

City Of Birmingham
Regular Meeting Of The Planning Board
March 27, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on March 27, 2024.
The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Vice Chair Bryan Williams; Board Members Stuart Jeffares, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Nasseem Ramin

Absent: Chair Scott Clein; Board Members Robin Boyle, Bert Koseck; Alternate Board Member Jason Emerine

Staff: Planning Director Dupuis; Planning Department Intern Aldred (left at 8:41 p.m.),
City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of March 13, 2024

03-12-24

Motion by Mr. Share

Seconded by Mr. Jeffares to approve the minutes of the Regular Planning Board meeting of March 13, 2024.

Motion carried, 5-0.

VOICE VOTE

Yeas: Whipple-Boyce, Williams, Share, Ramin, Jeffares

Nays: None

C. Chair's Comments

The Vice-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. 33816 Woodward – Auto Europe – Request for Final Site Plan & Design Review for new addition to existing building**

PDI Aldred presented the item. Staff answered informational questions from the Board.

Roger Young, architect, and Tom Schick, Owner of Auto Europe, spoke on behalf of the project.

Board members' comments were as follows:

- Given the distance between the east facade and the closest residential neighbor, it would be unlikely that light from the east facade would impact said neighbor.
- It might be appropriate for the second floor east facade to be either enclosed or to demonstrate that the light intensity at the boundary would not exceed the requirement.
- Tinted glass could also be used to reduce the light emittance of the east facade if necessary or desired.
- The plans that were submitted to show just the proposed signs should be labeled as such.
- Some landscaping or trees should be added to the hatched out areas near the alley.
- Improvements to the existing landscaping should occur.
- The design was aesthetically pleasing.

03-12-24

Motion by Mr. Share

Seconded by Ms. Whipple-Boyce to approve the Final Site Plan and Design Review for 33816 Woodward – Auto Europe Automotive Group – with the following conditions:

- 1. The applicant must combine the two lots that the project will be constructed on, 33828 Woodward and 33816 Woodward in accordance with the City's requirements;**
- 2. The applicant must submit specification sheets for the rooftop units upon selecting the units;**
- 3. The applicant must submit revised site plans demonstrating that the number of required parking spaces are met, or provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals. The Board finds appropriate the applicant's suggestion that two parking spaces be supplied through spaces on the Woodward frontage;**
- 4. That the applicant re-landscape the area at the south end of the parking lot, and if landscaping the two crosshatched areas along the alley, do not trigger a re-engineering of the stormwater system. That those be landscaped both in accordance with approval from the Planning Department;**
- 5. That the applicant satisfy the Planning Department that the light emittance from the east and north sides of the second story addition will not present a threat of violating the light ordinance at the parking lot line;**
- 6. The applicant submit detailed sign specifications for the new sign to ensure adherence to the sign ordinance; and,**
- 7. The applicant must comply with the requests of all City Departments.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Whipple-Boyce, Williams, Share, Ramin, 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 members' comments were as follows:

- Further changes should be redlined.
- It would be helpful to know if the Commission would have interest in discussing the south Woodward gateway between Lincoln and 14 Mile and the role of the Planning Board in public projects at the joint City Commission-Planning Board meeting.
- PD Dupuis has done an exceptional job organizing this item.

L. Miscellaneous Business and Communications

1. Pre-Application Discussions

i. 219 Elm St. – All Seasons 2

PD Dupuis introduced the proposal. Samuel Beznos, owner, and Mark Abanatha, architect, spoke on behalf of the proposal. The applicant was proposing to replace the payment in lieu of parking spaces with one commercial unit.¹

There was Board consensus that the proposal represented an aesthetic improvement and that it would be useful at future reviews to have as much detail about the proposed commercial use as possible. There were also concerns that the one commercial unit may not justify the two floor bonus.²

2. Communications

i. Project Updates

ii. April Planning Board Meeting(s)

3. Administrative Approval Correspondence

4. Draft Agenda

5. Action List - 2024

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 9:17 p.m.

¹As amended at the May 8, 2024 meeting.

²As amended at the May 8, 2024 meeting.

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, appearing as a cursive 'L' followed by a wavy line.

Laura Eichenhorn, City Transcriptionist

APPROVED