Zoning district: _____
Use type: Residential
Square footage of principal building: Unknown
Square footage of accessory buildings: Unknown
Number of parking spaces: Unknown

Property Description: Tax ID: 19-25-483-004
546 Ridgedale Ave

North, south, east or west of property? North

Property #5

Number of buildings on site: 02
Zoning district: _____
Use type: Residential
Square footage of principal building: Unknown
Square footage of accessory buildings: Unknown
Number of parking spaces: Unknown

Property Description: Tax ID: 19-25-483-005
556 Ridgedale Ave

North, south, east or west of property? North

Property #6

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: 4/3/2020 Date: Jun 13, 2022

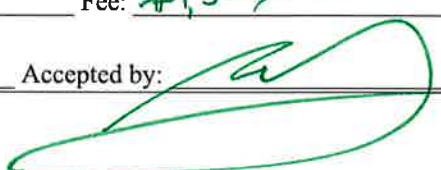
Print Name: Dr Whitney Weiner

Signature of Applicant: Iden Kalabat Date: Jun 13, 2022

Print Name: Iden Kalabat

Signature of Architect: Iden Kalabat Date: Jun 13, 2022

Print Name: Iden Kalabat

Office Use Only			
Application #:	<u>PFSP22-0003</u>	Date Received:	<u>6/13/22</u>
		Fee:	<u>\$1,500.00</u>
Date of Approval:		Date of Denial:	
		Accepted by:	



PRELIMINARY SIT PLAN REVIEW APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: Kalabat Engineering Case #: _____ Date: 06/08/2022
Address: 35106 Woodward Ave Project: Dental Office Addition

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Preliminary Site Plan

A full Site Plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☒ 1. Name and address of applicant and proof of ownership;
- ☒ 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ 4. Name and address of the land surveyor;
- ☒ 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A separate location map;
- ☒ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☒ 8. Aerial photographs of the subject site and surrounding properties;
- ☒ 9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
- ☒ 10. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
- ☒ 11. Interior floor plans;
- ☐ 12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

- ☒ 13. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☒ 14. Existing and proposed utilities and easements and their purpose;
- ☐ 15. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preserve-able trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- ☒ 16. General description, location, and types of structures on site;
- ☒ 17. Location of sidewalks, curb cuts, and parking lots on subject site and all sites within 200 ft. of the property line;
- ☒ 18. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 19. Elevation drawings showing proposed design;
- ☐ 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ☒ 21. Location of all exterior lighting fixtures;
- ☒ 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- ☐ 23. A Landscape Plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ☐ 24. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 25. Color elevation drawings showing the proposed design for each façade of the building;
- ☐ 26. List of all materials to be used for the building, marked on the elevation drawings;
- ☐ 27. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- ☐ 28. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 29. A list of any requested design changes;
- ☐ 30. Itemized list and specification sheets of all materials, light fixtures and mechanical equipment to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ☐ 31. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- ☐ 32. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.



Notice Signs - Rental Application Community Development

1. Applicant

Name: Kalabat Engineering
Address: 31333 Southfield Rd. Suite 250
Beverly Hills, MI 48025
Phone Number: 248-798-6077
Fax Number: 248-594-5919
Email address: itkalabat@gmail.com

Property Owner

Name: WDW Birmingham
Address: 35106 Woodward Ave
Birmingham, MI 48009
Phone Number: 240-880-6190
Fax Number:
Email Address: whitney@wholedental.com

2. Project Information

Address/Location of Property: 35106 Woodward Ave
Name of Development: Whole Dental Wellness Bldg Addition
Area in Acres: 0.109

Name of Historic District site is in, if any:
Current Use: Medical Office
Current Zoning: B-2

3. Date of Board Review

Board of Building Trades Appeals:
City Commission:
Historic District Commission:
Planning Board:

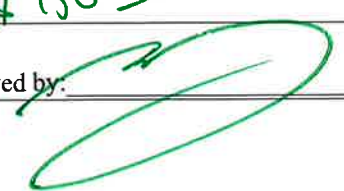
Board of Zoning Appeals:
Design Review Board:
Housing Board of Appeals:

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: Iden Kalabat
Iden Kalabat (Jun 13, 2022 12:12 EDT)

Date: Jun 13, 2022

Office Use Only

Application #: PFSP22-0003 Date Received: 6/13/22 Fee: \$ 150.00
Date of Approval: Date of Denial: Reviewed by: 



FEE SCHEDULE

Application	Fees
Administrative Approval	\$100
Administrative Sign Approval	\$100
Board of Zoning Appeals* - Single Family Residential - All Other Zoning Districts	\$310 \$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Division/Combination of Platted Lots	\$200
Historic District Review* - Single Family Residential - All Other Zoning Districts	No Charge \$350
Public Notice Sign - Notice Sign Rental - Returnable Sign Bond	\$50 \$100 ➔ \$150 total
Preliminary/Final Site Plan Review - R4 – R8 Zoning District - Nonresidential Districts	\$850, plus \$50 per dwelling unit \$1,050, plus \$50 per acre or portion of acre
Special Land Use Permit* - Plus Site Plan Review - Plus Design Review - Plus Publish of Legal Notice - Plus Sign Rental and Deposit	\$800 \$1,050 \$350 \$450 \$150 ➔ \$2,800 total
Special Land Use Permit Annual Renewal	\$200
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50

***The fees for Board of Zoning Appeals, Community Impact Study Review, Design Review, Site Plan Review, Historic District Review and Special Land Use Permits shall be double the listed amounts in the event the work is commenced prior to the filing of an application for review by the City of Birmingham.**

PB Preliminary Site Plan Review Application - July 2019

Final Audit Report

2022-06-13

Created:	2022-06-13
By:	Iden Kalabat (ikalabat@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZrPda1PMS-WNMObE2VBi90laN2jukZ45

"PB Preliminary Site Plan Review Application - July 2019" History

-  Document created by Iden Kalabat (ikalabat@gmail.com)
2022-06-13 - 2:34:10 PM GMT- IP address: 73.145.230.96
-  Document emailed to Whitney Weiner (whitney@wholidental.com) for signature
2022-06-13 - 2:36:07 PM GMT
-  Email viewed by Whitney Weiner (whitney@wholidental.com)
2022-06-13 - 4:03:12 PM GMT- IP address: 104.28.92.141
-  Document e-signed by Whitney Weiner (whitney@wholidental.com)
Signature Date: 2022-06-13 - 4:03:36 PM GMT - Time Source: server- IP address: 200.7.34.122
-  Document emailed to Iden Kalabat (itkalabat@gmail.com) for signature
2022-06-13 - 4:03:39 PM GMT
-  Email viewed by Iden Kalabat (itkalabat@gmail.com)
2022-06-13 - 4:40:19 PM GMT- IP address: 64.233.172.37
-  Document e-signed by Iden Kalabat (itkalabat@gmail.com)
Signature Date: 2022-06-13 - 4:42:49 PM GMT - Time Source: server- IP address: 73.145.230.96
-  Agreement completed.
2022-06-13 - 4:42:49 PM GMT

Townsend Hotel - Rugby Grill
Outdoor Dining Terrace
100 Townsend St., Birmingham, Michigan

**REQUEST FOR ADMINISTRATIVE
APPROVAL
JUNE 6, 2022**



L|Z|G
Architects

555 S. Old Woodward Ave. Suite 27L
Birmingham, Michigan 48009

tele:
248.642.3990

[illegible]

sheet title:

Site Plan, Location Map, & Site Info

THE TOWNSEND HOTEL
Rugby Grill

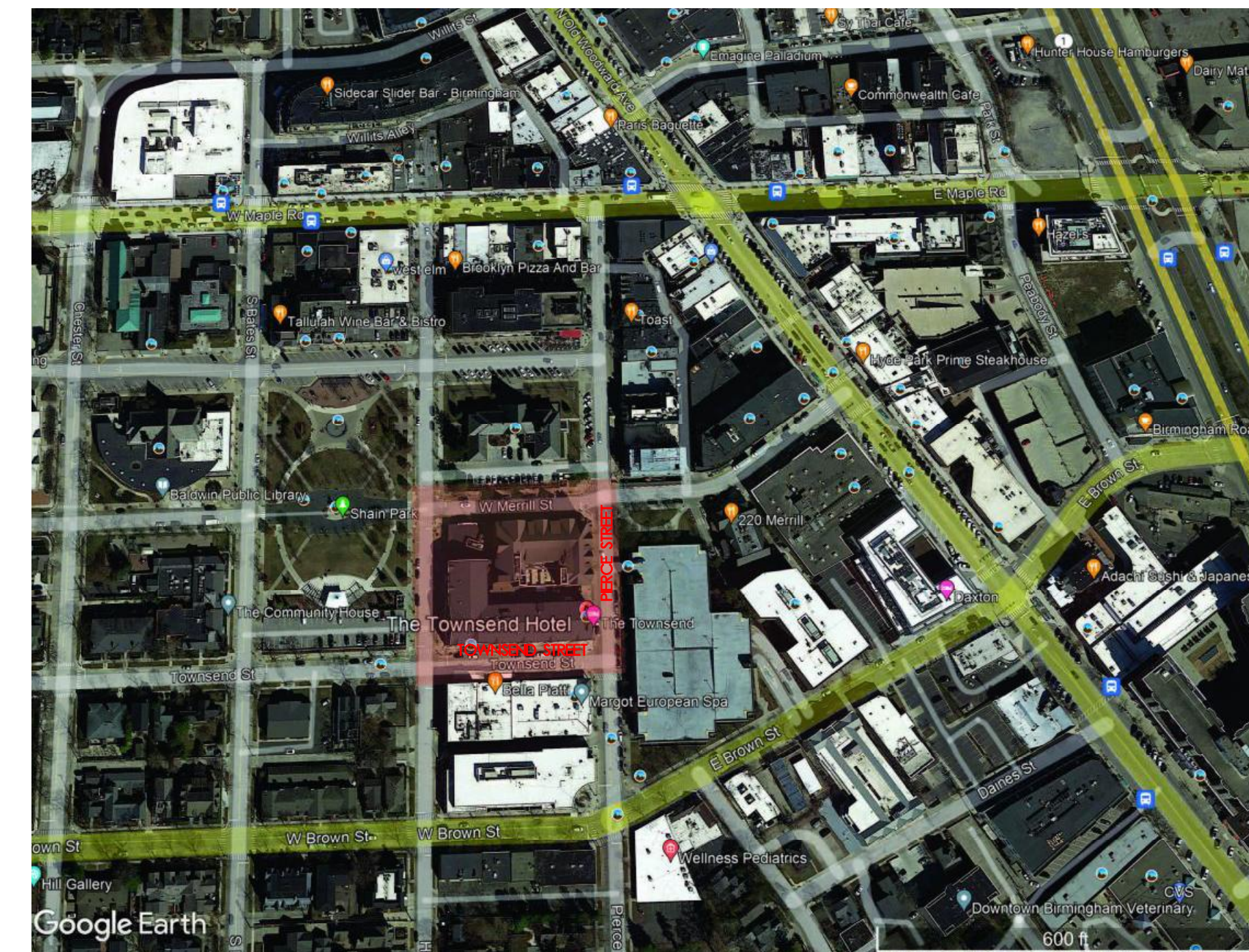
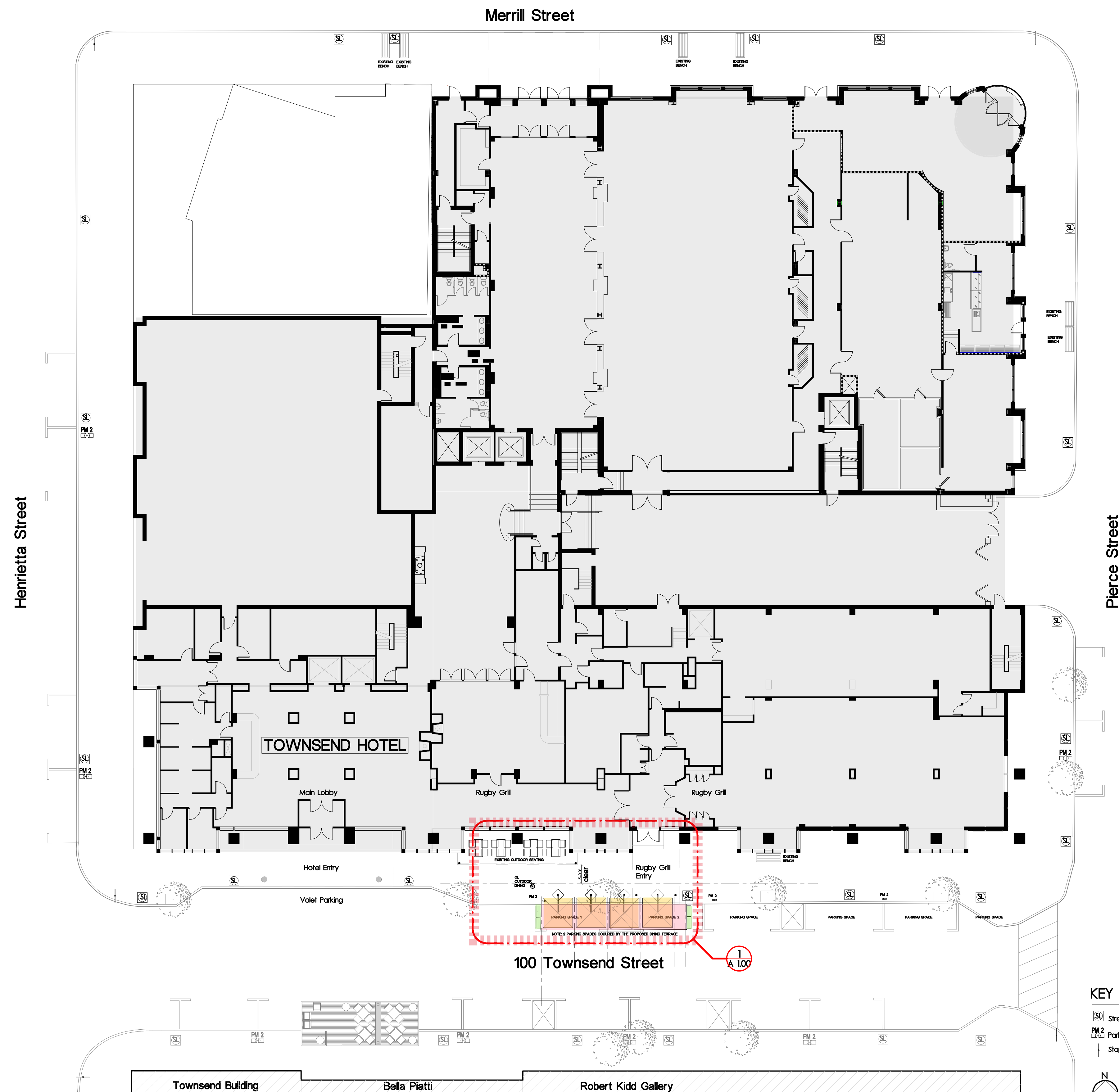
Exterior Dining

100 Townsend Street
Birmingham, Michigan

checked approved

018-2021

A-0.00



 **Location Map**

GRAPHIC SCALE

0 100' 200' 300' 400' 500' 600'

Zoning Information

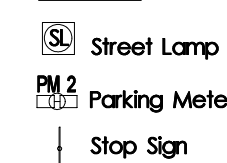
Building Area / Building Criteria

- Zoning = B4
- Downtown Overlay District = D4
- Part of Downtown Birmingham Parking Assessment District
- Shain Park Historic District
- New Terrace Area = 268 SF
- Deck Construction Type 5: Wolmanized Lumber, Composite (PVC) Decking & Aluminum

Sheet Schedule

BUILDING PERMIT	●			A 0.00	TITLE, SHEET SCHEDULE, ZONING, SITE PLAN, LOCATION, SITE INFORMATION
	●			A 101	TERRACE PLAN, FRAMING PLAN
	●			A 102	GUARD RAIL ELEVATIONS
	●			A 103	DECK AND GUARD RAIL DETAILS
	●			A 104	FFE - FURNITURE FIXTURES EQUIPMENT DETAILS

KEY





Site Plan



L|Z|G
Architects

Luckenbach|Ziegelman|Gardner
Architects

555 S. Old Woodward Ave., Suite 27L
Birmingham, Michigan 48009

email:
gardner-arch@lzbglobal.net

tele:
248.642.3990

issue	date
PERMIT ISSUE	JUNE 2, 2022
REQ FOR ADMIN PLANNING APPROVAL	JUNE 6, 2022

sheet title:
**South Side Plan
Floor Plan
Structural
Framing Plan**

project:
**THE TOWNSEND HOTEL
Rugby Grill
Exterior Dining**

project address:
**100 Townsend Street
Birmingham, Michigan**

designed
drawn
coordination checked
checked **approved**

project number:
018-2021

sheet number:
A-1.00

REQUEST FOR ADMINISTRATIVE APPROVAL:

**1) 4 UMBELLAS IN LIEU OF MARYGROVE AWNING AS PREVIOUSLY APPROVED
* SEE SHEET A 4.00 FOR UMBRELLA PHOTO/SPECIFICATION: SIZE = 8.2' X 8.2'**

2) NARDI TABLE CHANGE FROM NARDI TABLE (2) X 80 X 80 CM (160CM) TO (1) X 140 X 40 CM

3) YARDART PLANTER SIZE CHANGE FROM 14" W X 14" H TO 10" W X 30" H

OWNER TO ADJUST DIMENSION
ON EXISTING DECK TO COMPLY W/
5'-0" CLEAR REQUIREMENT

5'-0"
CLEAR
REQUIRED

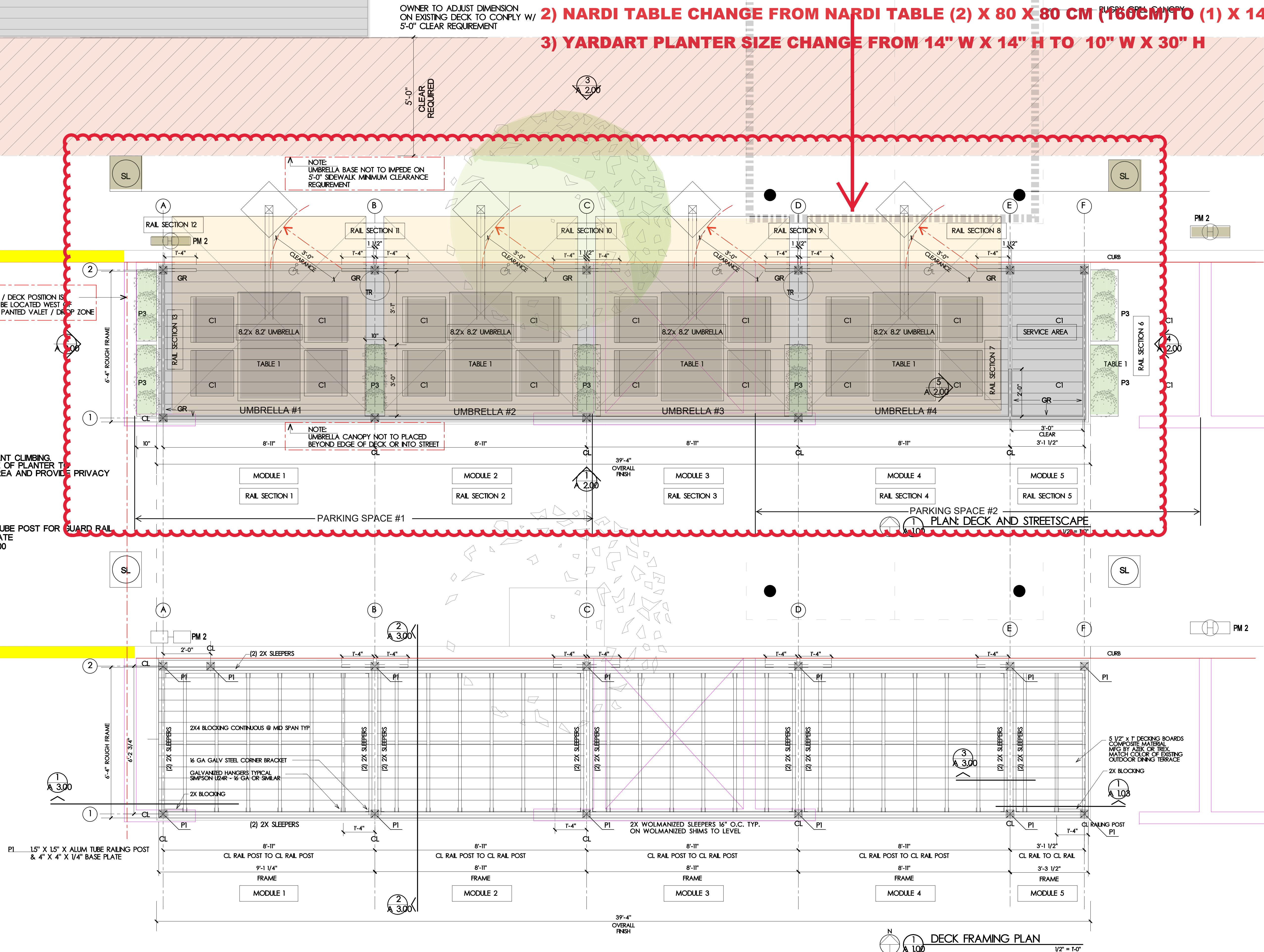
NOTE:
UMBRELLA BASE NOT TO IMPEDE ON
5'-0" SIDEWALK MINIMUM CLEARANCE
REQUIREMENT

NOTE:
UMBRELLA CANOPY NOT TO BE PLACED
BEYOND EDGE OF DECK OR INTO STREET

NOTE:
PLANTER / DECK POSITION IS
NOT TO BE LOCATED WEST OF
YELLOW PAINTED VALET / DROP ZONE

KEY

- P3 14"X14"X36" L Planter
P4 12"X14"X48" L Planter
PLANTER LATTICE FOR PLANT CLIMBING.
36" HIGH ARBOR AT MIDDLE OF PLANTER TO
HELP DEFINE THE DINING AREA AND PROVIDE PRIVACY
S1 24" X 36" Service Station
TR TRASH RECEPTICAL
GR GUARD RAIL
P1 1 1/2" x 1 1/2" x ALUMINUM TUBE POST FOR GUARD RAIL
ON 4" X 4" X 1/4" ALUM PLATE
SEE DETAIL 4 / SHEET A-3.00



DECK FRAMING PLAN

1/2" = 1'-0"

Luckenbach|Ziegelman|Gardner
A r c h i t e c t s

555 S. Old Woodward Ave. Suite 27L
Birmingham, Michigan 48009

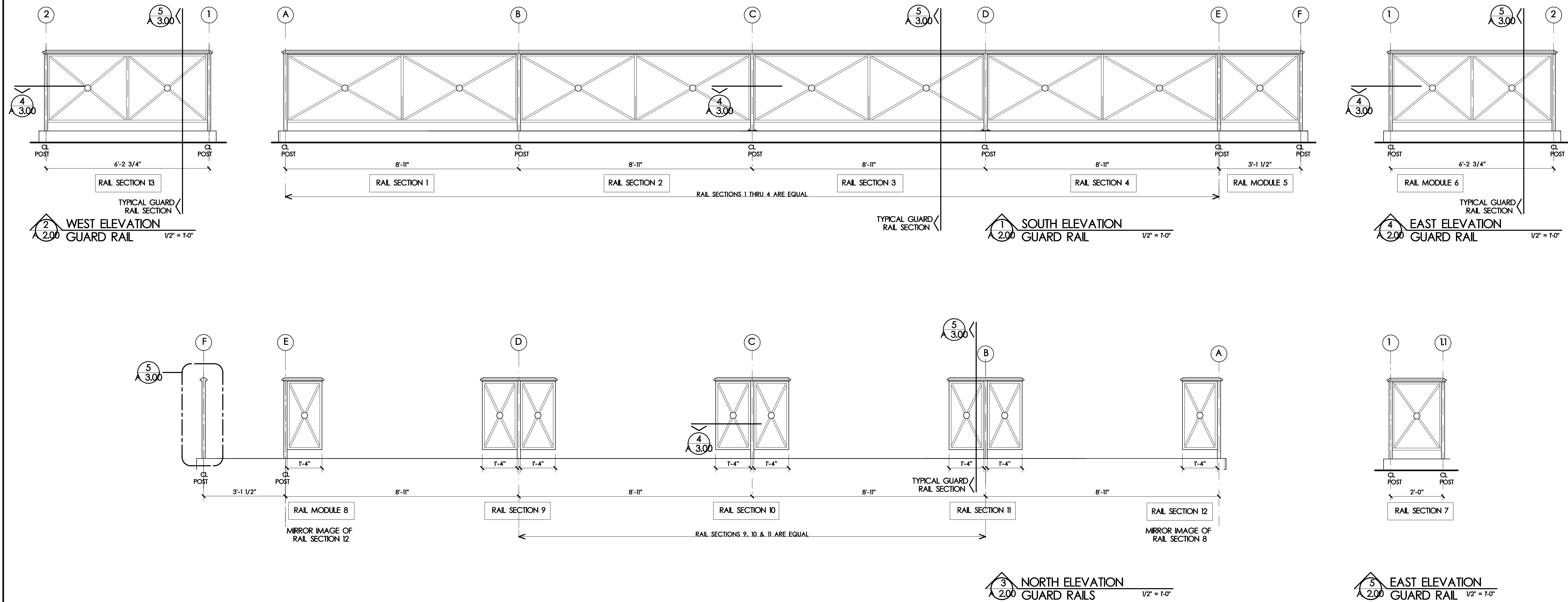
[illegible]

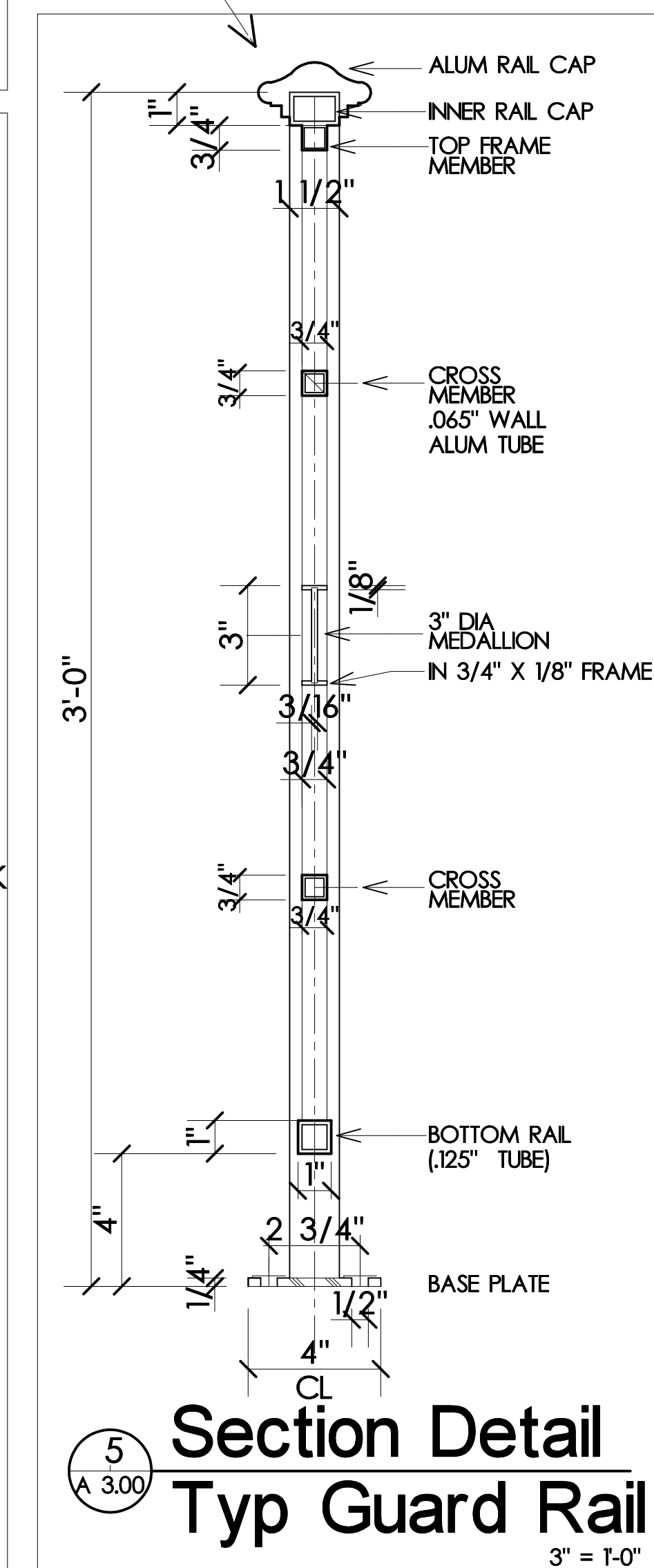
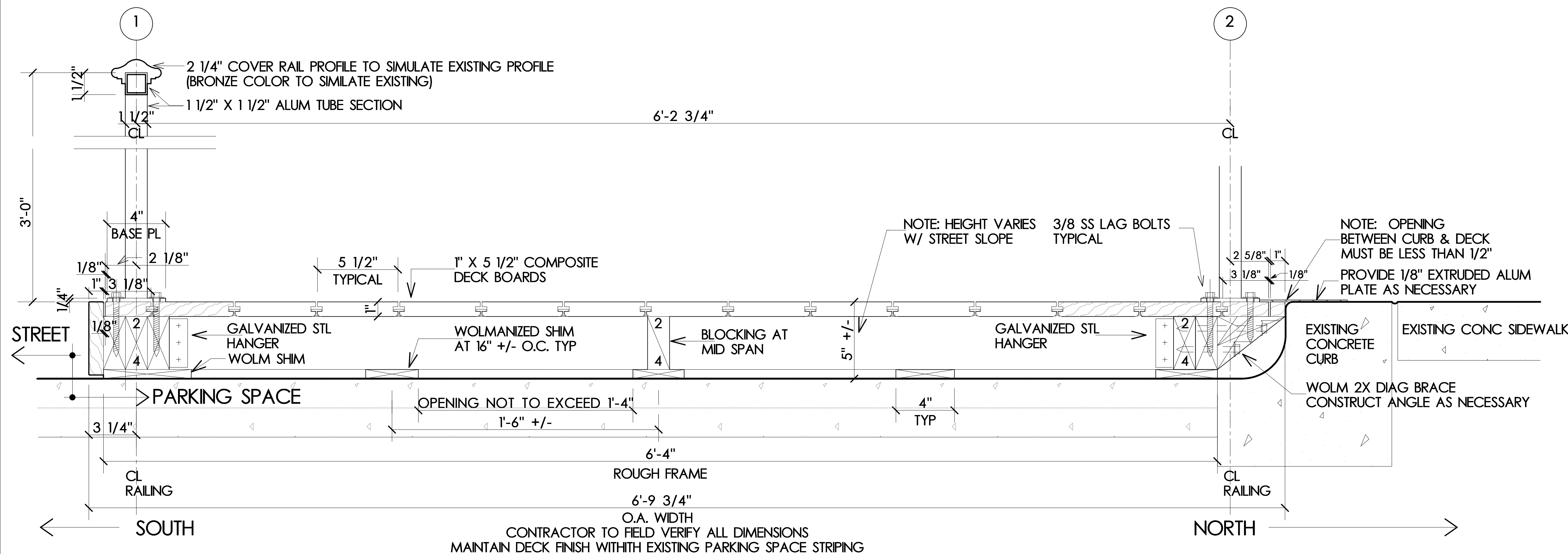
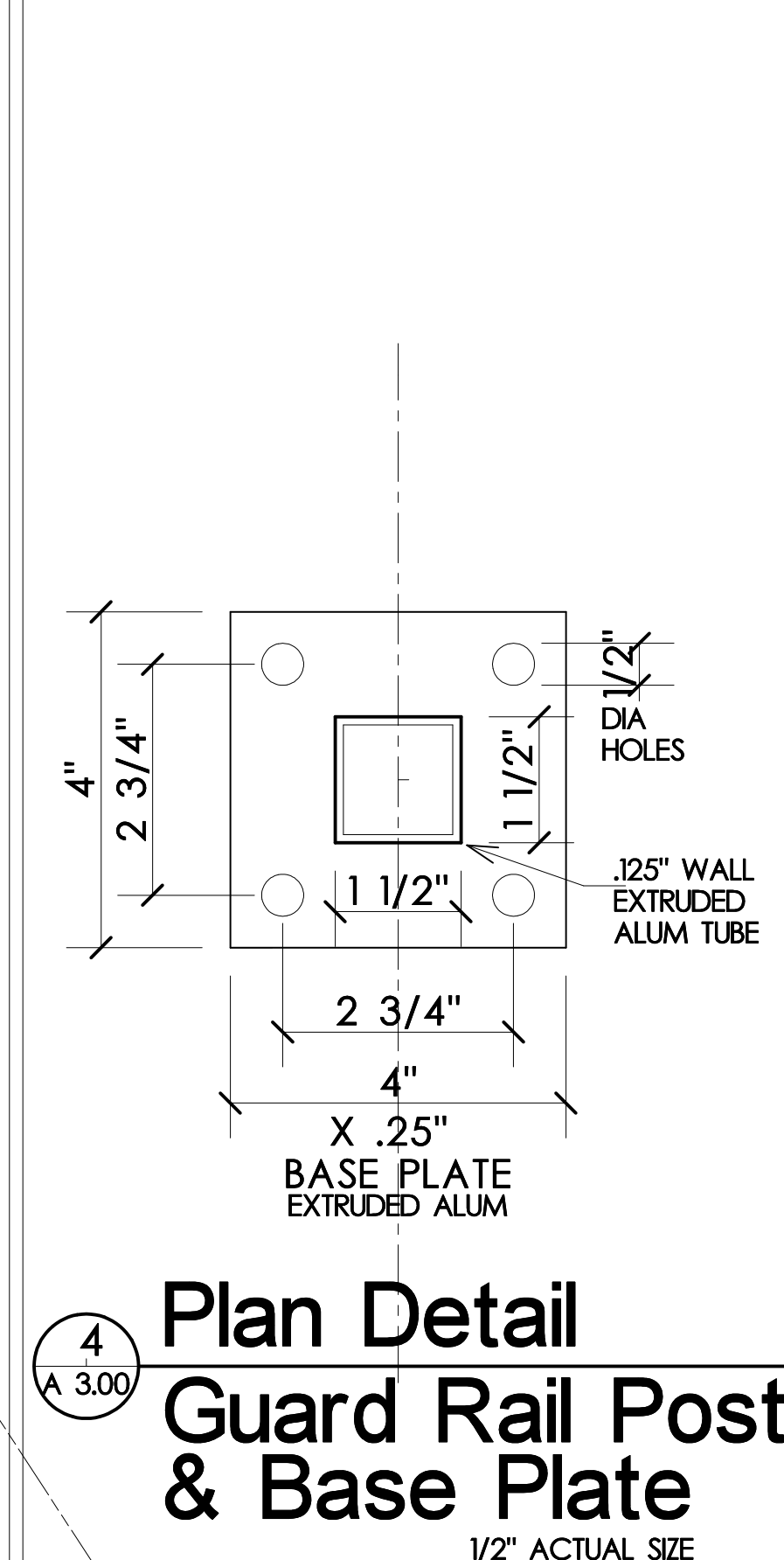
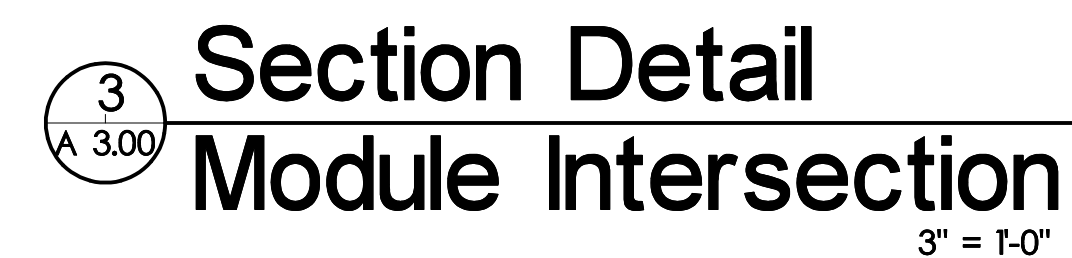
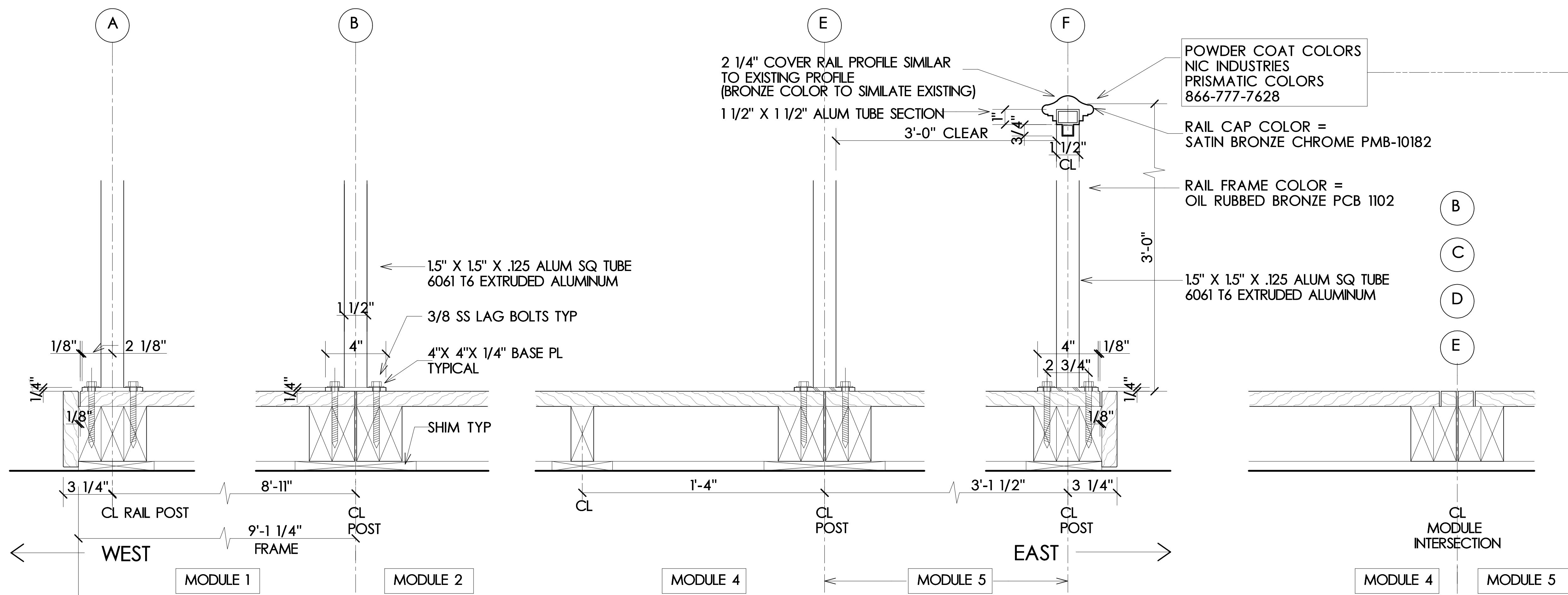
Guard Rail Elevations

THE TOWNSEND HOTEL
Rugby Grill
Exterior Dining

100 Townsend Street
Birmingham, Michigan

A-2.00





L|Z|G
Architects

Luckenbach|Ziegelman|Gardner
A r c h i t e c t s

555 S. Old Woodward Ave. Suite 27L
Birmingham, Michigan 48009

email:
gardner-arch1@sbcglobal.net

tele:
248.642.3990

issue	date
PERMIT SUBMITTAL	June 2, 2022

sheet title:

DETAILS

project:

THE TOWNSEND HOTEL
ME **Rugby Grill**
Exterior Dining

project address:

100 Townsend Street
Birmingham, Michigan

designed _____

drawn _____

coordination checked _____

checked _____ approved _____

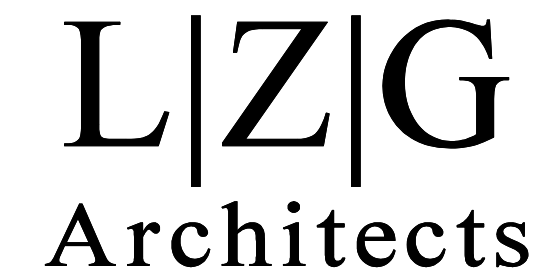
project number:
018-2021

sheet number:

A-3.00

email:
gardner-arch1@sbcglobal.net

tele:
248.642.3990



555 S. Old Woodward Ave. Suite 27L
Birmingham, Michigan 48009

tele:
248.642.3990

[illegible]

**FFE:
FURNITURE,
FIXTURES,
PLANTS &
PLANTERS**

THE TOWNSEND HOTEL
Rugby Grill
Exterior Dining

100 Townsend Street
Birmingham, Michigan

project number: 018-2021

A 4.00

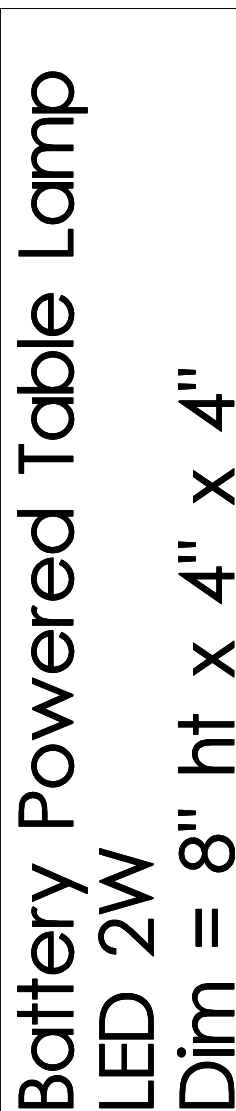


RECEPTACLE PLANTER BOX VEGETATION

UMBRELLA & BASE

GUARD RAIL

LIGHTING



BLUU 8.2' X 8.2' SQUARE
CANTILEVER PATIO UMBRELLA
ALUMINUM FRAME
CANOPY
COLOR: IVORY BEIGE

PROPOSED UMBRELLA IN LIEU OF MARYGROVE AWNING STRUCTURE

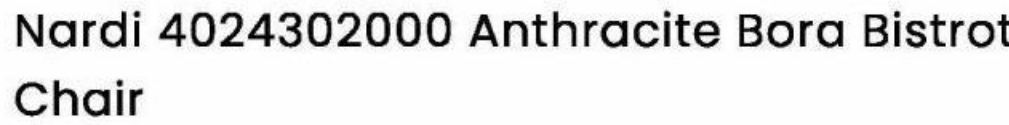
BLUU 20.1 X 20.1" BASE

RUGBY GRILL EXIST'G RAIL
SEE SHEET A 3.00 FOR DETAILS

PLANTER BOX BISTRO FURNITURE

PREVIOUSLY SPECIFIED TABLE: (2) NARDI CUBES 80X80
* 1 cubetto per lato tavolo - 1 cubetto in altezza area - 1 placca di base zona ortogonale - 1 scaldasalvietta imbottita - 1 cuscino in zona di servizio - 1 poltrona per zona di servizio
SIDE BY SIDE = 160 X 80CM

PROPOSED TABLE: (1) NARDI CUBE 140 X 80 CM



Lightweight and cool, Bora is a chair without armrests in fiberglass resin, with a continuous tubular structure and rounded profile. The seat and back form a single piece, with shapes that complement the soft fabric padding.

Features:

- Monobloc chair without armrest.
- Uniformly colored fiberglass polypropylene resins with UV additives.
- Matte Finish
- With non-slip feet.
- Recyclable Resin

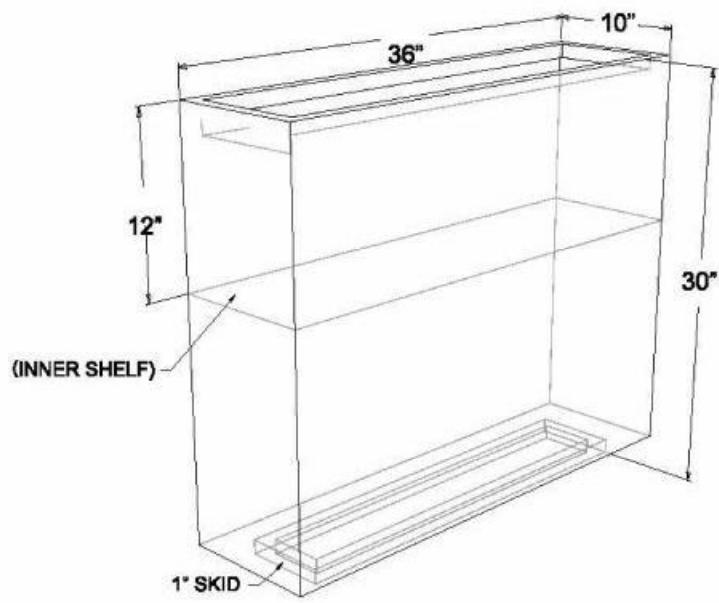
Specifications

Width:	23 in.
Height:	33.9 in.
Depth:	21.7 in.
Color:	Black
With Arms:	No
With Back:	Yes
Stackable:	Yes
Shipping Weight:	12.50 pounds

C1

Slab Planter - Large

36"L X 10"W X 30"H
Weight - Steel : 81 lbs. Aluminum : 32 lbs.
Capacity : 2 cubic feet



MFG: SAME YARDART

PREVIOUS SIZE SPECIFIED: 14" W X 14" H
PROPOSED NEW SIZE: 10" W X 30" H

Planter Box





Michigan Age-Friendly Action Plan 2021-2023



EXECUTIVE SUMMARY

The Health and Aging Services Administration (HASA) is pleased to present Michigan's Age-Friendly Action Plan. This plan reflects how Michigan will move forward with advocacy, policy, and program priorities that build on past successes, challenges, and experiences.

For more than 40 years, Michigan's State Unit on Aging, within the Michigan Department of Health and Human Services, has provided statewide leadership, direction, and resources to help older adults live their lives with dignity and purpose in their community. Over this time, HASA's vision for Michigan residents to live well and thrive as they age has been unwavering and remains as relevant today as in the 1960s.

In October 2019 Governor Gretchen Whitmer declared Michigan the first age-friendly state in the Midwest and fifth in the nation. This plan reflects the age-friendly priorities for 2021-2023 and will serve as the foundation for future iterations of age-friendly plans. It is important to note this plan was developed as the COVID-19 pandemic reached Michigan. While the data used to develop this plan were collected prior to the pandemic, ongoing assessment activities are underway and will inform future revisions.

Michigan's total index score for livability is 50, ranking our state as average. Michigan falls firmly in the middle tier in terms of rank within all categories: opportunity, environment, housing, engagement, transportation, neighborhood, and health. Priorities in the 2021-2023 plan address areas with the biggest room for improvement, including addressing the direct care worker shortage, care transition programming to reduce hospital readmission, expanding access to evidence-based programming to reduce obesity, and strategies to increase social participation. As a result, the domains of livability addressed in this plan are:

- Communication and information
- Respect and social inclusion
- Health services and community supports
- Social participation
- Transportation

Additionally, based on input from stakeholders, including older adults, elder abuse emerged as a priority area of focus.

Concurrent to the goals identified in this plan, work is happening within the state on age-friendly public health, age-friendly health systems, age-friendly universities, and age-friendly communities. Michigan's Age-Friendly Action Plan will continue to evolve to incorporate the progress on all age-friendly initiatives.

Michigan's Age-Friendly Action Plan affords the Michigan aging network the opportunity to strengthen existing relationships and collaborate with new partners to make our state a place where all individuals have the opportunity to age with dignity and have choices available to select the most appropriate supports and setting.

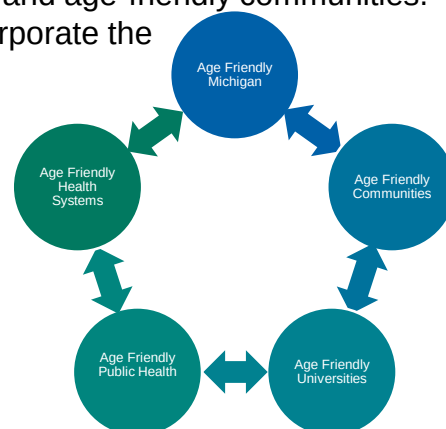


TABLE OF CONTENTS

Community Profile – page 4

Introduction – page 7

Overview and Plan Development – page 8

Michigan Livability Score – page 21

Domain: Communication and Information – page 22

Domain: Respect and Social Inclusion – page 23

Domain: Social Participation – page 24

Domain: Transportation – page 25

Domain: Health Services and Community Supports – page 26

Elder Abuse – page 29

References – page 30

COMMUNITY PROFILE

MICHIGAN'S OLDER ADULT POPULATION

Older adults play an essential role in creating a thriving Michigan. Their contribution to Michigan's economy is essential. They earn money, pay taxes, and purchase goods and services. They also contribute to their families and communities through unpaid work, such as caring for grandchildren and volunteer activities. Older adults are also civically engaged, they preserve and transmit cultural beliefs and practices, and they are socially connected across many dimensions of community life. Older adults are also a population that faces specific, unique vulnerabilities that can prevent them from living well as they age. This vulnerability has become particularly clear in the context of the COVID-19 pandemic, which has had a devastating impact on Michigan's older adults. As of August 28, 2020, 29,046 adults age 60 and older tested positive for COVID-19 in Michigan, and 5,622 lost their lives to the illness, which accounts for 87.2% of deaths. Additionally, as of August 26, 2020 there were 8,152 confirmed cases and 2,103 deaths among residents in long term care facilities. This plan and the work of the aging network is intended to protect and promote the health and wellbeing of older adults through prevention and promotion efforts, while also providing targeted assistance to those most in need, during and beyond this pandemic.

The state's growing older adult population is, in part, driving the need for policies, programs, funding, and advocacy that improve quality of life for those in their later life years of adulthood. In 2010, for example, Michigan's population age 60 and older stood at 1.8 million. Today, that number has grown to more than 2.4 million people, or 24.4% of the state's population (United States Census Bureau, 2018). Further, the U.S Census projects that Michigan will have 2.7 million residents who are age 60 and older by 2030. Those age 85 and older continue to be the fastest growing population segment in our state. The growth of this population has implications for Michigan's community-based long-term supports and services, some of which continually have waiting lists of people whose critical needs simply cannot be met with existing resources.

Older adults are not only a large segment of Michigan's population, they are also diverse. Based on the 2018 U.S. Census, American Community Survey, the majority of adults over 60 are female (56%). Additionally, 86% of adults over 60 identify as White, 11% identify as African American, 2% identify as Asian, 0.04% identify as American Indian or Alaska Native, and 1% identify as being two or more races. Approximately 2% of adults age 60 or older identify as Hispanic. Michigan has more than 300,000 persons who identify as being from Arab American descent (Arab America, 2020). Among older adults, 90% graduated from high school, 31% have had some college, and 25% have a Bachelor's degree or higher. Roughly 16% of Michigan residents – including one in four (23%) of its children and 17% of its older adults– live in poverty (Michigan Community Action, 2016). While data are not available at the population level, it is important to note that older adults are diverse in terms of their sexual orientation and gender identity as well.

A long-standing priority in Michigan is supporting older adults in aging in place (*AARP Definition: Aging in place has a broader connotation than simply living in one's home as he/she ages. Many older residents distinguished between their physical homes and their neighborhoods. In other words, aging in place is also about "aging in a familiar area." Familiarity becomes important as one grows older.*) A person age 60 or older resides in 38% of all Michigan households based on 2018 U.S. Census data. Additionally, 45% live with a spouse, 41% live alone, 10% live with relatives, and 3% live with non-relatives. Additional data related to aging in place will be presented in this Plan.

Geography plays an important role in considering how best to serve Michigan's older adult population. The cultures of urban, suburban, and rural settings are different, and each presents a very different profile of people with its own unique characteristics and available resources. Detroit, Saginaw, and Flint, for example, are very different from Escanaba in the Upper Peninsula and Lake County in rural northern Michigan, which are considerably different from suburban Oakland County.

A flexible and multi-faceted approach to aging policies and programs is necessary to meet the complex needs, wants, and preferences of older adults in Michigan. While Older Americans Act (OAA) programs are available to all older Michigan residents age 60 and over, this State Plan speaks to increasing outreach and service to the many diverse populations that continue to add to Michigan's richness and vibrancy. For HASA, "diversity and inclusion" are broadly defined to include people of various races and ethnicities, veterans, lesbian/gay/bi-sexual/transgender individuals, adults with disabilities, American Indian elders, refugees, and those with limited English proficiency.

STATE UNIT ON AGING – The Michigan Department of Health and Human Services (MDHHS) Health and Aging Services Administration (HASA), formerly Aging and Adult Services Agency, has served more than four decades as the State of Michigan's designated unit on aging, formed under the Older Michiganians Act of 1981. Operating under the authority of the federal Older Americans Act (OAA), which was signed into law in 1965 to meet the diverse needs of the growing numbers of older adults nationwide. The OAA set out specific objectives for maintaining the dignity and welfare of older adults and established the National Aging Network.

Among its primary duties, HASA manages a statewide infrastructure that helps older adults aged 60 and over remain in the community setting they call home. This is done through programs, partnerships, and advocacy. In recent years responsibility for state policies governing adult protective services has also come under HASA's purview. The statewide infrastructure managed by HASA, known as the aging network, includes HASA, the Commission on Services to the Aging, and State Advisory Council on Aging at the state level; 16 regional planning and service areas with each supported by an area agency on aging; and over 1,300 local service providers that offer essential community-based supports and services. The collective vision of the aging network is to help older and vulnerable Michigan residents thrive in the home setting of their choice, so they may live dignified, independent, and purposeful lives.

COMMISSION ON SERVICES TO THE AGING – The Commission on Services to the Aging (CSA) is a 15-member, bipartisan body, appointed by the governor. The CSA advises the governor, the Michigan legislature, and HASA on aging policies and programs. Commission members are appointed for three-year terms, and membership reflects the distribution and composition of the state's older population. Working in close collaboration with HASA, the CSA:

- Approves funds for statewide services;
- Participates in preparing a multi-year state plan required for federal funding;
- Determines aging policy;
- Advocates for older adults in government decisions, including legislative advocacy;
- Holds public hearings across the state; and,
- Appoints a 40-member State Advisory Council to advise state-level decision-making.

STATE ADVISORY COUNCIL ON AGING – The 40-member State Advisory Council on Aging (SAC), appointed by the Commission on Services to the Aging to represent the interests of local communities, provides advice and advocacy on vital state issues and policies impacting Michigan's older and vulnerable adults.

AREA AGENCIES ON AGING – Michigan's 16 Area Agencies on Aging (AAA) – managed and funded by HASA and the CSA respectively – are regional, non-profit agencies created by federal and state legislation to respond to the needs of older adults in every local community. Each area agency on aging serves a designated planning and service area (PSA), which operates a service delivery system that offers a range of community-based supports and services. Area agencies on aging conduct their work under the governance of a policy board and with the guidance of an advisory council. In their important role within Michigan's aging network, area agencies on aging:

- Develop multi-year plans (MYPs) that outline how local needs will be addressed;
- Contract with a wide variety of local agencies that provide services directly;
- Advocate for older adults in government decisions, including legislative advocacy;
- Ensure that services are targeted to those in greatest social and economic need; and
- Ensure public funding is spent in accordance with state and federal policies.

INTRODUCTION

MISSION STATEMENT

To create an age-friendly state where all people have the choices and support to pursue active, healthy lives in their communities.

OUR VALUES

We value human dignity and opportunity. Our vision is a state where all individuals are empowered to pursue the opportunities best for their quality of life with ease. Livable communities are a crucial component to improving quality of life.

People of all ages benefit from the adoption of policies and programs that make neighborhoods walkable, feature transportation options, enable access to key services, provide opportunities to participate in community activities, and support housing that's affordable and adaptable.

Well-designed, age-friendly communities foster economic growth and make for happier, healthier residents of all ages.

The 8 Domains of Livability

The availability and quality of these community features impact the well-being of older adults — and help make communities more livable for people of all ages.



1. Outdoor Spaces and Buildings
2. Transportation
3. Housing
4. Social Participation
5. Respect and Social Inclusion
6. Work and Civic Engagement
7. Communication and Information
8. Community and Health Services

OVERVIEW & PLAN DEVELOPMENT

AGE-FRIENDLY PLAN DEVELOPMENT

The Michigan Age-Friendly Plan has been carefully assembled and is based on these important factors:

- Consultation with the Michigan Commission on Services to the Aging;
- Information gleaned from Michigan's State Advisory Council, comprised primarily of older adults who remain an ongoing source of information on local level issues;
- In coordination with the Administration for Community Living and the Michigan State Plan on Aging;
- Convenings to identify strengths and weaknesses of Michigan's aging agency; and
- Input received through the Advisory Committee for the State Plan on Aging.

KEY PARTNERS

Michigan is fortunate to have a multi-sectoral aging network with collaboration and support from numerous partner organizations and agencies. Key partners who were included in the development of the Plan include but are not limited to:

Advocacy Organizations

- Michigan Health & Hospital Association
- Leading Age
- Elder Law of Michigan
- Disability Network of Michigan
- Alzheimer's Association
- Michigan Assistive Living Association
- Michigan Association of Senior Centers
- Michigan Association of RSVP Directors
- Area Agencies on Aging Association of Michigan
- AARP
- Michigan Elder Justice Initiative
- Services & Advocacy for GLBT Elders (SAGE) Detroit

Academic Partners

- Wayne State University
- University of Michigan
- Michigan State University IMPART Alliance

State-Level Organizations

- Michigan Public Health Institute (MPHI)
- Michigan Department of Health and Human Services (MDHHS)
- Michigan Medicare & Medicaid Assistance Program

STATE PLAN ON AGING STEERING COMMITTEE

Responsible for day-to-day decisions and strategic direction for the Age-Friendly Michigan Plan

Name	Organization
Alexis Travis	MDHHS AASA
Scott Wamsley	MDHHS AASA
Jennifer Hunt	MDHHS AASA
Dona Wishart	Commission on Services to the Aging, Chair
Julia Heany	Michigan Public Health Institute
Lauren LaPine	Michigan Public Health Institute

STATE PLAN ON AGING ADVISORY COMMITTEE

Responsible for general oversight and recommendation into the development of the State Plan on Aging.

Name	Organization
Dona Wishart	Commission on Services to the Aging
Dave Herbel	Leading Age
Kathy Kimmel	Wexford County Council on Aging
Paula Cunningham	AARP
David LaLumia	Area Agencies on Aging Association of Michigan
Jennifer Lepard	Alzheimer's Association – Michigan Chapter
Kate Massey	MDHHS Medical Services Administration
Jean Ingersoll	MDHHS Public Health Administration
Clare Tanner	Michigan Public Health Institute
Bruce Berger	Michigan Association of Senior Centers
Ewa Panetta	Michigan Health & Hospital Association
Don Ryan	State Advisory Council on Aging
Scott Wamsley	MDHHS AASA
Alexis Travis	MDHHS AASA
Lauren LaPine	Michigan Public Health Institute
Julia Heany	Michigan Public Health Institute

ENVIRONMENTAL SCAN PROCESS

Data were collected through multiple methods in order to develop a well-rounded environmental scan of the needs of Michigan's older adults, the strengths and weaknesses of the aging network, and the opportunities and threats posed by the broader environment, especially as they relate to the 8 Domains of Livability. There were five data collection methods used to gather information to inform the state plan on aging. Those were: community conversations, key informant interviews, focus groups, an older adult survey, and document review. As noted, these data were collected prior to the COVID-19 pandemic; however, ongoing assessment activities are underway to explore how the pandemic is impacting Michigan's older adults.



KEY INFORMANT INTERVIEWS

- 60-minute semi-structured interviews with key leaders in the aging sector.
- **17** total



COMMUNITY CONVERSATIONS

- 90-minute, facilitated sessions with older adults residing in the 16 AAA regions.
- **16** total



FOCUS GROUPS

- 60-minute, facilitated sessions with specific groups (i.e. AAA Directors, SAC, Commission on Services to the Aging, etc.)
- **6** total



DOCUMENT REVIEW

- Comprehensive review of existing reports and plans to identify common strengths, weaknesses, opportunities and threats to older adults across the aging network.
- Included all AAA local-level plans
- **43** total



OLDER ADULT SURVEY

- State-wide survey for older adults 60+
- Questions focused on strengths and barriers to health and wellness
- **1199** total

ENVIRONMENTAL SCAN FINDINGS

This section highlights key findings of each component of the environmental scan by method, illustrating the richness of the data used to inform the planning process.



KEY INFORMANT INTERVIEWS

STRENGTHS

What are the strengths of the aging network?

- Area Agencies on Aging provide essential supports needed by older adults.
- Home delivered meals and other nutrition services fill a critical need for older adults.
- Programs that address social isolation are being developed and implemented across the system.

WEAKNESSES

What might strengthen the aging network?

- Area Agencies on Aging need to expand services.
- The system needs greater capacity to support vulnerable older adults.
- Communication about services is inconsistent and siloed.

OPPORTUNITIES

What opportunities exist in the broader environment to improve the wellbeing of older adults?

- Care coordination services are beneficial to older adults but have long wait lists & restrictive eligibility.
- Technology and assistive technology create opportunities to support health and well-being.

THREATS

What factors in the broader environment could threaten the wellbeing of older adults?

- Older adults do not always have access to safe and affordable housing or transportation.
- Healthcare and prescriptions are too costly, and payment for healthcare is challenging to navigate.
- Workforce shortages and low wages are a significant concern.



“Home-based care is huge and trying to keep people supported in their homes before it gets to the point where they need to be looking at nursing home care, or even waiver care, by choice. – Key Informant Interview Participant”



COMMUNITY CONVERSATIONS & FOCUS GROUPS

STRENGTHS

What are the strengths of the Aging Network?

- There are numerous services, programs, and resources available throughout the state designed to support older adult health and wellbeing.
- Older adults have trusted family members and friends they feel comfortable going to for information about aging.
- The Adult Protective Services Program helps address and mitigate elder abuse cases.

WEAKNESSES

What might strengthen the aging network?

- Coordination among healthcare agencies who are involved in the care of older adults would benefit the aging network.
- Minimizing competition for resources across aging network organizations would benefit & strengthen the network.
- Developing strategies that support the communication and awareness around available services and supports could strengthen the aging system.

OPPORTUNITIES

What opportunities exist in the broader environment to improve the wellbeing of older adults?

- Advances in at-home technology provide opportunities to support older adults in aging in place.
- There are a great deal of partners and organizations interested in joining and bolstering the aging network in Michigan.

THREATS

What factors in the broader environment could threaten the wellbeing of older adults?

- The costs associated with receiving adequate healthcare and supports is too high, causing older adults to make difficult decisions between paying for prescriptions or other basic needs.
- The expense of making home modifications to enable older adults to age in place is a significant limitation.
- Direct worker shortages threaten older adult access to assistive in-home care.



“There is a need to get aging out of a silo. Aging needs to be recognized as the journey of life. It’s lifelong and this planning comes early on in life. People say you can’t do it, but we have to do it. – Community Conversation Participant





DOCUMENT REVIEW

STRENGTHS

What are the strengths of the aging network?

- The HASA total budget has seen an increase in recent years.
- There are many senior centers that provide services and supports to older Michigan adults, and seniors view them as a trusted resource.
- AAAs are trusted entities in communities to provide services to older adults.

WEAKNESSES

What might strengthen the aging network?

- The number of older adults accessing services in Michigan is resulting in long waitlists.
- There is a critical shortage of direct care workers and pay for direct care workers is too low.
- More older adults are living in poverty and lack the economic stability to meet their basic needs.
- Access to reliable and affordable transportation continues to be a challenge for older adults.

OPPORTUNITIES

What opportunities exist in the broader environment to improve the wellbeing of older adults?

- Michigan's Attorney General has convened an Elder Abuse Taskforce, which makes preventing elder abuse a priority among Michigan leaders.
- Michigan's AAAs are piloting various innovative initiatives to support older adults in meeting their basic needs.

THREATS

What factors in the broader environment could threaten the wellbeing of older adults?

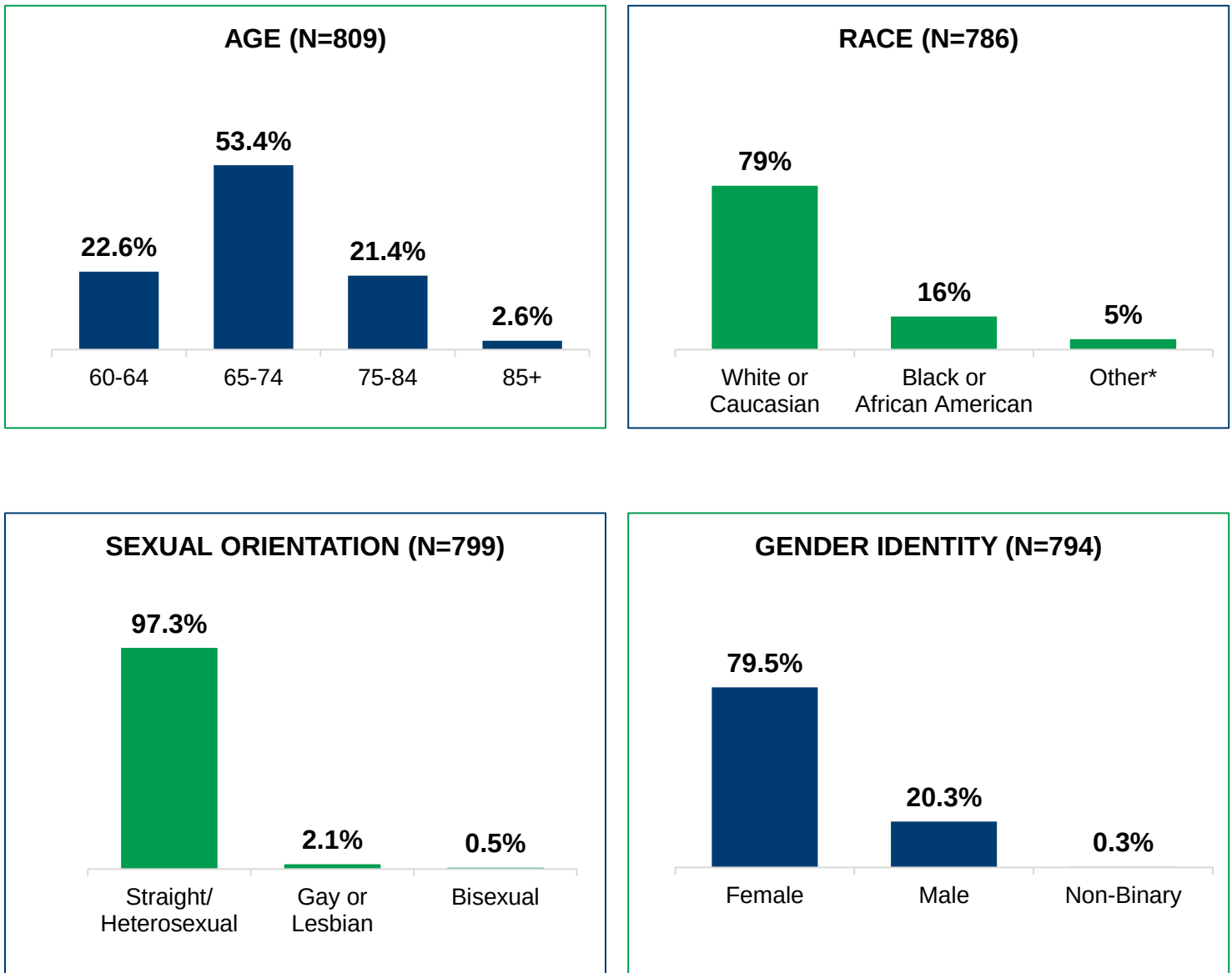
- The future state of federal funding for older adults is unknown which makes it difficult for Michigan's Aging Network to plan accordingly.
- Internet scams and exploitation that target older adults is on the rise.



STATEWIDE SURVEY

The Statewide Survey of Older Adults was distributed online through the listservs, social media pages, and websites of members of the aging network and strategic partners. Additionally, paper copies were distributed through the AAAs for individuals who preferred hard copies. The sample was convenience based, so results do not represent all older adults in the state of Michigan. However, the response was robust, and participants were diverse. A total of 1199 participants started the survey, 92.1% of whom were 60 years of age or older. Key demographic characteristics of respondents are highlighted in Figure 1.

Figure 1: Survey Participant Demographics: Age, Race, Sexual Orientation & Gender Identity.



*Other included: human race, bi-racial, Caucasian and American Indian, Euro-American, Mexican American, USA-born, American, Middle Eastern, Irish American, Homo Sapiens.

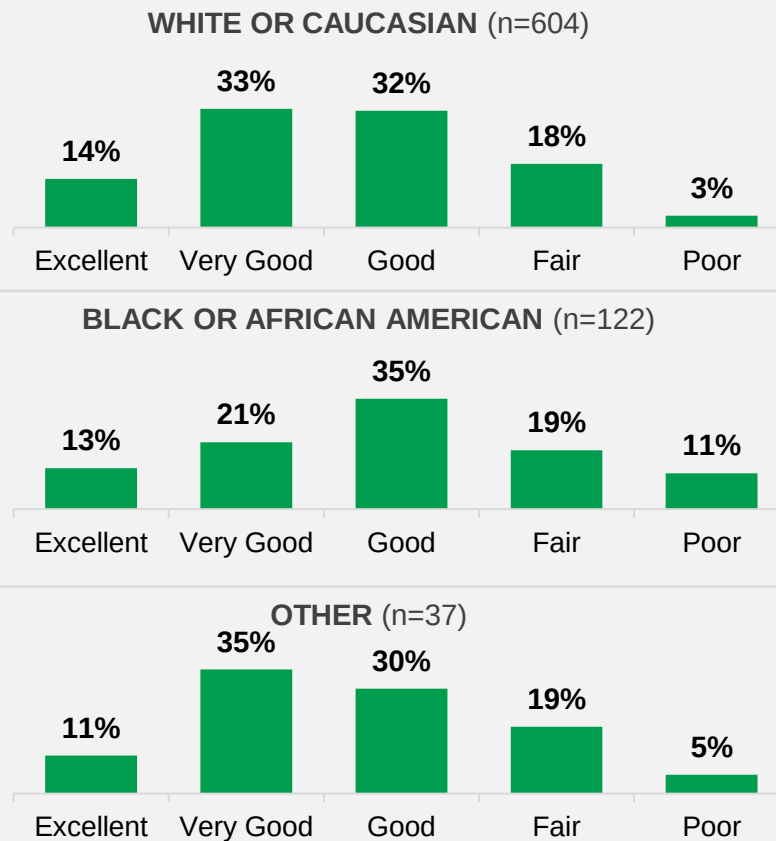


STATEWIDE SURVEY

Survey participants varied in terms of how they rated their community as a place for people to live as they age, with most rating their community as ‘good’ or ‘very good.’ However, when we compare older adults who identified as Black or African American with older adults who identified as white, we see a different pattern of results, with Black or African American respondents being more likely to rate their community as a poor place for people to live as they age and being less likely to rate their community as a very good place for people to live as they age. Responses are highlighted in Figure 2.

Figure 2: Rating of Current Community as a Place to Live while Aging, by race.

HOW WOULD YOU RATE YOUR CURRENT COMMUNITY AS A PLACE FOR PEOPLE TO LIVE AS THEY AGE?



When asked what factors would make them need or want to move out of their community as they get older, participants most indicated that their personal safety or security concerns, needing more access to public transportation, and wanting to be closer to family were ‘major factors.’ The factor most likely to be considered ‘not a factor at all’ was wanting to live in a different climate.

Figure 3: Ranking of Importance for Factors to Consider Moving Out of Current Community.

SOME PEOPLE FIND THAT THEY NEED OR WANT TO MOVE OUT OF THEIR COMMUNITY AS THEY GET OLDER. RANK THE IMPORTANCE OF THIS CATEGORY IF YOU WERE CONSIDERING MOVING OUT OF YOUR CURRENT COMMUNITY.

MAJOR FACTORS

Personal safety or security concerns	49%
Wanting to be closer to family	39%
Needing more access to public transportation	39%
Wanting to move to an area that has better healthcare facilities	32%
Wanting to live in an area that has a lower cost of living	31%
Wanting to live in an area with better opportunities for social interaction	30%
Wanting to live in a different climate	20%

NOT A FACTOR AT ALL

Wanting to live in a different climate	43%
Wanting to move to an area that has better healthcare facilities	40%
Wanting to live in an area that has a lower cost of living	35%
Needing more access to public transportation	33%
Wanting to be closer to family	33%
Wanting to live in an area with better opportunities for social interaction	32%
Your personal Safety or security concerns	27%

When interpreting the next few findings, it is important to recognize that 75.1% (n=812) of respondents were living in a single-family home and 10.0% were living in a condominium or co-op when they took the survey. Additionally, 86.0% (n=809) reported that they own their residence.

Most participants reported that it was important to them to be able to live independently in their own home as they aged, and that it was important to them to remain in their current community for as long as possible. Most participants felt that was important for them to remain in their current community for as long as possible.

Figure 4: Ratings of the Importance to Remain in Your current Community for as Long as Possible.

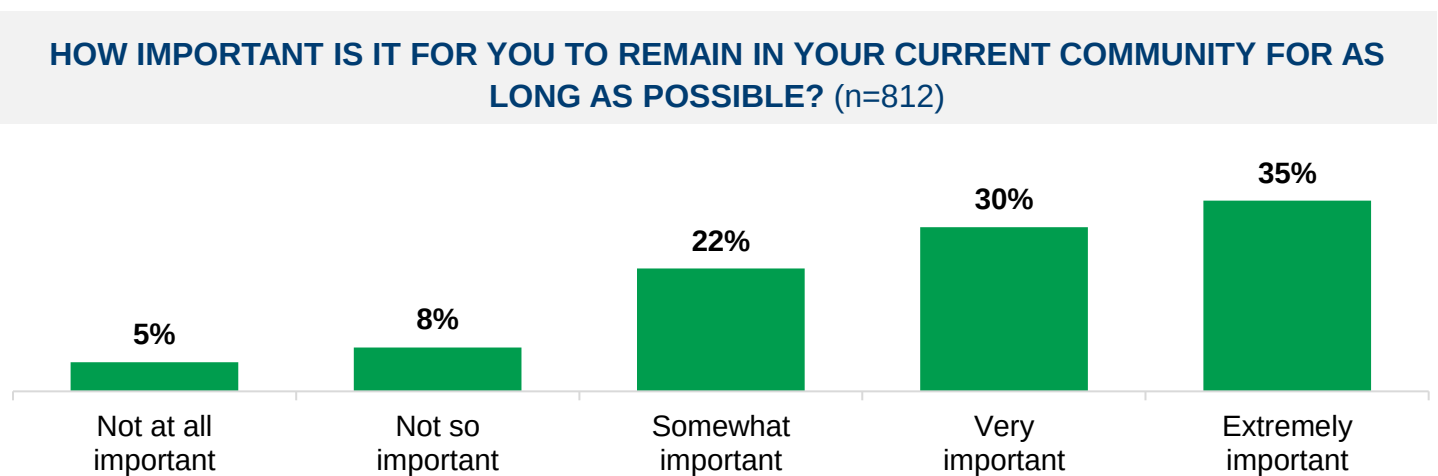
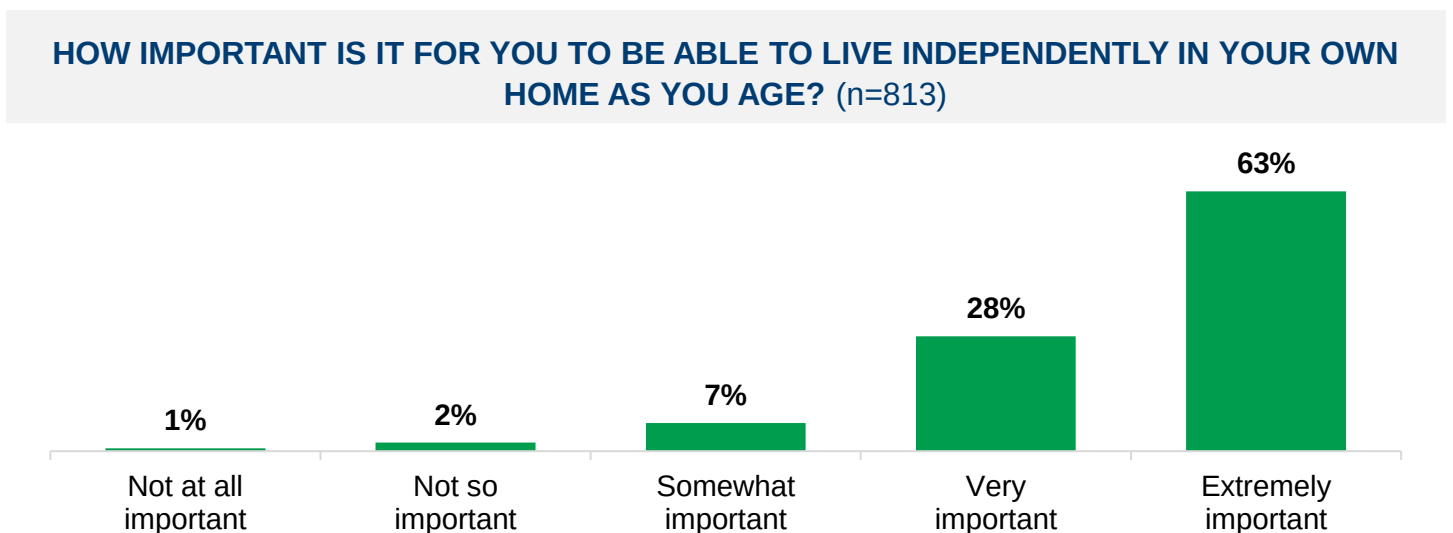


Figure 5: Ratings of the Importance to Live Independently in Your own Home as you Age.

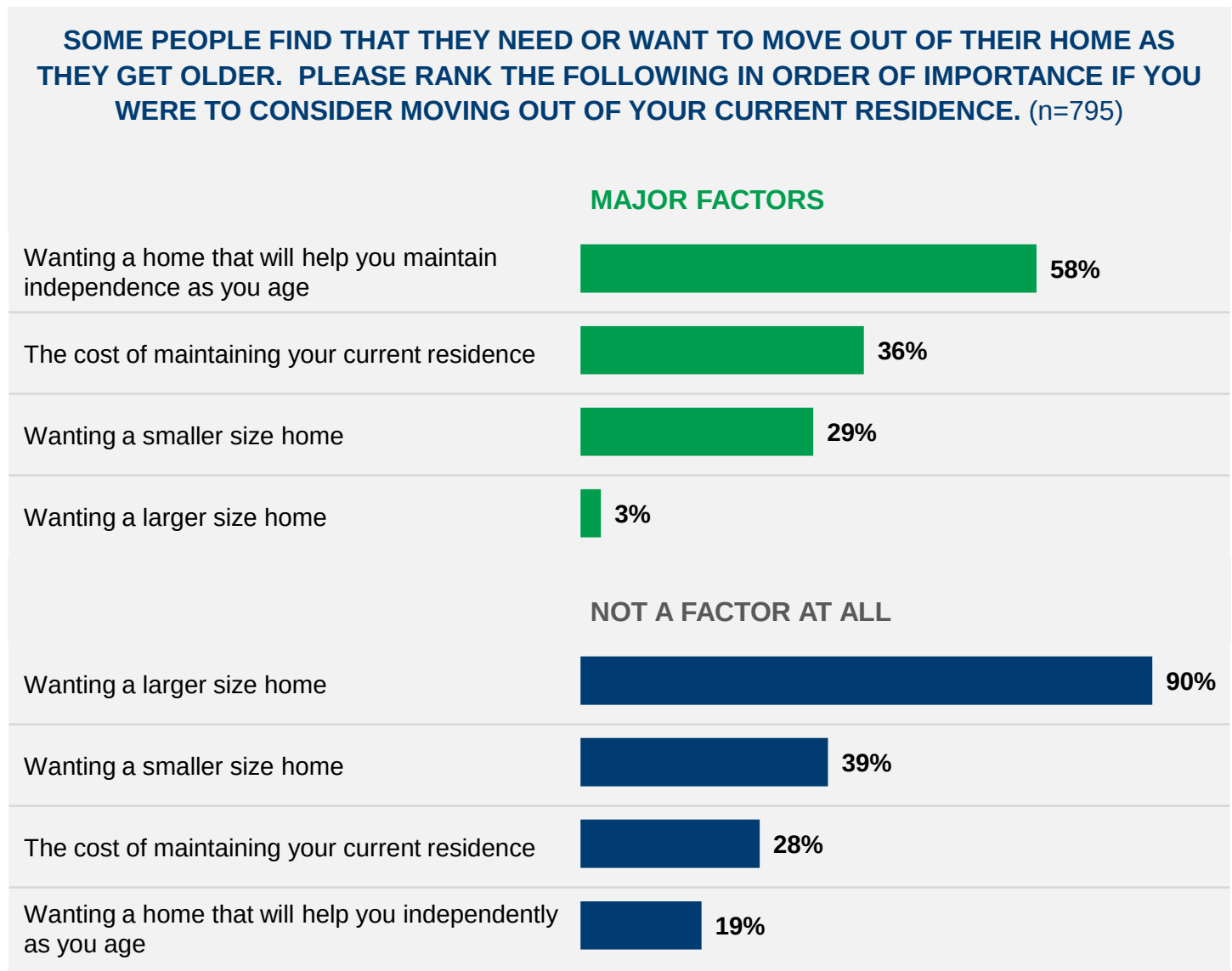




STATEWIDE SURVEY

Participants were also asked about the factors that would influence their decision about wanting to move out of their residence when they get older. The factor most often rated as 'a major factor' was wanting a home that will help maintain independence. The factor most often rated as 'not a factor at all' was wanting a larger size home. Importantly, 40.7% (n=412) of respondents indicated that their current residence would need major repairs, modifications, or changes to enable staying there for as long as possible. Responses are summarized in Figure 5.

Figure 6: Ranking of Importance for Factors to Consider Moving out of Current Residence.



ENVIRONMENTAL SCAN THEMES

Thematic analysis was completed for all data collected throughout the State Plan on Aging development process. Seven key themes emerged in the thematic analysis. The eight key themes informed the development of the plan. A brief summary of the components of the key themes are as follows:

- 
ACCESS TO QUALITY CARE & SERVICES: Access to quality care and services emerged as a key theme for Michigan's older adults. The length of waitlist times to accessing health and social services was highlighted as a barrier. Additionally, a lack of coordination and alignment in the provision of care and supports was a challenge. Finally, high costs of prescription drugs and medications, lack of access to supportive medical equipment, and eligibility requirements were all reported as barriers to older adults receiving the quality care and services they need. In the Older Adult Survey, more than half (51.57%, n=361) of survey respondents reported poor/fair access to health care professionals who speak different languages.
- 
ADDRESSING SOCIAL ISOLATION: Experiences of social isolation were reported throughout the data collection process for the State Plan on Aging. Older adults reported concerns around feelings of loneliness contributing to mental health challenges such as depression and anxiety. Examples of positive socialization opportunities were presented across the state, but expansion of such opportunities, especially to more rural areas, was highlighted as a need. Per the Older Adult Survey, a little less than half (43%, n=344) of survey respondents reported having contact with family, friends, or neighbors who do not live with them several times a week and 39% (n=314) reported doing so every day.
- 
ADDRESSING WORKFORCE CHALLENGES: Critical shortages of home care workers was a key theme of the environmental scan. The environmental scan revealed the need to expand the direct care workforce. Low wages were reported as an expected barrier to having the number of direct care workers needed to meet the needs of Michigan's older adults. Respondents who were supported by a direct care worker highlighted the workforce was passionate and committed to taking care of older adults, but that they are overwhelmed and lack a living wage for the critical care they provide. Per the Older Adult Survey, more than half (57.8%, n=437) of survey respondents reported affordable home care services including personal care and housekeeping as poor/fair. Likely due to workforce limitations, almost half (46.1%, n=290) of survey respondents reported it was likely/very likely that they will provide unpaid care to an adult loved one in the future.
- 
AGING IN PLACE: The idea of aging in place was a prominent theme throughout data collection efforts. Many older adults reported they lacked the resources, services, and supports that would enable them to age in place. Respondents reported a lack of support modifying their homes to be safe and accessible as they age, a general lack of accessible in-home and assistive services, and financial limitations that hindered their ability to stay in their homes as they age. Per the Older Adult Survey, more than half (53.3%, n=427) of survey respondents reported they planned to stay in their current residence and never move as they aged, while half (50.74%, n=412) of survey respondents reported they were unable to make modifications to their residence to enable them to stay in their residence as long as possible.



AWARENESS OF SERVICES & RESOURCES: Awareness of available services and resources for older adults to help them age was a key theme for Michigan's older adults. Siloed communication about existing resources was reported as a barrier and inconsistent messaging was reported as a challenge. Competition and a lack of shared resources was reported as a barrier within Michigan's aging network. The ways in which older adults prefer to receive information about available services and resources was reported as a complexity. Some older adults reported being more comfortable with receiving information via technological outlets, while others preferred more traditional modes, such as newsletters, mailers, and via word of mouth. Per the Older Adult Survey, the majority (69.56%, n=498) of survey respondents reported their community had poor/fair community information that is delivered in person to people who cannot or may have difficulty leaving their home. Additionally, 78.81% (n=621) of survey respondents reported they would turn to their local AAA for resources and information about services for older adults.



ELDER ABUSE & EXPLOITATION: Elder abuse in Michigan, like national trends, was a key theme of the environmental scan. The Elder Abuse Taskforce and Adult Protective Services (APS), was reported as a key strength of Michigan, yet the need to protect older adults from abuse and exploitation remains a concern. Respondents reported the rise in internet scams targeted at older adults and highlighted the need for education and awareness campaigns to equip older adults with the knowledge and tools to protect themselves. Michigan's Attorney General recently convened an Elder Abuse Taskforce which was highlighted as one of the mechanisms that could be used to protect older adults from abuse and neglect. Per the Older Adult Survey, almost half (47.40%, n=383) of survey respondents reported their personal safety or security was a 'major factor' when considering moving out of their community.



DIVERSITY, EQUITY, & INCLUSION: Individuals who identify as LGBT+ do not always feel comfortable openly identifying in long term care facilities due to concerns about safety. There is a need for programs to modify and tailor communication to be culturally and linguistically appropriate. Additionally, programs and services need to be designed in a way that resonates with individuals of all different races. A central component of the DEI initiative is to enhance service targeting, delivery and coordination efforts. HASA is working with the SUAs in Minnesota and Wisconsin on best practices and integration activities between Title III and Title VI programming. An initial meeting was held in late July 2020 and Michigan is in the process of scheduling additional meetings for August and September 2020. These meetings will help inform HASA's efforts to enhance Title III/Title VI coordination efforts in Michigan for FY 2021.



RELIABLE TRANSPORTATION: Transportation challenges factored into various key themes that emerged in thematic analysis. Transportation was reported as limiting older adults' access to healthcare, access to healthy food, ability to engage in communities, and ability to pick up prescriptions and medications. The cost of transportation was reported as a significant barrier, as well as the reliability of transportation funded by state agencies. Per the Older Adult Survey, about half (49.62%, n=385) of survey respondents reported their communities had poor/fair special transportation services for peoples with disabilities and older adults and about half (55.76%, n=445) of survey respondents reported poor/fair access to accessible and convenient public transportation in their communities.

Michigan Livability Score

TOTAL INDEX SCORE



[Livability Score](#) ?



Michigan ranked in the bottom tier in the following areas:

- Obesity
- Social engagement
- Hospital readmissions

These areas are specifically addressed in this three-year plan.

51

HOUSING

Affordability and access

48

NEIGHBORHOOD

Access to life, work, and play

49

TRANSPORTATION

Safe and convenient options

53

ENVIRONMENT

Clean air and water

47

HEALTH

Prevention, access and quality

51

ENGAGEMENT

Civic and social involvement

54

OPPORTUNITY

Inclusion and possibilities

Domain: Communication and Information



GOAL

Expand the reach of information and awareness of aging network services, ensuring all older adults and caregivers can access culturally and linguistically appropriate quality services where and when they need them.



OBJECTIVE

By September 2021, HASA will establish a Michigan aging resources number accessible to Michiganders who speak English, Spanish, and Arabic.



STRATEGIES

- Secure funding to establish and sustain a toll-free Michigan aging resources number with built-in continuity and quality control measures, as well as multiple language options.
- Support AAAs in building strong relationships across their referral networks to ensure accuracy of referrals.
- Develop a follow up system for referrals to ensure individual needs were met.



OUTCOME MEASURES

- % of individuals who use the toll-free number who report that their needs were met.



OBJECTIVE

By September 2023, HASA and the aging network will increase the number of older adults and caregivers enrolled in registered services by 5%, with older adults and caregivers who identify as BIPOC making up 50% of the increase.



STRATEGIES

- Implement an aging network marketing campaign.
- Support the aging network in including Black, Indigenous, & People of Color (BIPOC), Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ+), and other underrepresented populations as board members, employees, and service providers.
- Develop strategic partnerships with non-traditional partners to expand the scope and reach of the aging network.
- Review and evaluate HASA programs, policies and practices to eliminate systemic impediments to DEI.
- Provide training, outreach, and education to AAA staff on health disparities.



OUTCOME MEASURES

- % of older adults and caregivers in Michigan who identify as BIPOC who access aging network services.
- % of older adults and caregivers enrolled in registered services who report that services are inclusive and equitable.

Domain: Respect and Social Inclusion



GOAL

Prioritize resources to promote social interaction and connectedness, including expanding access to technology and transportation.



OBJECTIVE

By September 2022, HASA and aging network partners will increase participation in programs to promote social interaction and connectedness by 5%, with older adults and caregivers who identify as BIPOC making up 50% of the increase.



STRATEGIES

- Determine baseline statistics, implement systems for ongoing data collection, and develop strategies for continuous quality improvement to promote community/family connectiveness.
- Collaborate with internal/external aging network partners, stakeholders, and volunteers to design strategies to increase participation in programs that promote social interaction.
- Engage diverse staff and volunteers who represent the community to design and deliver programs that promote social interaction.
- Increase availability of culturally and linguistically appropriate resources, service options and promotional materials that meet the needs of older adults who are BIPOC, LGBTQ+, and representative of other underrepresented populations.
- Disseminate information about programs to promote social interaction via Older Michiganian's Day, 4AM meetings, AAA Director meetings, and the AIP process.



OUTCOME MEASURES

- % of Friendly Reassurance participants who report feeling less isolated due to program participation by race and ethnicity.

Domain: Social Participation



OBJECTIVE

By September 2023, increase the number of aging network services that can be offered virtually, like Personal Action Toward Health (PATH) and support groups.



STRATEGIES

- Expand and enhance electronic/virtual connectivity with peers, family, friends, and community programs.
- Provide technology trainings utilizing volunteers.
- Expand the opportunity for telehealth and care transitions across the state utilizing the Coleman method of improvement.
- Work with faith-based organizations to promote virtual social connectedness.
- Implement AAA care transition projects.



OUTCOME MEASURES

- % of older adults who have participated in technology trainings who report that they are comfortable using technology to make social connections.
- % of older adults who are satisfied with aging network services to promote social connections that are offered virtually.

Domain: Transportation



OBJECTIVE

By September 2022, HASA and aging network partners will complete a transportation domain action plan and evaluation plan under the Age Friendly Michigan initiative.



STRATEGIES

- Conduct a transportation survey and listening sessions using AARP's guidance as part of the Age-Friendly Michigan initiative.
- Develop an action plan and evaluation plan based on the transportation survey and listening sessions and submit to AARP for review.
- Collaborate with the aging network and other partners in public health and transportation to promote age-friendly transportation systems.
- Collaborate with Medicaid to promote access to non-emergency medical transportation services.
- Collaborate with commercial transportation companies and volunteer organizations to serve older adults with non-medical transportation needs.



OUTCOME MEASURES

- % of older adults and caregivers who report that they use their community's sidewalks, parks, natural features and green space to socialize.
- % of older adults and caregivers who report that the transportation options in their community meet their needs.

Domain: Health Services & Community Supports

FOCUS

Older American Act (OAA) Core Programs



GOAL

Increase the number of well-trained, qualified, and supportive multicultural direct care workers through collaboration by elevating the workforce, improving retention, promoting its collective value and supporting opportunities to increase wages.



OBJECTIVE

By September 30, 2022, 30% of Michigan's home and community-based services and long-term care agencies and providers across the state who hire direct care workers (DCW) to provide supports and services to older adults and caregivers will have adopted the state's direct care workforce competency requirements/guidelines.



STRATEGIES

- Develop statewide competencies for all DCWs, inclusive of Certified Nursing Aides (CNAs), Direct Service Providers (DSPs), Home Health Aides (HHAs), Home Health Providers (HHPs), and Independent Caregivers.
- Design an implementation and measurement strategy to disseminate and evaluate the DCW competencies.
- Partner with the DCW Advisory Committee and IMPART Alliance to implement and evaluate the DCW competencies.
- Adopt the DCW competencies and share the competencies statewide.
- Collaborate with home care agencies that serve low-income older adults, persons with disabilities, and persons of color to ensure representation and inclusivity in the competencies.



OUTCOME MEASURES

- % of agencies that have adopted the DCW competencies who believe that the competencies will elevate the workforce.
- % of agencies that have adopted the DCW competencies who believe that the competencies support diversity and inclusion.

Domain: Health Services & Community Supports



OBJECTIVE 3.2

By September 30, 2022, 30% of Michigan's home care agencies and long-term care providers will be using educational curricula mapped to statewide competencies for direct care workers.



STRATEGIES

- Work with the DCW Advisory Committee and Competencies/Education Workgroup to review DCW education/curricula guidelines that map to the competencies.
- Develop education/curricula guidelines that map to the competencies for all DCW training phases with state partners, including basic, intermediate, and advanced pathways.
- Adopt and share the training and education/curricula guidelines statewide.



OUTCOME MEASURES

- % of agencies that have adopted the educational curricula/guidelines who report the curricula is well aligned with the competencies.
- % of agencies that have adopted the educational curricula/guidelines who report that the curricula is useful, accessible, and inclusive.
- % of DCWs working in settings that have adopted the training and curriculum guidelines who report receiving additional training and professional development opportunities.



OBJECTIVE 3.3

By September 30, 2023, implement a media campaign promoting DCWs and DCW training in all 16 AAA regions.



STRATEGIES

- Collaborate with the DCW Advisory Committee and the Communications and Mental Health Workgroup to develop a media campaign plan to promote DCWs and DCW training.
- Seek funding partners to assist with implementing the plan.
- Implement the plan regionally and statewide.



OUTCOME MEASURES

- # of trained DCWs working in Michigan
- # of DCWs employed in Michigan.

Domain: Health Services & Community Supports



OBJECTIVE

By September 30, 2022, expand the number and reach of programs designed to support older adults who wish to remain in their homes as they age.



STRATEGIES

- Identify successful, innovative programs for home modifications and/or repairs that could be utilized and duplicated in other areas of the state.
- Identify programs that provide or connect older adults with durable medical equipment or assistive devices that help them remain in their homes.
- Identify areas where affordable services are available and help keep older adults in their homes such as home delivered meals, grocery shopping, and prescription delivery.
- Identify legal and other services that will assist older adults who are facing foreclosure, eviction, or are seeking affordable housing.
- Disseminate information to the AAAs regarding available services and monitor Information & Assistance (I/A) contacts related to these services.



OUTCOME MEASURES

- # individuals referred to the identified programs through the AAAs.
- % of individuals referred to the identified programs through the AAAs who are successfully served by the identified programs.
- % of older adults who report that they have access to services that allow them to remain in their home and avoid moving to more restrictive settings or to a setting they do not choose.

Elder Abuse

GOAL



Leverage programs, services, and resources to ensure older adults have access to the programs and services they need to make their own choices and decisions to enable them to age in place.

OBJECTIVE



By September 30, 2022, implement an evidence-based and comprehensive elder abuse, neglect, and exploitation education and awareness program that is adaptable to multiple audiences in Michigan.

STRATEGIES



- Conduct an environmental scan of five or more educational and awareness programs utilized in Michigan that have been provided to 250 or more individuals in the past year.
- Contact with the developers/users of identified programs to determine the numbers of individuals served by the programs, the populations served by the programs, the geographic regions served by the programs.
- Review program documents, trainings, and other materials to identify common themes/information, inaccurate information, formats and platforms utilized.
- Identify agencies/organizations/programs, including Adult Protective Services, the Long-Term Care Ombudsman Program, legal assistance programs, law enforcement, health care professionals, and financial institutions, willing to partner on development of comprehensive program.
- Review/utilize the FrameWorks Institute's toolkit on "[Talking Elder Abuse](#)" to ensure Michigan's message is provided in language that is evidence-based and will build public understanding and support.
- Ensure any program designed meets the Department's standards of diversity, equity, and inclusion.
- Pilot test the program with five groups from differing geographical regions that include older adults, family members, and professionals.

OUTCOME MEASURES



- % of pilot test participants who agreed that the program met its stated objectives.

REFERENCES

- American Community Survey. United States Census Bureau. (2019). <https://www.census.gov/programs-surveys/acs>
- Arab America. Michigan. (2020). <https://www.arabamerica.com/michigan/>
- Detailed Languages Spoken at Home and Ability to Speak English for Population 5 Years and Over: 2009-2013. (2015, October). United States Census Bureau. <https://www.census.gov/data/tables/2013/demo/2009-2013-lang-tables.html>
- Michigan Community Action. Poverty in Michigan. (2016). <https://mcac.memberclicks.net/poverty-in-michigan#:~:text=More%20than%2060%20percent%20of,senior%20citizens%20%E2%80%93%20olive%20in%20poverty>





AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JULY 13, 2022 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

Per the CDC, Oakland County has a COVID-19 Community level and transmission level of HIGH. The City continues to highly recommend the public wear masks while attending City meetings per CDC guidelines. These precautions are due to COVID-19 transmission levels remaining high in Oakland County that have led to an increase in infections of City employees and board members. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **June 22, 2022**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
- J.** Study Session
 - 1. **Side Yard A/C Units**
 - 2. **Outdoor Dining**
 - 3. **Window Standards**
 - 4. **Food Trucks**
 - 5. **Social Districts**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - 3. Administrative Approval Correspondence
 - 4. Draft Agenda – **July 27, 2022**
 - 5. Action List - 2022
 - 6. Other Business
- L.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M.** Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/111656967>
Telephone Meeting Access: 877-853-5247 US Toll-Free
Meeting ID Code: 111656967

NOTICE: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JULY 27, 2022 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

Per the CDC, Oakland County has a COVID-19 Community level and transmission level of HIGH. The City continues to highly recommend the public wear masks while attending City meetings per CDC guidelines. These precautions are due to COVID-19 transmission levels remaining high in Oakland County that have led to an increase in infections of City employees and board members. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **July 13, 2022**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
- J.** Study Session
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - 3. Administrative Approval Correspondence
 - 4. Draft Agenda – **August 10, 2022**
 - 5. Action List - 2022
 - 6. Other Business
- L.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M.** Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: [**https://zoom.us/j/111656967**](https://zoom.us/j/111656967)

Telephone Meeting Access: 877-853-5247 US Toll-Free

Meeting ID Code: 111656967

NOTICE: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

Planning Board Action List – 2022 (Approved)

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
2040 Master Plan	Adopt a new comprehensive master plan.	☒	Ongoing	☒	☐
Outdoor Dining	Study the Outdoor Dining Ordinance re: enclosures, expansions, etc.	☒	1 st (January-March)	☒	☐
Window Standards (Glazing)	Update window standards to help support building renovation and the Energy Code requirements.	☐	1 st (January-March)	☒	☐
Barrier-Free Ramps	Reduce unintentional restrictions on handicap ramps in the front setbacks.	☐	2 nd (April-June)	☒	☐
Side Yard A/C	Update the ordinance to address issues with side yard a/c units.	☐	2 nd (April-June)	☒	☐
Front Setback Rules	Consider revisions to the setback ordinances in R1-R3 to address 200 ft. calculations rule.	☐	3 rd (July-September)	☒	☐
Lighting Standards	Remove conflicting regulations regarding photometric plans.	☐	3 rd (July-September)	☐	☐
Impervious Surface Definition	Clarify definition to promote the infiltration of storm water.	☐	4 th (October-December)	☐	☐
Health Club/Studio Use	Consider allowing health/fitness type activities in more areas of the City.	☐	4 th (October-December)	☐	☐

Next Up...

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
Dumpster Enclosures	Expand the materials permitted/not permitted in dumpster enclosures.	☐	-	☐	☐
Balcony/Terrace Enclosures	Clarify and add regulations for the enclosure of outdoor living space.	☐	-	☐	☐
Lot Combination Process	Review the process for lot combinations to add clarity to approval standards.	☐	-	☐	☐
Mixed Use Requirements	Consider changing the requirements for the stacking of mixed uses.	☐	-	☐	☐
Review Processes for Public Projects	Clarify review process for projects on public property.	☐	-	☐	☐
SLUP Application Process	Clarify the SLUP process in terms of the order of board/commission review.	☐	-	☐	☐
Retail Definition	Revisit the retail definition to address any concerns about first floor uses.	☐	-	☐	☐
Medical Marijuana & CBD	Update the Zoning Ordinance to help regulate Medical Marijuana and CBD through ordinance language.	☐	-	☐	☐
Sustainability Initiatives	Prepare a sustainability agenda to increase Birmingham's resilience.	☐	-	☐	☐
Lighting Standards	Review lighting standards for residential districts to reduce light pollution and nuisance.	☐	-	☐	☐
Landscaping Standards	Consider amendments to permit synthetic planting materials.	☐	-	☐	☐
Social Districts	Study the state regulations and the City to help draw district boundaries.	☒	-	☐	☐
Food Trucks	Study the application of food trucks in the City in terms of locations, restrictions, etc.	☒	-	☐	☐
Leaf Blowers	Study the potential to restrict leaf blowers in regards to noise/pollution	☒	-	☐	☐

Mixed-Use Requirements for Bonus-Stories in the Triangle District	Define the mixed-use requirements in the Triangle District to receive bonus-stories.	☐	-	☐	☐
---	--	--------------------------	---	--------------------------	--------------------------