

City Of Birmingham
Regular Meeting Of The Planning Board
February 28, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on February 28, 2024. The meeting was convened 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

Absent: Board Member Bert Koseck; Alternate Board Members Jason Emerine, Nasseem Ramin

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of January 24, 2024

02-05-24

Motion by Mr. Williams

Seconded by Mr. Share to approve the minutes of the Regular Planning Board meeting of January 24, 2024 as amended.

Motion carried, 6-0.

VOICE VOTE

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

- 1. 245 S. Eton – Big Rock – Public Hearing for Special Land Use Permit Amendment request for small addition to south side of building**

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

Mark Knauer, architect, spoke on behalf of the project and answered questions from the Board.

Board comments were as follows:

- The project team should not disregard the rear view of the building. Signage facing the train tracks describing the building might be beneficial; and,
- The careful revitalization of this historic building was worthwhile.

02-06-24

Motion by Mr. Share

Seconded by Mr. Williams to recommend for approval to the City Commission the Special Land Use Permit Amendment for 245 S. Eton – Big Rock – subject to the following conditions:

- 1. The applicant must gain Design Review approval from the HDC before the public hearing at the City Commission;**
- 2. The applicant provide for trash cans in the outdoor dining area locations approved by the Planning Department; and,**
- 3. The applicant must comply with the requests of all City Departments.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

J. Site Plan & Design Reviews

- 1. 245 S. Eton – Big Rock – Public Hearing for Final Site Plan & Design Review request for small addition to south side of building**

02-07-24

Motion by Mr. Share

Seconded by Mr. Williams to the Final Site Plan & Design Review for 245 S. Eton – Big Rock – as presented, subject to the same conditions as the Special Land Use Permit.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

K. Study Session

- 1. The Birmingham Plan 2040 – Prioritization of Key Actions**

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

Board comments were as follows:

- One board member's previous comments regarding the draft memo to other boards were erudite;
- The draft memo to the other boards was well done;
- Recommending that the Commission deal with parking holistically as a policy issue would be beneficial;
- Planning Board priorities should include the property on the west side up to Quarton, the area between Lincoln and 14 Mile, aging in place, and ways of reducing Woodward's impacts on the City;
- Birmingham should seek to emulate Ferndale's successes with reducing Woodward's impacts;
- Some of the items on other boards' lists would include Planning Board involvement in the future as well;
- The Zoning Code Update - Further Study page should be reflected somehow on the Planning Board and Commission pages instead of being a separate page;
- The Commission should assign a board to study 'encourag[ing]' renovations to expand houses rather than constructing new homes' if it wants that topic explored;
- Much of the City's efforts regarding Woodward would benefit from the Planning Board's direct involvement. That process will require meetings between the Planning Board and the Multi-Modal Transportation Board;
- Adding a column listing all boards that will be involved on a given task would be useful;
- The Commission will need to determine how it wants the listed tasks to be accomplished, whether through the efforts of boards, staff, or other potential options; and,
- Staff deserved commendation for the work on this item.

L. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
- 2. Communications**
 - i. Project Updates**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**
- 5. Action List**
- 6. Other Business**

02-08-24

Motion by Mr. Williams

Seconded by Mr. Share to have the March 13, 2024 meeting include site plans to the extent there are any and that the Board primary look at study sessions.

The Board recommended that there be a potential amendment to the Board's rules of procedure to allow for meetings with both site plans and study sessions at the discretion of the Board Chair.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

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 8:39 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

APPROVED