

City Of Birmingham
Regular Meeting Of The Planning Board
May 8, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on May 8, 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, Bert Koseck, Daniel Share, Janelle Whipple-Boyce

Absent: 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 March 27, 2024

05-13-24

Motion by Mr. Williams

Seconded by Mr. Share to approve the minutes of the Regular Planning Board meeting of March 27, 2024 as amended.

Motion carried, 7-0.

VOICE VOTE

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

K. Study Session

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

1. Triangle District Mixed-Use Requirements – Study Session

Board members' comments were as follows:

- The Triangle zoning requirements and the allowances for additional floors need to be revisited. There was some interest in requiring that developments in the Triangle have a certain percentage of commercial use on the first floor. Payment in lieu of parking at the current rates may ~~was likely~~ no longer be an appropriate option to offer in the Triangle.¹ There would likely be an opportunity for more development on both sides of Adams.
- LEED certification should likely be a universal requirement for future building. The process of revising the Triangle District Mixed-Use requirements should proceed in two parts in order to minimize the amount of further development that can occur contrary to the City's vision for the Triangle. The goal would be to address five or six of the most pressing items immediately in order to impact more imminent development, and then to do a more thorough ongoing review.
- Bonus floors in exchange for LEED certification was not an appropriate exchange at this point. While a percentage of first-floor commercial should be required along the busier thoroughfares of the Triangle, it may be appropriate to permit residential on the first floors of the less-busy streets. It might even be reasonable to require that the entirety of first floors along the busier streets in the Triangle be commercial. The options for receiving bonus stories does not have to include five items. Only the highest priorities should be included as options for receiving bonus stories.
- Exchanging LEED certification for bonus floors was not resulting in appropriate value for the City. In terms of pressing items, the City should remove the option to receive bonus floors in exchange for LEED certification; select a required percentage of first-floor commercial; and consider whether to allow the payments in lieu of parking to go towards public amenities instead of only to a parking deck.
- There may be some issue with switching the payment in lieu of parking from a parking deck to a public amenity because the parking deck may have represented more of a direct benefit for developers. If LEED certification is required it could be a challenge for some of the small, high-quality architecture firms in town who would need to hire an outside expert, and there would need to be a process for addressing developments that attempted LEED certification and ultimately did not receive it.
- Revising the Triangle District Mixed-Use requirements will be a multi-step process, as opposed to a two-step process. The first step would address the most pressing changes, which should include how to activate the street without recreating an experience similar to the downtown shopping area, and switching the payment in lieu of parking from a parking deck to a public amenity. Intervening steps would include reviewing the five ways to receive bonus stories and possibly revising the numbers contained therein. Longer term steps would include reviewing all of the zoning, which could include Adams Square and other considerations. It would be appropriate to create incentives for bonus stories that are worthwhile to developers before removing the LEED certification incentive since that has been the most frequently used option and the City wants to encourage dense development.
- The Haynes Square project will have implications for the Triangle that must be considered. An appropriate incentive might grant bonus stories to developers that cede some sidewalk space to the City in order to create proper tree wells and streetlights. Another might allow the developers extra stories for moving the electric underground. A third might require

¹As amended at the May 8, 2024 meeting.

some amount of attainably-priced housing - as determined by the Commission - in exchange for bonus stories. Worth and Webster should likely be exempted from any first-floor commercial requirements. The goal for those two streets should be to have them actively tie into a public amenity.

2. The Birmingham Plan 2040 – Prioritization of Key Actions

Board members' comments were as follows:

- All Woodward topics are some of the biggest priorities. The area just north of 14 Mile at Woodward needs to be looked at for potential aesthetic and development improvements.
- The Board should do the prioritization of its items at its next meeting.
- In preparation for the joint meeting, it would be helpful to clarify what the Board's priorities are, and what they might recommend the Commission's priorities should be stemming from the 2040 Plan.
- Staff has done an excellent job of categorizing the 2040 Plan actions.
- Joint meetings with other boards would be appropriate. It could also be useful to coordinate with other boards so that multiple boards are working together on their shared topics at once.
- The Planning Board and the MMTB should meet to discuss approaches to Woodward. Woodward should also likely be added to the Commission's action list.

L. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
- 2. Communications**
 - i. Project Updates**
 - ii. June Planning Board Meeting(s)**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**

The Board will review options for achieving bonus stories at upcoming meetings.

- 5. Action List - 2024**
- 6. Other Business**

Board members' comments were as follows:

- There may be some opportunity to pursue a park at the eastern end of Adams Square.
- The City should explore the possibility of a small plaza and pocket park adjacent to the Walgreens which ideally would include the property in that area that was deeded to the City.
- If Haynes and Bowers are aligned to square off Woodward, there may be an opportunity for a plaza and/or a park as part of that project.
- There may be an opportunity for a plaza and/or a park where the post office is presently.
- Parks and plazas can have a positive impact on the value of adjacent real estate.
- If the Commission is interested in a review process for public projects, it would also need to clarify what standards should be used for the review process. It seems inappropriate that the senior/recreation center project will not be reviewed by the Planning Board.

- Absent some extenuating circumstances, public projects should be reviewed by the Board because of its holistic approach, and those projects should be held to the same standards as the ones used for private projects.

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 8:57 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist