

City Of Birmingham
Regular Meeting Of The Planning Board
September 27, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 27, 2023. Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice-Chair Bryan Williams; Board Members Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Jason Emerine, Nasseem Ramin (non-voting); Student Representative Asher Kaftan, Matthew Wiegand

Absent: Board Member Robin Boyle

Staff: Planning Director Dupuis; City Planner Blizinski, City Transcriptionist Eichenhorn

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

09-36-23

Motion by Mr. Williams

Seconded by Mr. Koseck to approve the minutes of the Regular Planning Board meeting of September 13, 2023 as presented.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

C. Chair's Comments

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

D. Review Of The Agenda

E. Unfinished Business/Courtesy Review

F. Rezoning Applications

G. Community Impact Studies

- 1. 380 S. Bates – Community House – Request for Community Impact Study Review for New 3- Story Addition to Existing Building in Downtown Birmingham.**

The Chair explained that this item and Item I1 would be postponed to allow for the rezoning issues regarding the property to be resolved first.

Mr. Share said that if the Board did not make its recommendation on rezoning until the last meeting in October, the decision from the Commission on the rezoning may not be available by the Board's first meeting in November. He recommended the Board consider postponing this item and Item I1 to the Board's December meeting.

The Chair and Mr. Williams noted that this item and Item I1 could be discussed more generally at the November meeting. Mr. Williams noted that CIS and Preliminary Site Plans are rarely resolved at one meeting, and consequently these two items would likely be discussed at the December meeting as well.

09-37-23

Motion by Mr. Williams

Seconded by Mr. Emerine to change the November 8, 2023 meeting to a hybrid meeting to allow for site plan approvals and study session items.

Motion carried, 6-1.

VOICE VOTE

Yeas: Clein, Williams, Emerine, Jeffares, Koseck, Whipple-Boyce

Nays: Share

09-38-23

Motion by Mr. Williams

Seconded by Mr. Emerine to postpone 380 S. Bates – Community House – Request for Community Impact Study Review for New 3- Story Addition to Existing Building in Downtown Birmingham and 380 S. Bates – Community House – Request for Preliminary Site Plan Review for New 3- Story Addition to Existing Building in Downtown Birmingham to November 8, 2023.

Motion carried, 6-1.

VOICE VOTE

Yeas: Clein, Williams, Emerine, Jeffares, Koseck, Whipple-Boyce

Nays: Share

The Chair thanked PD Dupuis and the applicant.

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

I. Site Plan & Design Review

- 1. 380 S. Bates – Community House – Request for Preliminary Site Plan Review for New 3- Story Addition to Existing Building in Downtown Birmingham.**

Postponed to November 8, 2023 per vote 09-38-23.

J. Study Session

K. Miscellaneous Business and Communications

1. Pre-Application Discussions

i. 34952 Woodward – Design Update

PD Dupuis and the applicant presented the proposed changes and answered informational questions from the Board.

The Board provided feedback on the proposed changes.

For the BZA, individual Board members stated:

- The proposed changes represented an improved design. The dominant retail was beneficial. The proposed changes would generally meet the intent of the ordinance. The change in the overall building height would not be noticeable to people at the ground level; and,
- The design is better. The changes did not seem to be out of line with the intent of the ordinance.

2. Communications

i. Project Updates

ii. City Commission Joint Meeting – October 23, 2023

Mr. Williams requested the joint meeting include direction from the Commission regarding the implementation of the 2040 Plan.

3. Administrative Approval Correspondence

4. Draft Agenda

5. Action List – 2023

6. Other Business

L. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

M. Adjournment

No further business being evident, the Chair commended everyone present and adjourned the meeting at 8:23 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist