

City Of Birmingham
Regular Meeting Of The Planning Board
January 24, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on January 24, 2024. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice Chair Bryan Williams; Board Members Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Nasseem Ramin

Absent: Board Member Robin Boyle, Stuart Jeffares; Alternate Board Members Jason Emerine

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

B. Approval Of The Minutes Of The Regular Planning Board Meeting of January 10, 2024

01-03-24

Motion by Mr. Share

Seconded by Mr. Williams to approve the minutes of the Regular Planning Board meeting of January 10, 2024 as presented.

VOICE VOTE

Yeas: Ramin, Emerine, Share, Boyle, Koseck, Jeffares

Nays: None

C. Chair's Comments

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

D. Review Of The Agenda

E. Meeting Open to the Public for Items Not on the Printed Agenda

F. Unfinished Business/Courtesy Review

G. Rezoning Applications

H. Community Impact Study and Site Plan Review

I. Special Land Use Permits

J. Site Plan & Design Reviews

- 1. 720 S. Adams – Request for Preliminary Site Plan Review for New 5-Story Mixed-Use Building in the Triangle District (Postponed from December 13, 2023)**

SP Cowan presented the item and answered informational questions from the Board.

John Marusich, architect, spoke on behalf of the project.

Public Comment

Staff answered an informational question from Bob Krausman.

Board member comments were as follows:

- It would be necessary to ensure that light posts did not block the access into the loading zone area;
- The applicant should reevaluate the vehicular aspects of the project to provide more space than the minimum necessary clearances; and,
- One Board member commented that the facade seemed a bit heavy near the balcony areas.

01-04-24

Motion by Mr. Share

Seconded by Mr. Williams to approve the Preliminary Site Plan for 720 S. Adams with the following conditions:

- 1. The applicant must provide a LEED scoresheet for verification of LEED credentials for Final Site Plan review;**
- 2. The applicant adjusts the parking area so that columns do not interfere with access to parking spaces;**
- 3. The applicant satisfy the provisions of Section 3, Article 3.08(E) to obtain additional building height;**
- 4. The applicant submit lighting and material specifications, samples, photometric plan and all other required information for the proposed building to complete the Design Review at Final Site Plan; and,**
- 5. The applicant comply with the requests of all City Departments.**

VOICE VOTE

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

Nays: None

2. 295 Elm – Forest Townhouses – Request for Final Site Plan and Design Review for New SingleFamily Attached Development in the Triangle District

CP Blizinski presented the item.

Mr. Marusich, architect, spoke on behalf of the project.

01-05-24

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to approve the Final Site Plan and Design Review for 295 Elm St. – Forest Townhomes – with the following conditions:

- 1. The applicant must submit a photometric plan that shows that light intensity does not exceed the permitted levels at all property lines; and,**

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

VOICE VOTE

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

Nays: None

3. 294 E. Brown – Brown St. Mixed-Use – Request for Design Review for Changes to Building Facade

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

Victor Saroki, architect, spoke on behalf of the project and answered questions from the Board.

After brief discussion, the Board agreed that the proposed changes posed no issues and that the Board was fully in support of the proposed height change.

01-06-24

Motion by Mr. Share

Seconded by Mr. Williams to approve the Design Review application for 294 E Brown St. with the following conditions:

- 1. The applicant will be required to submit a revised photometric plan demonstrating light intensity in foot-candles at the property line;**
- 2. The applicant must comply with the requests of all City Departments; and,**
- 3. Although the Planning Board believes the location and height of elevator shaft are both acceptable and desirable, that the applicant obtain the approval from the Building Official that the approximately two foot height by which the elevator shaft exceeds 68 feet is as¹ permitted under the zoning ordinance.**

VOICE VOTE

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

Nays: None

01-07-24

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to consider Item L(1)(i) before Item K(1).

VOICE VOTE

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

Nays: None

L. Miscellaneous Business and Communications

1. Pre-Application Discussions

i. 479 S. Old Woodward – Tandem Parking

¹As amended at the February 28, 2024 meeting.

Citing a potential conflict of interest since her employer was a prospective tenant of the building, Ms. Ramin recused herself and left the room at 8:51 p.m.

SP Cowan presented the proposal. Duraid Markus spoke on behalf of the proposal.

Board consensus was that the request should be administratively approved. It was noted this was site-specific and was for four different spaces dedicated to two different units in the building.

K. Study Session

1. The Birmingham Plan 2040 – Prioritization of Key Actions

PD Dupuis presented the item. Staff answered informational questions from the Board.

Board members' individual comments were as follows:

- Priorities could include addressing parking throughout the City in a comprehensive manner, exploring ways to make Woodward safer and less physically divisive, and changing ordinances to promote aging in place and home modifications instead of teardowns;
- Getting an outside consultant to make recommendations regarding parking would likely be appropriate;
- Zoning changes to promote home modifications over teardowns should be on the Planning Board's list;
- Staff should return with a list of zoning ordinance updates that could occur with little further study, and a list of planning topics that will require further study. Staff could also return with a proposed high-level timeline for addressing the latter items;
- The Board should determine and begin work on its higher-impact, higher-priority issues in order to ensure that progress is gradually made on those items;
- The memo to the other boards should say something to the effect of 'The Planning Board would like to know what you think', the tone should be modified to be a bit friendlier;
- The memo to the other boards should have 'and input' added to 'It is attached for your review';
- A joint meeting between the Multi-Modal Transportation Board and the Planning Board to discuss Woodward would likely be appropriate in the near future; and,
- The Planning Board would be interested in holding joint meetings with any other interested boards as well.

L. Miscellaneous Business and Communications (CONT'D)

2. Communications

i. Project Updates

3. Administrative Approval Correspondence

4. Draft Agenda

Meeting scheduling was briefly discussed.

5. Action List

6. Other Business

M. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

N. Adjournment

No further business being evident, the meeting was adjourned at 9:42 p.m.

A blue ink signature, appearing to read "Nick Dupuis", written in a cursive style.

Nick Dupuis, Planning Director

A black ink signature, appearing to read "Laura Eichenhorn", written in a cursive style.

Laura Eichenhorn, City Transcriptionist

APPROVED