

City Of Birmingham
Regular Meeting Of The Planning Board
December 13, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on December 13, 2023. Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice-Chair Bryan Williams; Board Members Robin Boyle, Stuart Jeffares, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Jason Emerine; Student Representatives Asher Kaftan, Matthew Wiegand

Absent: Board Member Bert Koseck; Alternate Board Member Nasseem Ramin

Staff: Planning Director Dupuis; Planning Intern Aldred, City Planner Blizinski

B. Approval Of The Minutes Of The Regular Planning Board Meeting of November 8, 2023

12-53-23

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to approve the minutes of the Regular Planning Board meeting of November 8, 2023 as amended.

Motion carried, 6-0.

VOICE VOTE

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

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 Study and Site Plan Review

H. Special Land Use Permits

I. Site Plan & Design Review

- 1. 720 S. Adams – Request for Preliminary Site Plan Review for New 5-Story Mixed-Use Building in the Triangle District (Postponed from October 25, 2023 – REQUEST TO POSTPONE)**

12-54-23

Motion by Mr. Share

Seconded by Mr. Williams to postpone the request for preliminary site plan approval for 720 S. Adams to January 24, 2024.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

J. Study Session

1. The Birmingham Plan 2040

PD Dupuis and the Chair provided an introduction to the item.

The following comments were made during Board discussion:

- It would be most appropriate to begin the Plan implementation process by updating the zoning code with respect to residential areas, including topics such as aging in place and setbacks;
- An implementation framework for the Plan would need to be designed;
- The framework should include metrics and staging recommendations for public input;
- The Board may be best positioned to recommend a broad framework that could be used as a starting point;
- There would need to be some organized way for the Board to coordinate with both the Commission and other boards during the implementation process;
- There would need to be a method for the City Administration and relevant Boards to be apprised of regular updates on the implementation process, and there would need to be defined ways to communicate regular updates to the residents;
- It might be appropriate for the Board to identify which items within the Plan would be within the Board's purview. Once those are determined, the Board can then create frameworks for addressing those items;
- Broadly, parking and zoning were the aspects likely to be within the Board's purview;
- In addition to making residential a priority, Haynes Square, the S. Old Woodward gateway, better implementation of the Triangle Plan, and parking in the City overall should be priorities;
- Through study and public input processes, Boards and Staff would lay the groundwork for an overhaul of the zoning ordinance;
- The subsequent overhaul of the zoning ordinance would likely be a task for a consultant;
- Part of the Board's preparation work for the overhaul process could include evaluating the organization of the zoning ordinance. This evaluation might include whether there needs to be seven residential zoning classifications, whether the ordinance needs all the sections it has, and whether the overlays could be unified;
- The Board should consider whether there is¹ might be a use for the planning districts and boundaries as mapped in the Plan, and whether there is a use in using the names of the planning districts as designated in the Plan. Those organizing ideas might be used to

¹As amended at the January 10, 2024 meeting.

improve the organization of the ordinance, evaluations of the equitable distribution of City amenities, and other aspects of Plan implementation and policy;

- The planning districts are likely to be comprised of areas with different zoning classifications, and it is likely that recommendations cannot be made uniformly within each planning district;
- Reviewing each planning district will be a comprehensive process comprising all aspects of zoning and requiring robust public engagement;
- It will be important to emphasize to the public that the Board will be seeking public engagement regarding the Plan's implementation, and not regarding revisions of the Plan;
- Based on the discussion, the Board would aim to provide at least the broad proposed outline of the implementation framework. The Board would address some of the smaller tasks in the Plan as it goes. The Board would also develop longer term plans for addressing residential zoning, parking, and for bigger political projects that will require work beyond the Board's purview, such as minimizing Woodward's impact or creating a road to the train station in Troy;
- The Plan lays out some items that will be at least partially within other boards' purviews. Prior to the next meeting, it would be helpful if Staff could identify those boards. Then, it would be helpful if Staff could solicit those boards' feedback regarding priorities, and could return to the Planning Board with that information within the next three months; and,
- Once Staff has asked the other boards to consider their priorities, it might be appropriate to hold a joint study session between the Planning Board and one or two members of each of the other relevant boards.

Public Comment

Larry Lyng spoke in opposition to potential future upzoning on Bird Avenue.

K. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
- 2. Communications**
 - i. Project Updates**
- 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**

It was requested that:

- Staff return with information regarding how Ferndale has succeeded in making changes to its portion of Woodward;
- Staff include a copy of Mr. Lyng's May 2023 petition, as submitted to the Commission, in the January 2024 Board agenda packet; and,
- Future agenda items referencing the 2040 Plan indicate that the discussion is regarding implementation, and not the continued writing of the 2040 Plan.

M. Adjournment

Mr. Williams and the Chair offered a year-end thanks to the Staff, the Board, the student representatives, and the Board's viewers and participants.

No further business being evident, the Chair commended everyone present and adjourned the meeting at 8:53 p.m.

A blue ink signature of Nick Dupuis, consisting of a stylized 'N' and 'D'.

Nick Dupuis, Planning Director

A black ink signature of Laura Eichenhorn, written in a cursive style.

Laura Eichenhorn, City Transcriptionist