BIRMINGHAM
A WALKABLE CITY

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JULY 10, 2024 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

A. Roll Call
B. Review and Approval of the Minutes of the Regular Meeting of **June 26, 2024**
C. Chairpersons' Comments
D. Review of the Agenda
E. Meeting Open to the Public for Items Not on the Printed Agenda
F. Unfinished Business
G. Rezoning Applications
H. Community Impact Studies
I. Special Land Use Permits
    1. **33278 Woodward – Ducati Detroit – Request for Special Land Use Permit, Final Site Plan & Design Review for Regulated Use (Motorcycle Sales)**
J. Site Plan & Design Reviews
    2. **33278 Woodward – Ducati Detroit – Request for Special Land Use Permit, Final Site Plan & Design Review for Regulated Use (Motorcycle Sales)**
K. Study Session
    1. **Triangle District Mixed-Use Requirements – Study Session**
L. Miscellaneous Business and Communications:
    1. Pre-Application Discussions
    2. Communications
        i. **Project Updates**
    3. Administrative Approval Correspondence
        i. **June 21, 2024 – July 5, 2024**
    4. Draft Agenda – **July 24, 2024**
    5. Action List – **2024**
    6. Other Business
M. Planning Division Action Items
    1. Staff Report on Previous Requests
    2. Additional Items from Tonight's Meeting
N. Adjournment

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*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: **https://zoom.us/j/111656967**
Telephone Meeting Access: 877-853-5247 US Toll-Free
Meeting ID Code: 111656967

NOTICE: Due to Building security, public entrance during non-business hours is through the Police Department — Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or 248-644-3405 (TDD) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un dia antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

City Of Birmingham
Regular Meeting Of The Planning Board
June 26, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on June 26, 2024. The meeting was convened at 7:30 p.m.

A. Roll Call

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

Absent: Board Member Robin Boyle

Staff: City Planner Blizinski, Senior Planner Cowan, City Transcriptionist Eichenhorn, Parks and Recreation Manager Laird, Department of Public Services Director Zielinski

B. Approval Of The Minutes Of The Regular Planning Board Meeting of May 22, 2024

06-19-24

Motion by Mr. Williams
Seconded by Mr. Share to approve the minutes of the Regular Planning Board meeting of May 22, 2024 as amended.

Motion carried, 7-0.

VOICE VOTE
Yeas: Whipple-Boyce, Williams, Ramin, Clein, Share, 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
G. Courtesy Review

1. **Booth Park Trail Improvements Plan**

PRM Laird introduced the plan and Sue Grissim of Grissim Metz Andriese Associates and Jim Surhigh of Hubbell Roth and Clark presented the plan. Staff, Ms. Grissim, and Mr. Surghigh answered informational questions from the Board.

DRAFT

Board member discussion of the item was as follows:

- It might be worthwhile to consider adding signage indicating that the park is in the Market North area of the City. A masonry building might be more appropriate than a prefabricated building. The plans overall were commendable.
- It might be more appropriate to flip items four and two on the plan. It might also be appropriate to replace the prefabricated structure with a custom building. Otherwise, ivy on the prefabricated structure might be appropriate. The plans in general made the park better and more welcoming. Locating the restroom closer to the sidewalk would be better.
- The team was very responsive to residents' comments regarding the plans. Adding a path by number 13 on the plans that will cut across the rain garden may be beneficial because some residents are accustomed to entering the park from that direction. Adding trashcans throughout the park would be beneficial as well. The plans were beautifully done.
- The prefabricated structure would detract from the park. The presently proposed location for the restroom detracts from the entryway to the park. The trees near the restroom would not resemble the trees in the plans for many years. The team obviously put a lot of effort into the plans and integrated a number of aspects from the 2040 Plan.

H. Rezoning Applications
I. Community Impact Study and Site Plan Review
J. Special Land Use Permits
K. Site Plan & Design Reviews

1. **33866 Woodward – Polestar/LaFontaine Auto Group – Request for site plan extension for auto sales agency including minor design changes**

SP Cowan presented the item and Elizabeth Marchese of Lafontaine Automotive Group spoke on behalf of the item. Both answered informational questions from the Board.

The Chair noted that changes to the site plan and a site plan extension were being requested.

Board member discussion of the item was as follows:

- The plans remained aesthetically pleasing. The proposed use would be allowed by right. This proposal seemed reasonable as long as the ordinance was followed and the materials remain high quality.
- Cars should not be sold from the lot.
- The proposal satisfies the parking requirement and the proposed changes to the exterior design are attractive. The materials could be confirmed and approved administratively. It would be acceptable to grant the extension for longer than two months. The site would operate in the same way as the original proposal.
- Alternatively, the Board does not usually amend or grant a new a site plan without going through the entire review process. An extension of the present site plan in order to begin that process could be appropriate. An extension would also be appropriate since the project's financing is not yet in order.

<u>Public Comment</u>

Julie Fairbrother, Sherry Marcus, and Neetu Grewal opposed test drives of the vehicles in the residential neighborhood behind the site.

DRAFT

In reply to comments about noticing, the Chair clarified that this project was noticed according to the state's legal requirements both times it had been before the Board.

Ms. Marchese addressed two questions from the public.

06-20-24

Motion by Ms. Whipple-Boyce
Seconded by Mr. Koseck to approve the final site plan and design review extension request for 33866 Woodward – The Vault – and extend the site plan for 12 months with the following conditions:

1. **The applicant must obtain Administrative Approval for the façade changes and new signage; and,**
2. **The applicant must comply with the requests of all City Departments.**

Individual Board member comments on the motion were as follows:

- **This motion was not the most appropriate procedural option.**

Public Comment
The Chair answered two informational questions from Ms. Marcus.

Motion carried, 5-2.

ROLL CALL VOTE
Yeas: Whipple-Boyce, Ramin, Clein, Koseck, Jeffares
Nays: Williams, Share

2. **685 E. Maple – Kroger/Volta – Design Review request for new illuminated electric vehicle charging stations in existing off-street parking facility**

CP Blizinski presented the item. Ralph Wyngarden, attorney, spoke on behalf of the project. Both answered informational questions from the Board.

Board member comment on the item was as follows:

- The Planning Department did not believe this complied with either the lighting or the signage ordinances for Birmingham. Birmingham tends to have small signs, and this would be contrary to that. There are residences nearby, and it was not clear whether the stations would have audio. This would be entirely inappropriate to approve.

06-21-24

Motion by Mr. Share
Seconded by Ms. Whipple-Boyce for the Planning Board to adopt as findings of fact the matter set forth in the Planning Division's report of June 26, 2024 regarding 685 E. Maple, and that we, the Planning Board, denies design review approval for the following reasons:

DRAFT

1. **The proposed media stations do not meet the sign ordinance standards for broadcast media devices.**
2. **The proposed media stations do not meet the sign ordinance standards for illumination.**
3. **The proposed lighting elements on the media stations are not cut off or full cut off.**
4. **The proposed media stations do not comply with the standards of subsection 4, 5, 6, and 7 of Article 7, Section 7.09 of the zoning ordinance.**

Motion carried, 7-0.

VOICE VOTE
Yeas: Williams, Share, Whipple-Boyce, Ramin, Clein, Koseck, Jeffares
Nays: None

3. 139 W. Maple – Field Building – Request for Preliminary Site Plan Review for new 4-story addition to rear of existing building in Downtown Birmingham

Mr. Share recused himself based on his professional representation of some immediately adjacent property owners and left the room at 9:03 p.m.

Mr. Emerine sat on the Board as a voting member for the duration of the item.

SP Cowan presented the item. Chris Longe, architect, and Ken Kojian, owner, spoke on behalf of the project. All answered informational questions from the Board.

Board member discussion of the item was as follows:

- This proposal would not look appealing if were repeated on other buildings in the downtown.
- Additions to historic buildings just have to be subordinate to the historic building, and it is not a historic requirement that the addition be set so far back.
- This is a clever design, and a good way to get an outdoor use in an urban setting. If the Board accepted that this proposal was five stories, then the City would receive increased proposals for four story buildings with two floors of office and one floor of residential, which would not align with the letter or the spirit of the ordinance.
- Mr. Kojian was willing to make the top level into an additional portion of the structure and to connect it to the fourth floor.
- If a fifth floor is added to the plans, additional items in the Building Code would come into effect. It was somewhat surprising that this is the first proposal of this type. This would be less of a multiple-story addition to a historic building, and more similar to an additional building in the rear of the building that cannot be viewed from the street. It was an aesthetically-pleasing and interesting proposal.

06-22-24

Motion by Mr. Williams
Seconded by Mr. Emerine to approve the preliminary site plan for 139 W. Maple subject to the following conditions:

1. **The Planning Board incorporates the findings set forth in the Planning Department's report dated June 26, 2024 with respect to 139 W. Maple from Nick Dupuis to the Planning Board members.**
2. **The applicant must provide all of the detail requested by the Planning Department at Final Site Plan; and,**
3. **The applicant must comply with the requests of all City Departments.**

Motion carried, 7-0.

VOICE VOTE
Yeas: Williams, Emerine, Whipple-Boyce, Ramin, Clein, Koseck, Jeffares
Nays: None

L. Study Session

1. **The Birmingham Plan 2040 – Next Steps**

Mr. Share rejoined the meeting at 9:32 p.m., replacing Mr. Emerine on the Board.

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

Board member discussion of the item was as follows:

- It may confuse residents if a category for the 2040 Plan is listed as a standing item on every agenda. It may also be inappropriate to have the topic on every agenda since the second meeting of each month is supposed to be dedicated to site plan and design reviews. That said, it could be argued that this is a specific request from the Commission.
- The 2040 Plan should be discussed at each study session meeting, and not at the site plan and design review meetings. It could be added to site plan and design review meetings on an ad hoc basis.
- The Rules of Procedure specify that long range planning activities should occur on the second Wednesday of every month.
- Adding it as another category on the agenda, which is not always addressed, should not be an issue.
- It would be most appropriate for it to be a standing item for the meetings held on the second Wednesday of the month.

M. Miscellaneous Business and Communications

1. **Pre-Application Discussions**
    i. **185 N. Old Woodward – Sign and Facade Pre-Application**

CP Blizinski presented the proposal.

Board consensus was that the request should not be administratively approved.

2. **Communications**
3. **Administrative Approval Correspondence**
4. **Draft Agenda**

Motion by Mr. Williams
Seconded by Mr. Share to change the July 10, 2024 meeting to be a hybrid to consider site plan submittals and a study session.

Motion carried, 7-0.

VOICE VOTE
Yeas: Williams, Share, Whipple-Boyce, Ramin, Clein, Koseck, Jeffares
Nays: None

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

Board members recommended that:

- The 685 E. Maple parking lot have its parking recalculated due to some changes that have occurred since the last calculation.
- The Board review its Rules of Procedure at a future meeting.
- Planning staff consider whether to continue listing all potential categories of Planning business on each agenda, even if there is no proposed project or topic for a given category.

N. Planning Division Action Items

a. Staff Report on Previous Requests
b. Additional Items from tonight's meeting

O. Adjournment

No further business being evident, the meeting was adjourned at 9:49 p.m.

Nick Dupuis, Planning Director

Laura Eichenhorn, City Transcriptionist

DRAFT

MEMORANDUM

Planning Division

DATE: July 10, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 33278 Woodward – Ducati Detroit – Special Land Use Permit Amendment (SLUP), Final Site Plan & Design Review – Public Hearing

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The subject site, 33278 Woodward, is located at the south end of the Birmingham in the B2B (General Business) zoning district. There are no overlay districts associated with the property. This area is referred to as the South Woodward Gateway in the Birmingham Plan 2040. The site is home to the commercial development known as "Piety Hill" – a single-story multi-tenant building that was constructed in the late 1980's. The site spans nearly the entire block on the east side of Woodward from Sheffield Rd. to Taunton Rd.

At this time, the applicant has submitted a Special Land Use Permit Amendment, Final Site Plan and Design Review application to operate a Regulated Use (Motorcycle Sales) in the northernmost tenant space of the Piety Hill Development. The space was formerly inhabited by Hawthorne Appliance. The new tenant, Ducati Detroit, is relocating from its current facility at 33828 Woodward. The original approvals in 2013 included a Special Land Use Permit as well as a successful variance request.

On February 3, 2021 (Agenda – Minutes), the Design Review Board approved a façade renovation for the existing Piety Hill building that consisted of paint, new wall panel system, some new architectural elements, venting, lighting, and signage. Due to various issues in timing and the securing of materials related to the COVID-19 pandemic, the Design Review Board approval expired. The applicant received re-approval from the Design Review Board for the same project on July 19, 2023 (Agenda – Minutes). The plans from this project are attached to this package as elevation drawings for the current project as there are no changes proposed to the exterior of the building and are labeled accordingly.

Regulated uses are permitted if located more than 1,000 feet from any lot for which a certificate of occupancy has been issued for another regulated use. No more than 1 regulated use shall be permitted in a single building. The City Commission shall hear and deny, approve or approve with conditions all requests for permission to carry on a regulated use where a regulated use is permitted, in accordance with Article 7. At this time, the subject property meets the requirements

and is not within 1,000 ft. of another regulated use. Please see the attached buffer analysis at the end of this report.

Article 7, Section 7.20 states that a Special Land Use Permit is required for the operation of a regulated use and the City Commission shall refer the Site Plan and the design to the Planning Board for its review and recommendation. After receiving the recommendation, the City Commission shall review the Site Plan and design of the building(s) and/or use(s) proposed in conjunction with the regulated use application. City Commission approval must be granted prior to the issuance of a regulated use license.

In addition, as required by Article 7, Section 7.37 of the Zoning Ordinance, once a permit for a special land use has been granted as to any parcel of land, no change in that use may be made nor may any addition to or change in the building or improvements on the parcel of land take place until a new request for approval has been filed with the City Commission and the City Commission has approved the request for change.

1.0 Land Use and Zoning

1.1 Existing Land Use – The existing site is a 1-story commercial building.

1.2 Existing Zoning – B2B (General Business)

1.3 Summary of Adjacent Land Use and Zoning – The following chart summarizes the existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Commercial	Commercial	Single-Family Residential	Commercial
Existing Zoning District	B2B	B2B	R2	B2B
Overlay Zoning District	N/A	N/A	N/A	N/A

2.0 Setback and Height Requirements

There are **no changes** and thus no issues with the bulk, area or placement of the existing building.

3.0 Screening and Landscaping

3.1 Dumpster Screening – There are **no changes** proposed to the existing dumpster enclosure as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.

3.2 Parking Lot Screening – There are **no changes** proposed to the existing parking facilities as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.

3.3 Mechanical Equipment Screening – There are **no changes** proposed to the mechanical screening as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.

3.4 Landscaping – There are **no changes** proposed to the landscaping on site as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.

3.5 Streetscape – There are **no changes** proposed to the streetscape as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.

4.0 Parking, Loading and Circulation

4.1 Parking – The subject site currently contains 64 off-street parking spaces that service the current development. The parking is located at the north and south ends of the development, as well as the rear (east). The development currently contains around 29,000 square feet of various retail and personal service uses. At this time, the existing development would be considered preexisting legal-nonconforming, as the parking required by the current ordinances (Article 4, Section 4.46 – Table A) would be in the 95-100 range.

As is typical with properties along the Woodward corridor, buildings can maintain their legal non-conformities by rotating businesses/uses that have the same or fewer off-street parking requirements. In the case of the proposed new business, Ducati Detroit (14,019 sq. ft.), it would require the same amount of parking as the former tenant Hawthorne Appliance at 1 off-street parking space for every 300 sq. ft. of floor area. Thus, **the applicant/property may maintain the pre-existing legal nonconformity in regard to off-street parking.**

1.1 Loading – Commercial uses between 5,001 – 20,000 sq. ft. require 1 off-street loading space. However, off-street loading space requirements may be reduced as applied to any building abutting a paved public alley 18 ft. or more in width by 1 loading space for each 40 feet of alley that abuts the lot upon which the building is located. The current building measures roughly 352 ft. long and exists adjacent to a 20 ft. alley. Thus, **the off-street loading space requirements could be reduced by the Planning Board.**

1.2 Vehicular Circulation and Access – There are **no changes** proposed to the vehicular circulation and access to the site. Vehicles will continue to enter the site from either drive approach from Woodward, or may access the site through the alley to the east.

1.3 Pedestrian Circulation and Access – There are **no changes** proposed to pedestrian circulation and access of the site. The site will retain the existing pedestrian walkways and main pedestrian entrance.

2.0 Lighting

There are **no changes** to the lighting on site as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.

3.0 Design Review

There are **no changes** to the exterior of the building as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted. Future changes proposed by the applicant may require a Special Land Use Permit Amendment.

4.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☒	☐	☐
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☐	☐	☒
Interior Floor Plans	☒	☐	☐
Landscape Plan	☐	☐	☒
Photometric Plan	☐	☐	☒
Colored Elevations	☒	☐	☐
Material Specification Sheets	☐	☐	☒
Material Samples	☐	☐	☒
Site & Aerial Photographs	☒	☐	☐

5.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

(1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.

(2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
(3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
(4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
(5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
(6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

In addition, Article 7, Section 7.26 requires applications for a Special Land Use Permit to meet the following criteria:

(1) The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
(2) The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
(3) The use is consistent with the public health, safety and welfare of the city.
(4) The use is in compliance with all other requirements of this Zoning Ordinance.
(5) The use will not be injurious to the surrounding neighborhood.
(6) The use is in compliance with state and federal statutes.

6.0 Recommendation

Based on a review of the site plan submitted, the Planning Department recommends that the Planning Board recommend **APPROVAL** of the Special Land Use Permit, Final Site Plan/Design Review application for 33278 Woodward – Ducati Detroit – subject to the following conditions:

1. The Planning Board permits the reduction of 1 off-street loading space pursuant to Article 4, Section 4.24 (C)(2); and
2. The applicant must comply with the requests of all City Departments.

7.0 Sample Motion Language (*Special Land Use Permit Amendment*)

Motion to recommend for **APPROVAL** to the City Commission the Special Land Use Permit application for 33278 Woodward – Ducati Detroit – subject to the following conditions:

1. The Planning Board permits the reduction of 1 off-street loading space pursuant to Article 4, Section 4.24 (C)(2); and
2. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Special Land Use Permit 33278 Woodward – Ducati Detroit – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend for **DENIAL** to the City Commission the Special Land Use Permit for 33278 Woodward – Ducati Detroit – for the following reasons:

1. _____
2. _____
3. _____

8.0 Sample Motion Language (*Final Site Plan & Design Review*)

Motion to recommend for **APPROVAL** to the City Commission the Final Site Plan & Design Review application for 33278 Woodward – Ducati Detroit – subject to the following conditions:

1. The Planning Board permits the reduction of 1 off-street loading space pursuant to Article 4, Section 4.24 (C)(2); and
2. The applicant must comply with the requests of all City Departments.

OR

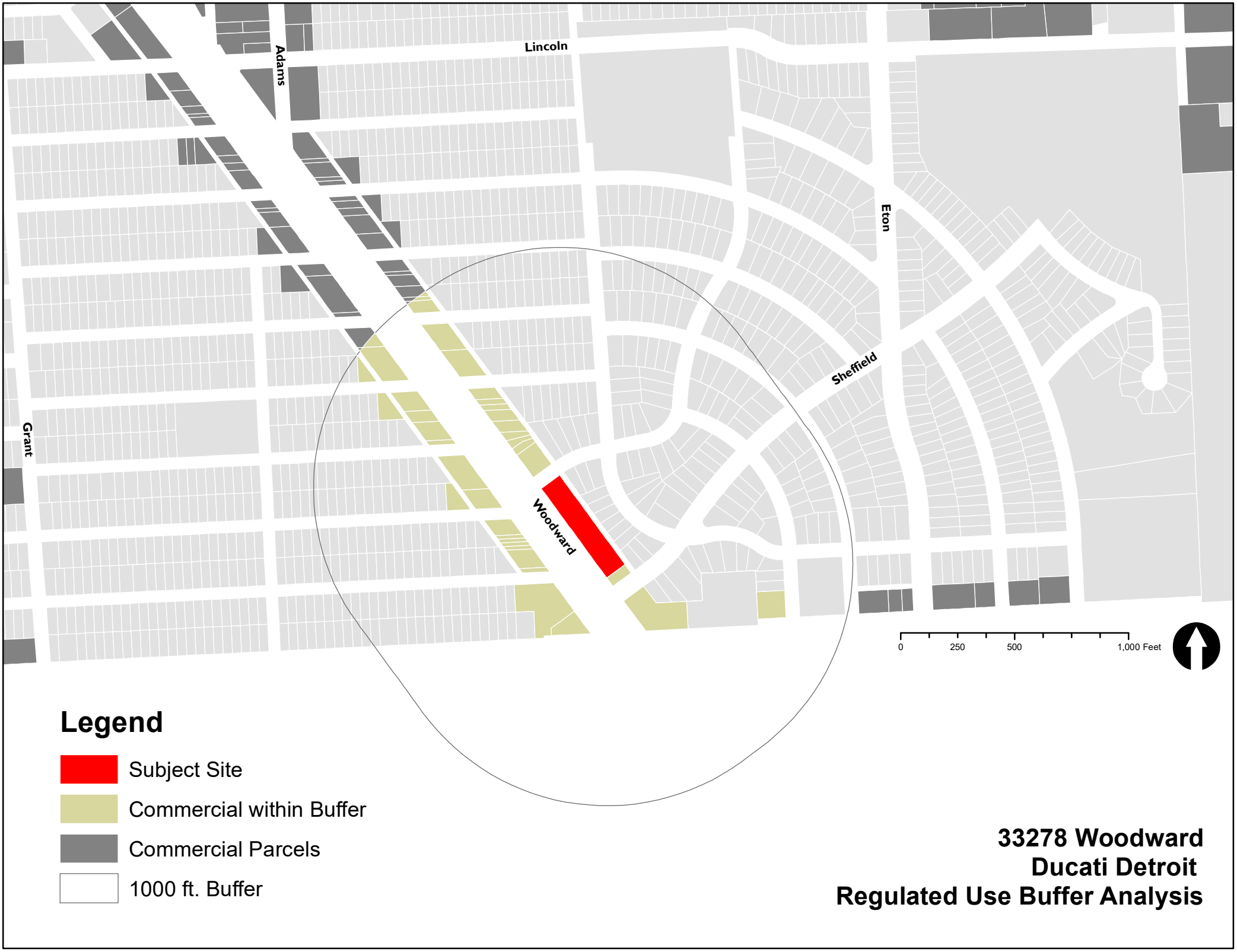
Motion to **POSTPONE** the Final Site Plan & Design Review for 33278 Woodward – Ducati Detroit – pending receipt of the following:

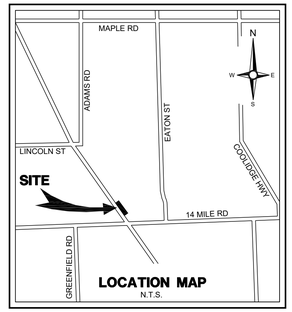
1. The applicant must provide more detail on how the architectural standards of Article 3, Section 3.09 are met; and
2. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend for **DENIAL** to the City Commission the Final Site Plan & Design Review for 33278 Woodward – Ducati Detroit – for the following reasons:

1. _____
2. _____
3. _____


Lincoln
Adams
Eton
Sheffield
Grant
Woodward
0
250
500
1,000 Feet
Legend
Subject Site
Commercial within Buffer
Commercial Parcels
1000 ft. Buffer
33278 Woodward
Ducati Detroit
Regulated Use Buffer Analysis



LOCATION MAP
N.T.S.

BUILDING / PARKING DATA:

ZONING: B-2B

NET LAND DATA : +/- 1.1 ACRES
(DOES NOT INCLUDE ALLEY)

BUILDING AREA :

EXIST. COMMERCIAL BLDG.:
- RESTAURANT : 1,600 S.F.
- RETAIL : 21,017 S.F.
- OTHER COMMERCIAL : 2,080 S.F.

SUBTOTAL: 24,697 S.F.

MEZZANINE : 3,962 S.F.

TOTAL BUILDING AREA : 24,697 S.F.
(DOES NOT INCL. 3,962 S.F. MEZZANINE AREA)

PARKING :

PARKING REQUIRED :

RESTAURANT :
1 SPACE / 75 S.F.
1,600 / 75 = 21.3 = 22 SPACES

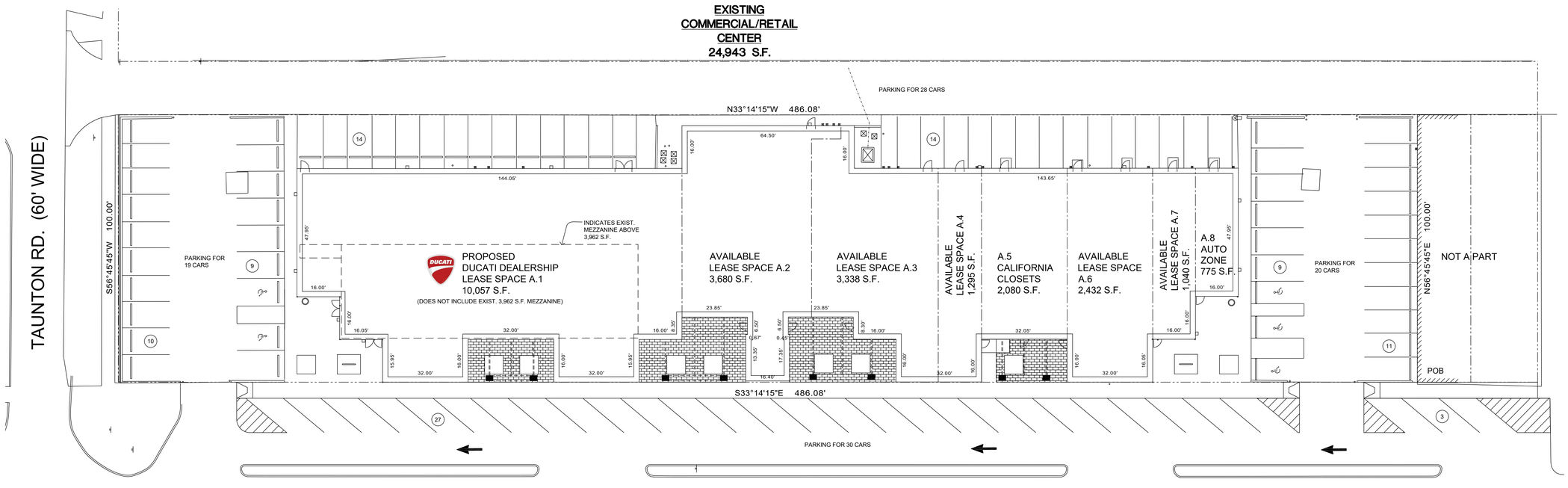
RETAIL :
1 SPACE / 300 S.F.
21,017 / 300 = 70 SPACES

OTHER COMMERCIAL : (CALIFORNIA CLOSETS)
1 SPACE / 550 S.F.
2,080 / 550 = 3.78 = 4 SPACES

PARKING REQUIRED: 96 SPACES

PARKING PROVIDED: 97 SPACES
(INCLUDES 30 ANGLED SPACES IN RIGHT-AWAY)

PARKING RATIO : 3.9 SPACES / 1,000 S.F.



Site Lease Plan

Scale: 1"=20'-0"

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issued for:
- OWNER REVIEW: 06 JUL. 2023
- OWNER REVIEW: 16 JAN. 2024
- REVIEW: 21 JUN. 2024

project:

Piety Hill Shopping Center

Woodward Ave.
Birmingham, MI

ROGVOY
ARCHITECTS

32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404

PH 248.540.7700 FX 248.540.2710
www.rogvoy.com

drawing:

Site Lease Plan

DO NOT SCALE DRAWING

issue date: 16 JUN. 20
drawn: KL
checked: MD
approved: MD

file number: 05149

sheet:

SLP-1

INDICATES CUSTOMER ENTRANCE AREA (256 S.F.)

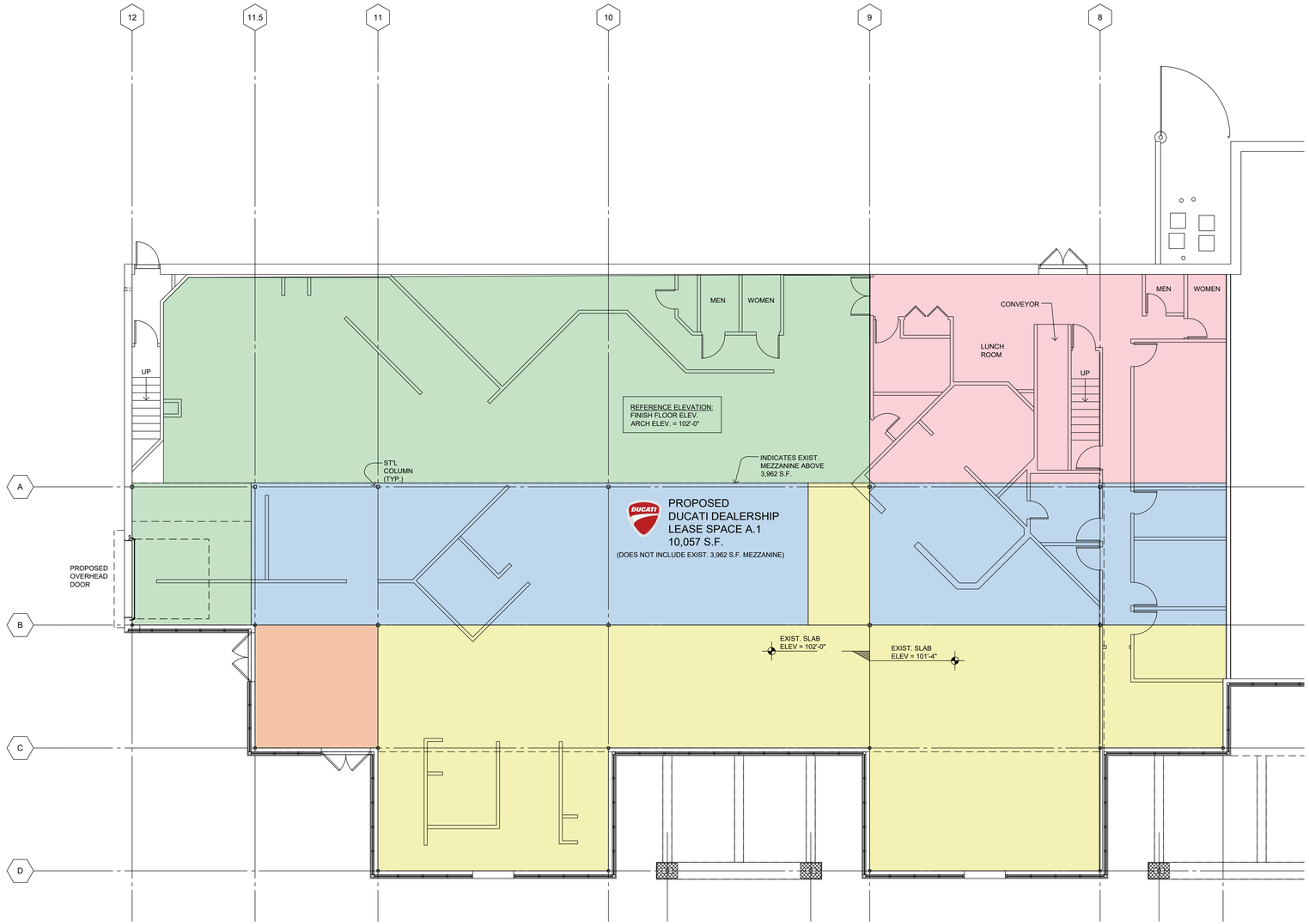
INDICATES DISPLAY AREA (2,871 S.F.)

INDICATES OFFICE AREA (2,200 S.F.)

INDICATES SERVICE AREA (2,472 S.F.)

INDICATES STORAGE AREA (1,260 S.F.)

INDICATES MEZZANINE ABOVE (3,962 S.F.)



Lease Floor Plan
1/8" = 1'-0"

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issued for:
OWNER REVIEW: 25 JUN. 2024

project:

Proposed Ducati Dealership at
Piety Hill
Woodward Ave.
Birmingham, Michigan

ROGVOY
ARCHITECTS

32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404

PH 248.540.7700 FX 248.540.2710
www.rogvoy.com

drawing:

Lease
Floor Plan

DO NOT SCALE DRAWING

issue date:
drawn: KC/KL
checked: MD
approved: MD

file number: 05149

sheet:

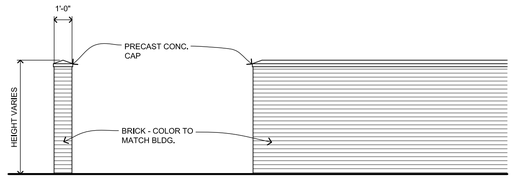
LFP-1

The following plans are from the February 2021/July 2023 Design Review Board approval and are attached for your convenience.

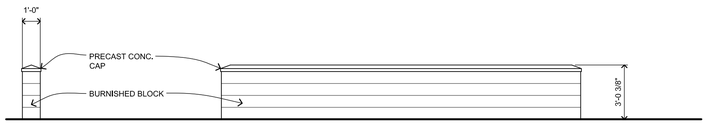
Proposed Bike Rack

Proposed Trash Receptacle

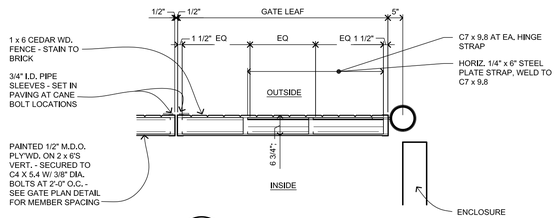
STYLE: ASH DOME
COLOR: BLACK



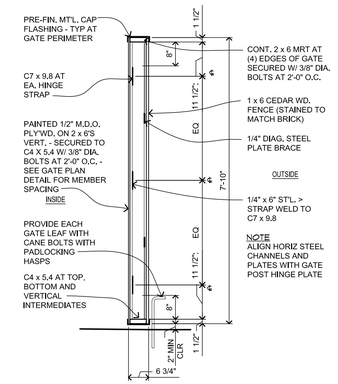
Typical Screenwall Detail
1/4" = 1'-0"



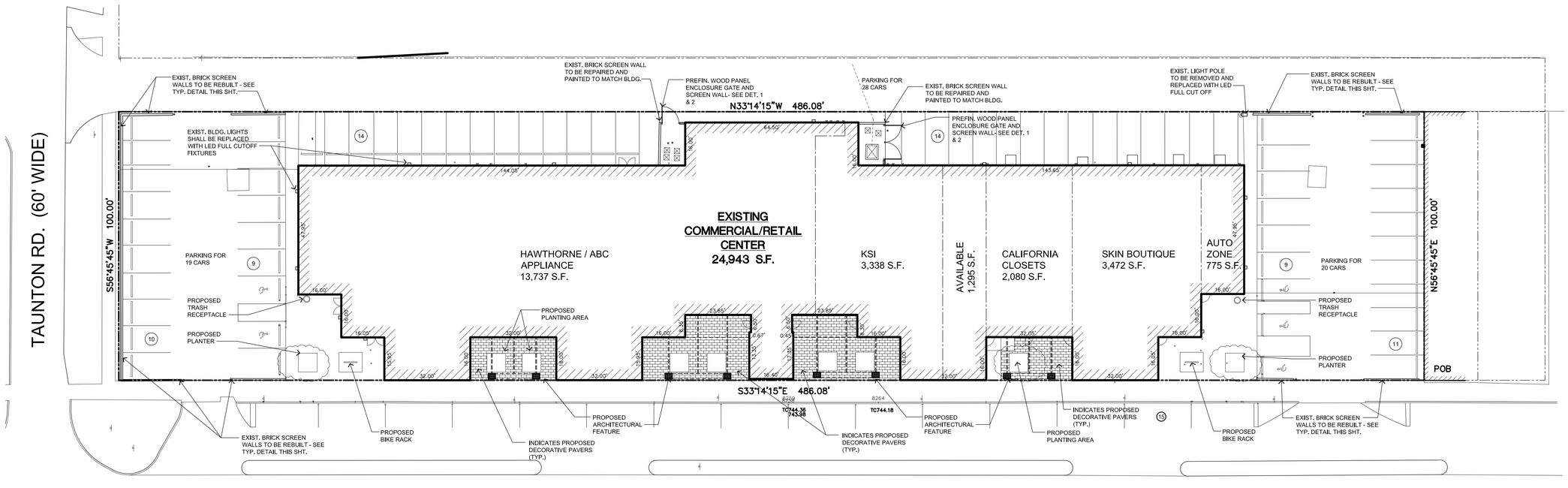
Typical Screenwall Detail
1/4" = 1'-0"



1 / SP-1 **Gate Plan Detail**
1 1/2" = 1'-0"



2 / SP-1 **Gate Section**
1/2" = 1'-0"



Site Plan

Scale: 1"=20'-0"

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issued for:

OWNER REVIEW: 28 OCT, 2020
DESIGN REVIEW BOARD: 20 NOV, 2020
DESIGN REVIEW BOARD: 25 JAN, 2021
REVISED: 18 AUG, 2023

project:

Proposed Renovation of
Piety Hill Shopping Center
Woodward Ave.
Birmingham, MI

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STATE OF MICHIGAN LICENSED ARCHITECT MARK DRANE ARCHITECT No. 34160

drawing:

Conceptual Site Plan

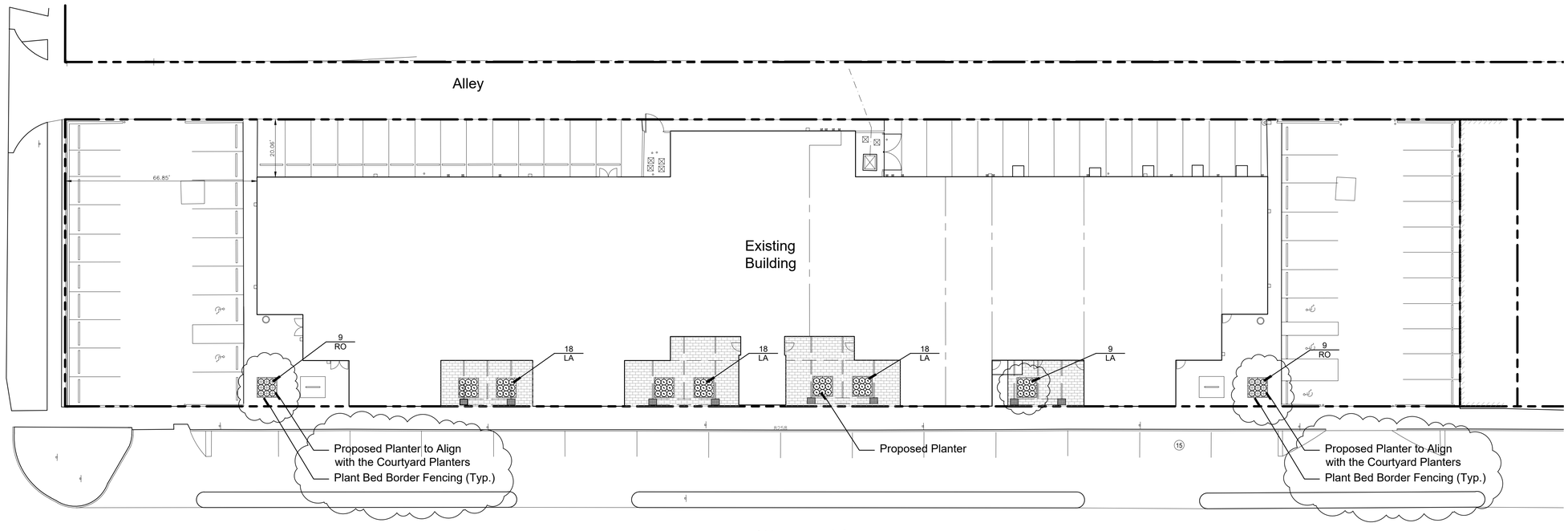
DO NOT SCALE DRAWING

issue date: 16 JUN. 20
drawn: KL
checked: MD
approved: MD

file number: 05149

sheet:

SP-1



Plant List

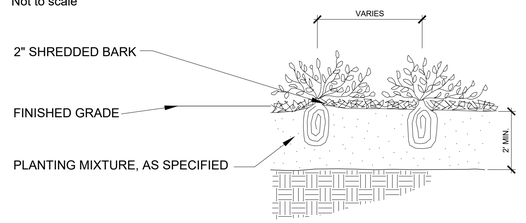
sym.	qty.	botanical name	common name	spacing	root	height
LA	63	Lavandula angustifolia 'Dwarf Blue'	Dwarf Blue Lavender	as shown	cont.	#2
RO	18	Rosa 'Drift'	Drift Rose	as shown	cont.	#2

PROPOSED PLANTING AREA NOTES:

1. EXCAVATE PIT TO 2' AND ADD PLANT MIX UNTIL 1" BELOW EXISTING CONCRETE.
2. PLANT MIX SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND AND 1/3 COMPOST.

Perennial Planting Detail

Not to scale



Planting Bed Border Fence

Chatham Wicket Fence by
Border Concepts
800-845-3343

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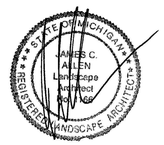
ALLEN DESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 CARPENTER • NORTHVILLE, MI 48167
248.467.4668 • Fax 248.349.0559
Email: jca@wideopenwest.com

Seal:



Title:

Landscape Plan

Project:

Piety Hill Shopping Center
Birmingham, Michigan

Prepared for:

Colliers Engineering and Design, Inc.
20700 Civic Center Drive, Suite 170
Southfield, Michigan 48076
248.728.4785

Revision:	Issued:
Review	August 4, 2020
Revised	November 18, 2020
Revised	January 25, 2021
Revised	August 7, 2023
Revised	August 9, 2023

Job Number:

14-009

Drawn By:	Checked By:
jca	jca

0' 5' 10' 20'

NORTH
1"=20'

Sheet No.

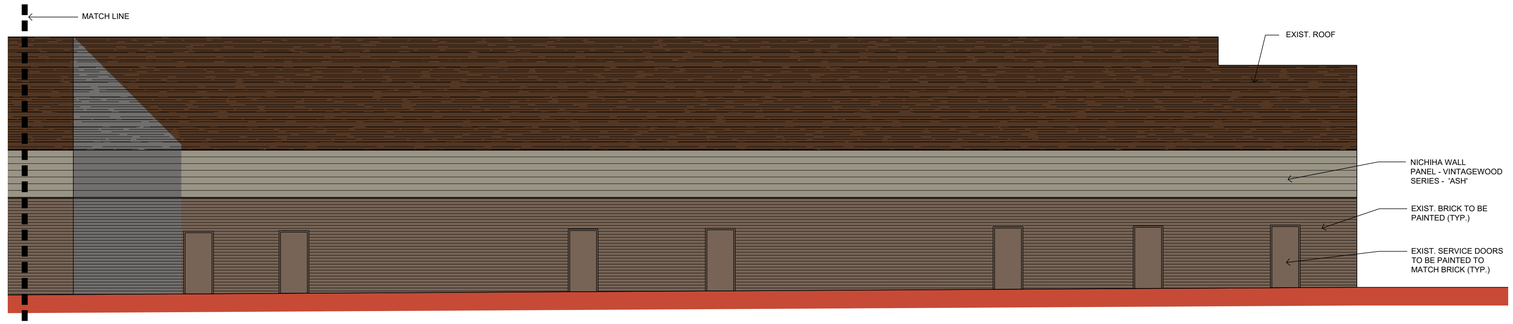
L-1

Exterior Finish Schedule - Piety Hill - 05149

Mark	Material	Location	Mfgr.	Color	Remarks/Notes
4A	BURNISHED BLOCK	SCREEN WALLS & DUMPSTER ENCLOSURES	GRAND BLANC	PETOSKEY	
7A	PANELIZED FIBER CEMENT CLADDING SYSTEM	MAIN WALL	NICHIHA	ASH	VINTAGEWOOD SERIES
7B	PANELIZED FIBER CEMENT CLADDING SYSTEM	MAIN WALL	NICHIHA	SNOW	MIRAIA SERIES
9A	PAINT-1	BRICK & SERVICE DOORS	SHERWIN WILLIAMS	SW7026 GRIFFIN	FINISH TO BE SPECIFIED FOR THE MATERIAL TO BE PAINTED

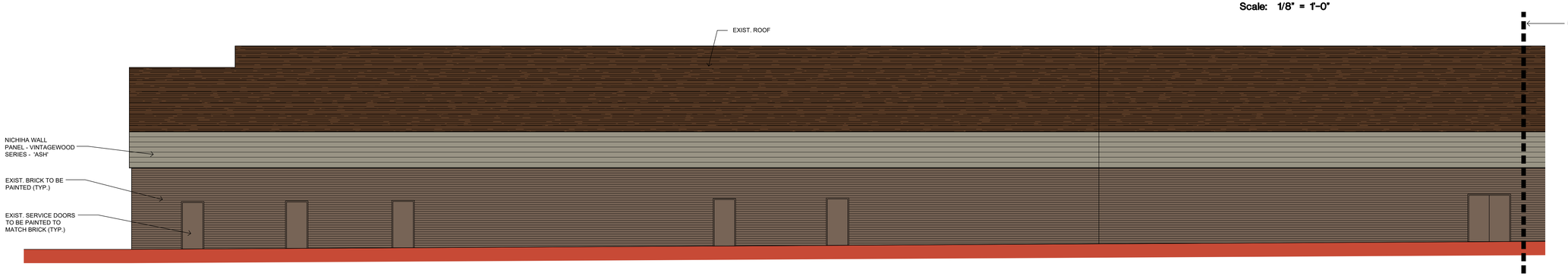
Notes

1. ALL MORTAR USED FOR BURNISHED CMU SHALL BE COLOR PIGMENTED TO MATCH THE BURNISHED CMU.



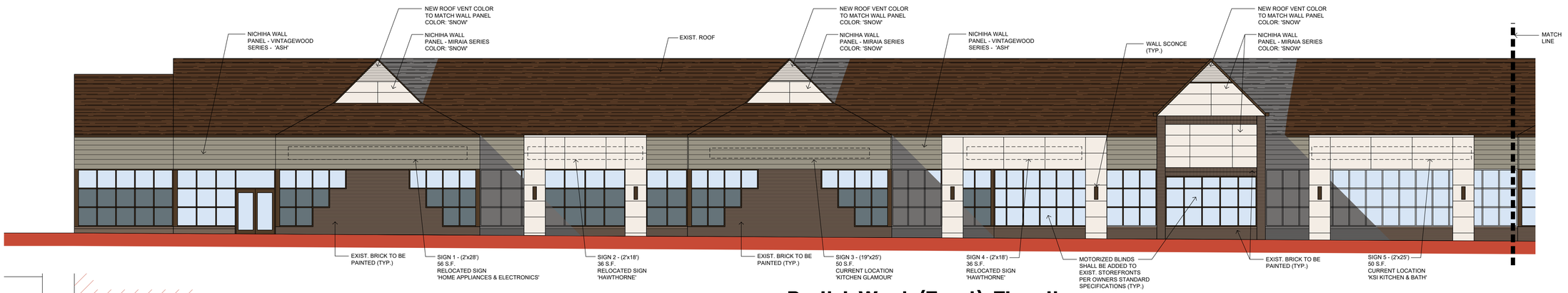
Partial East (Rear) Elevation

Scale: 1/8" = 1'-0"



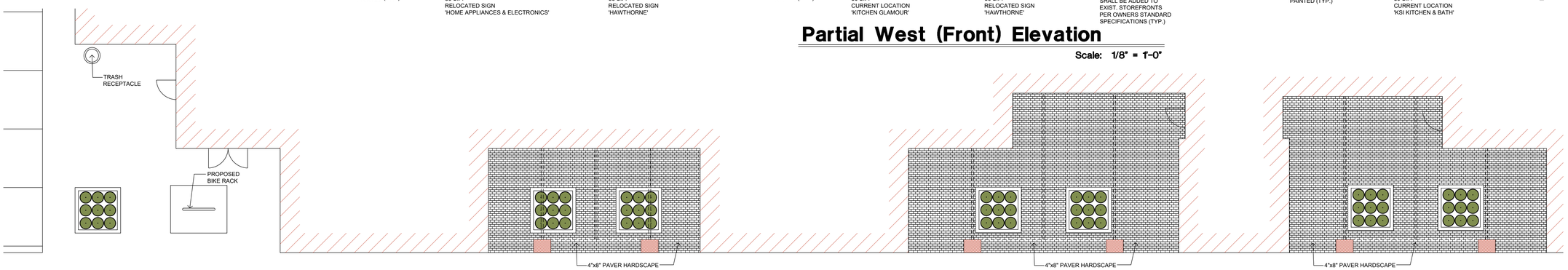
Partial East (Rear) Elevation

Scale: 1/8" = 1'-0"



Partial West (Front) Elevation

Scale: 1/8" = 1'-0"



Partial Plan View

Scale: 1/8" = 1'-0"

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issued for:

OWNER REVIEW: 10 JUL. 2020
DESIGN REVIEW BOARD: 20 NOV. 2020
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STATE OF MICHIGAN
MARK DRANE
ARCHITECT
No. 34180
REGISTERED LICENSED ARCHITECT

drawing:

Conceptual Elevation & Plan View

DO NOT SCALE DRAWING

issue date:
drawn: KL
checked: MD
approved: MD

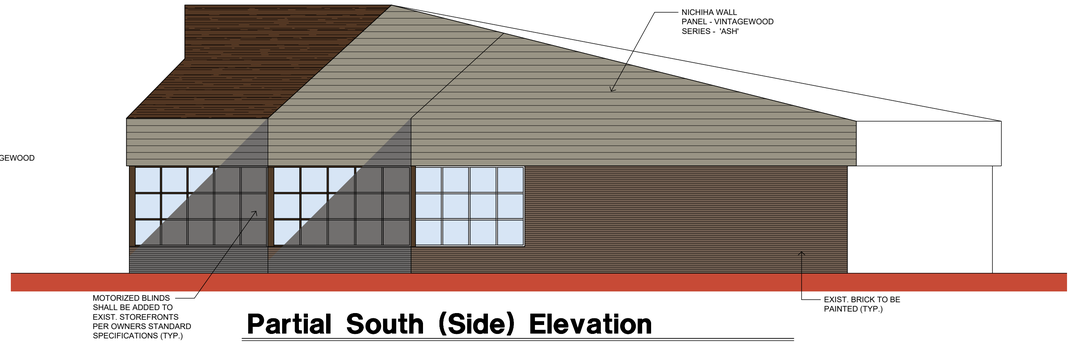
file number: 05149

sheet:

A-1

Partial North (Side) Elevation

Scale: 1/8" = 1'-0"



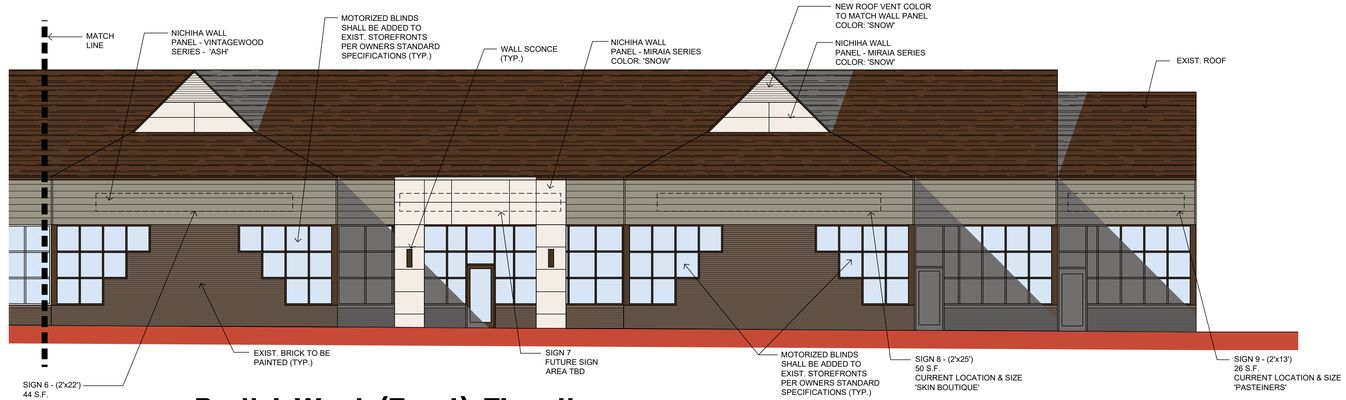
Partial South (Side) Elevation

Scale: 1/8" = 1'-0"

Exterior Finish Schedule - Piety Hill - 05149					
Mark	**Material**	**Location**	**Mfgr.**	**Color**	**Remarks/Notes**
4A	BURNISHED BLOCK	SCREEN WALLS & DUMPSTER ENCLOSURES	GRAND BLANC	PETOSKEY	
7A	PANELIZED FIBER CEMENT CLADDING SYSTEM	MAIN WALL	NICHIHA	ASH	VINTAGEWOOD SERIES
7B	PANELIZED FIBER CEMENT CLADDING SYSTEM	MAIN WALL	NICHIHA	SNOW	MIRAIA SERIES
9A	PAINT-1	BRICK & SERVICE DOORS	SHERWIN WILLIAMS	SW7026 GRIFFIN	FINISH TO BE SPECIFIED FOR THE MATERIAL TO BE PAINTED

Notes

1. ALL MORTAR USED FOR BURNISHED CMU SHALL BE COLOR PIGMENTED TO MATCH THE BURNISHED CMU.



Partial West (Front) Elevation

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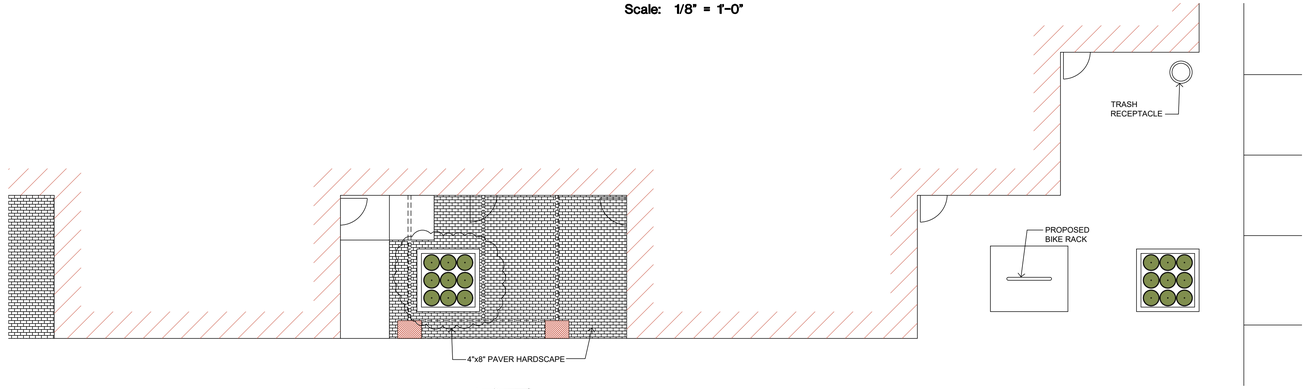

Partial Plan View

Scale: 1/8" = 1'-0"

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issued for:

OWNER REVIEW: 10 JUL. 2020
OWNER REVIEW: 27 OCT. 2020
DESIGN REVIEW BOARD: 20 NOV. 2020
DESIGN REVIEW BOARD: 25 JAN. 2021
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STATE OF MICHIGAN
MARK DRANE
ARCHITECT
No. 34180
LICENSED ARCHITECT

drawing:

Conceptual Elevation & Plan View

DO NOT SCALE DRAWING

issue date:
drawn: KL
checked: MD
approved: MD

file number: 05149

sheet:

A-2

BIRMINGHAM
A WALKABLE CITY

MEMORANDUM

Planning Division

DATE: July 10, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Triangle District Additional Bonus Height Provisions

---

As development applications have increased in the Triangle District of Birmingham, the Planning Board has expressed concerns over the proportions of mixed use buildings, specifically as it relates to the opportunity for bonus stories.

In the Triangle District, buildings or portions of buildings that are 100 feet or more from a single-family residential zoning district may have additional building where 2 or more of the following are provided as part of the development:

1. A multi-level parking structure that offers parking available to the public at the rate of one parking space available to the public for every 300 square feet of building floor area allowed in the additional stories. Where additional building height is proposed without additional stories, then the parking shall be based upon the building floor area in the top floor. The applicant may provide payment-in-lieu to the City for construction of parking in a public parking deck at an offsite location. Parking rates will be calculated as follows:
    a. The rate of $27,500 per space to match the current cost per above-ground structured parking space in 2018.
    b. Starting July 1st, 2019, the rate of payment per parking space shall be increased by 3 percent each year.
2. Dedication of an improved public plaza with an area that is at least equal to 25% of the additional floor area of building area allowed in the additional stories. Where additional building height is proposed without additional stories, then public plaza space shall be based upon 25% of the building floor area on the top floor. The location and design of the plaza shall be approved by the Planning Board and shall be in accordance with the Triangle District Urban Design Plan.
3. A mixed use building that provides residential dwelling units above first-floor commercial where a mini- mum of 50% of the buildings floor area is residential.
4. Leadership in Energy and Environmental Design (LEED) building design, accredited based upon the rating system of the United States Green Building Council.

5. Transfer of development rights for additional floor area that zoning would permit on a site containing an historic building or resource designated under Section 127 of the Birmingham Code. The development rights shall be dedicated through recording a conservation easement on the designated historic resource, which shall be reviewed and approved by the Historic District Commission.

Using figures from recent development proposals, the percentage of commercial area provided has been less than 5 percent of total gross floor area, and in one case less than 2 percent. While the requirement noted above contains a clear percentage threshold for residential floor area, it does not address the commercial floor area.

Study Session #1
On August 9, 2023 (Agenda – Minutes), the Planning Division provided draft ordinance amendments for discussion at the Planning Board level. The amendment added a percentage required for commercial uses alongside the minimum residential percentage. During the discussion, it was determined that adding a simple broad percentage may not address the issue fully in that the it would not meet what the Planning Board felt was the intent of the Triangle District Urban Design Plan. The Planning Board directed the Planning Division to explore percentage requirements for the first floor excluding parking, frontage lines, and the type of commercial uses that the City would prefer to see in these spaces.

Study Session #2
On September 13, 2023 (Agenda – Minutes), the Planning Division revised the proposed ordinance language to better capture the intent of the changes requested in terms of activation, and provided more clarity on where/what the commercial space would be, and what size the commercial space should be. The Planning Board revisited the LEED incentive and expressed some desire to improve that condition while we have the ordinance language open.

Study Session #3
On October 11, 2023 (Agenda – Minutes), the Planning Board reviewed revisions that made an attempt to define what activation means in the spirit of the Triangle District Urban Design Plan, and what we should be looking for on the ground floors of buildings in the Triangle District. The Planning Division also provided data on the composition of the first floors of the recent developments in the Triangle District for consideration. During the discussion, the Planning Board requested revisions to try to promote activity rather than focus on specific uses or percentages, especially along the streets of Adams, Haynes, Bowers, Woodward and Maple. In addition, the LEED provision were further discussed in terms of usefulness and enforceability. Ultimately, the Planning Division asked for another opportunity to further analyze the LEED condition as it relates to the concerns expressed by the Planning Board.

Study Session #4
On November 8, 2024 (Agenda – Minutes) the Planning Division presented researched LEED certification further including feedback from several LEED professionals to better understand the different challenges that relate to this specific ordinance requirement. The concerns were summarized into two main categories: *certification level* and *enforceability*.

> Certification Level: It has been stated several times that the base-level LEED certification ("LEED Certified") is too similar to current codes to warrant the issuance of up to two additional bonus stories for developments in the Triangle District. Even the second level

of certification, LEED Silver, may not provide enough of a public benefit to earn the same two "bonus" levels. However, LEED certifications of Gold and/or Platinum do seem to pull away from the base-level codes and provide a development with a greater opportunity to reduce a buildings energy sage and enhance the natural environment. This is directly correlated to the Triangle District Urban Design Plan and its goal to encourage sustainable development. The Planning Division does understand that there is a significant cost to LEED certification in both time and capital, but was reassured by LEED professionals that the benefits, both to the developer and the City, could be worth the investment with the two bonus stories. As noted in the previous study session, the various LEED certification levels are based on points accumulated from the LEED Checklist for Building Design and Construction.

Enforceability: The Planning Division acknowledges the uniqueness of LEED certification as it relates to the other requirements in that a developer cannot achieve certification until the building has been constructed. The Planning Division also has learned and acknowledges that LEED certification may not come immediately, and that it could take 1-2 months post-construction in a best-case scenario to finish the requirements for certification to be able to submit to the City. That being said, there may be mechanisms for the Planning Division and Planning Board to ensure that LEED certification is being pursued, and that certification has been granted.

The solution to ensuring LEED certification could come in 3 phases. First, the applicant would outline their plans for certification to the Planning Board at Community Impact Study and Preliminary Site Plan Review. Once accepted/passed, the conditions for bonus stories chosen by the applicant would be included in the conditions of approval. When the applicant applies for building permits, the permits would only be issued by the Planning Division with a signed affidavit from the applicant expressing their understanding of the requirements and the expectations of the Planning Board. Finally, the City could withhold a full certificate of occupancy (issuing a temporary certificate of occupancy) until the applicant furnished a full certificate of completion.

Study Session #5

On May 8, 2024 (Agenda – Minutes), the Planning Department discussed a "reset" on the subject to better understand the goals of the Planning Board and the direction in which they would like to go. The following questions will help guide the conversation into the future and provide the Planning Department with a general direction on what direction to go with revised ordinance language proposals. The following questions were discussed:

1. Does the Planning Board wish to remove the LEED incentive for bonus stories? If so, does the Planning Board want to make LEED certification standard or required for all new buildings in the Triangle District instead? Remove altogether?
2. In regards to mixed-use requirements, would the Planning Board entertain a simple percentage requirement for commercial use on first floor habitable space?
3. Considering the 2040 Plan and other relevant current positions, should other incentives be revised to reflect current realities (transfer of development rights, parking payment, public plaza)?

Study Session #6
On May 22, 2024 (Agenda – Minutes), the Planning Board weighed all of the conditions for bonus height and reviewed a new list based on the recommendations of the Birmingham Plan 2040, current conditions, public needs, and other health, safety and welfare considerations. The current ordinance was drafted based on the principles and recommendations of the Triangle District Urban Design Plan (2007), some of which have been carried over into the 2040 Plan. In order to achieve a robust and thorough review of options, the Planning Board reviewed the following list of options to consider and ultimately build an ordinance around those that provide a clear public purpose and is based on the principles of the City's master plans. Below is a list of considerations in no particular order. Those items that were not of interest at the time are displayed as strikethrough text:

- Public Parking
- Sustainability
- Transit Access
- Affordable Housing
- Public Amenity (Parks & Open Space)
- Urban Design
- Mixed-Use
- ~~Historic Preservation~~
- ~~Childcare~~

In addition, the Planning Board continued the conversation regarding phasing and taking care of a short-term need (mixed-use) while continuing work on the larger goals for the Triangle District.

Study Session #7
At this time, the Planning Department is working on two tracts: one for a short-term fix to define mixed-use and make small tweaks to any other incentives on the current list for bonus stories, and a second to revamp the entire list and develop an incentive zoning scheme that provides the City a list of incentives, each of which having the potential to result in a bona fide public benefit.

Firstly, the short-term fix regarding mixed-use has let to considering an area or series of streets for which to apply this incentive. In other words, only the streets that are defined in this area would qualify for the mixed-use development incentive. To aid in the determination, the Planning Division took to the Birmingham Plan 2040 and its Future Land Use Map (attached to this report). The following are excerpts from the 2040 Plan regarding the reformatting of the commercial districts which were once "Downtown" and the "Tringle District":

> **Maple & Woodward**: Maple and Woodward is a high intensity mixed-use district which includes zones as defined in the Downtown and Triangle District Overlays. Zoning may be modified to create greater consistency between these overlay districts, but should generally retain the heights and uses as defined in those overlays. Ground floor commercial uses are required as defined by the Red Line Retail standards.
>
> **Haynes Square**: Haynes Square is a medium intensity mixed-use district which includes zones as defined in the Downtown and Triangle District Overlays. Similar to Maple and Woodward, zoning may be modified for greater consistency. Haynes Square should be lower in height and intensity than areas further north in the core of downtown. Ground

floor commercial uses should be provided along Old Woodward, Woodward, and Haynes Street. Other streets may include other primary uses.

In addition to the attached FLUM, the Planning Department has provided a basic GIS map of the areas in question with a proposal for new commercial boundaries in the what would now be considered the separate districts of "Maple & Woodward" and "Haynes Square". If the Planning Board were to determine that a map like this is what they are looking for, it could be referenced in the Zoning Ordinance and placed either directly into the Triangle District Overlay standards, or within the appendix of the Zoning Ordinance.

For the larger discussion, the Planning Department is looking to refine the list and receive direction on the items that will be explored for incentive zoning.

- Public Parking
- Sustainability
- Transit Access
- Affordable Housing
- Public Amenity (Parks & Open Space)
- Urban Design
- Mixed-Use
- Others?

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 3, SECTION 3.08, HEIGHT AND PLACEMENT REQUIREMENTS, TO ADD COMMERCIAL FLOOR AREA REQUIREMENTS TO BONUS HEIGHT PROVISION.

E. Additional Building Height: Buildings or portions of buildings that are 100 feet or more from a single- family residential zoning district may have the additional building height (in number of stories and/or feet of height) noted in Section 3.08B, Section 3.08C, and Section 3.08D where 2 or more of the following are provided as part of the development. Additional stories shall be stepped back at a 45-degree angle from the top story allowed by right without the height bonus.

1. A multi-level parking structure that offers parking available to the public at the rate of one parking space available to the public for every 300 square feet of building floor area allowed in the additional stories. Where additional building height is proposed without additional stories, then the parking shall be based upon the building floor area in the top floor. The applicant may provide payment-in-lieu to the City for construction of parking in a public parking deck at an offsite location. Parking rates will be calculated as follows:

    a. The rate of $27,500 per space to match the current cost per above-ground structured parking space in 2018.

    b. Starting July 1st, 2019, the rate of payment per parking space shall be increased by 3 percent each year.

2. Dedication of an improved public plaza with an area that is at least equal to 25% of the additional floor area of building area allowed in the additional stories. Where additional building height is proposed without additional stories, then public plaza space shall be based upon 25% of the building floor area on the top floor. The location and design of the plaza shall be approved by the Planning Board and shall be in accordance with the Triangle District Urban Design Plan.

3. A mixed use building that provides residential dwelling units above first-floor commercial where a minimum of 50% of the buildings floor area is residential. **Buildings that have frontage along the required commercial frontages, as specified on the Regulating Plan, shall consist of commercial with a**

minimum depth of 20 feet from the frontage line within the first story. Lobbies for hotels, offices, and multiple-family dwellings may be considered as part of the required commercial frontage, provided that any such lobby occupies no more than 50% of the frontage of said building.

4. Leadership in Energy and Environmental Design (LEED) building design, accredited based upon the rating system of the United States Green Building Council**, at a level of Gold or higher. To ensure that LEED certification is achieved, the applicant must provide the following:**

    a. **A draft LEED checklist for review by the Planning Board at Community Impact Study and Preliminary Site Plan Review;**

    b. **At the Building Permit phase, an updated checklist and signed affidavit demonstrating an understanding of the requirement as it relates to additional building height and the issuance of a full Certificate of Occupancy;**

    c. **A completed and verified certificate of accreditation before a full Certificate of Occupancy will be granted.**

5. Transfer of development rights for additional floor area that zoning would permit on a site containing an historic building or resource designated under Section 127 of the Birmingham Code. The development rights shall be dedicated through recording a conservation easement on the designated historic resource, which shall be reviewed and approved by the Historic District Commission.

ORDAINED this _____ day of _____, 2024 to become effective 7 days after publication.

_____
Elaine McLain, Mayor

_____
Alex Bingham, City Clerk

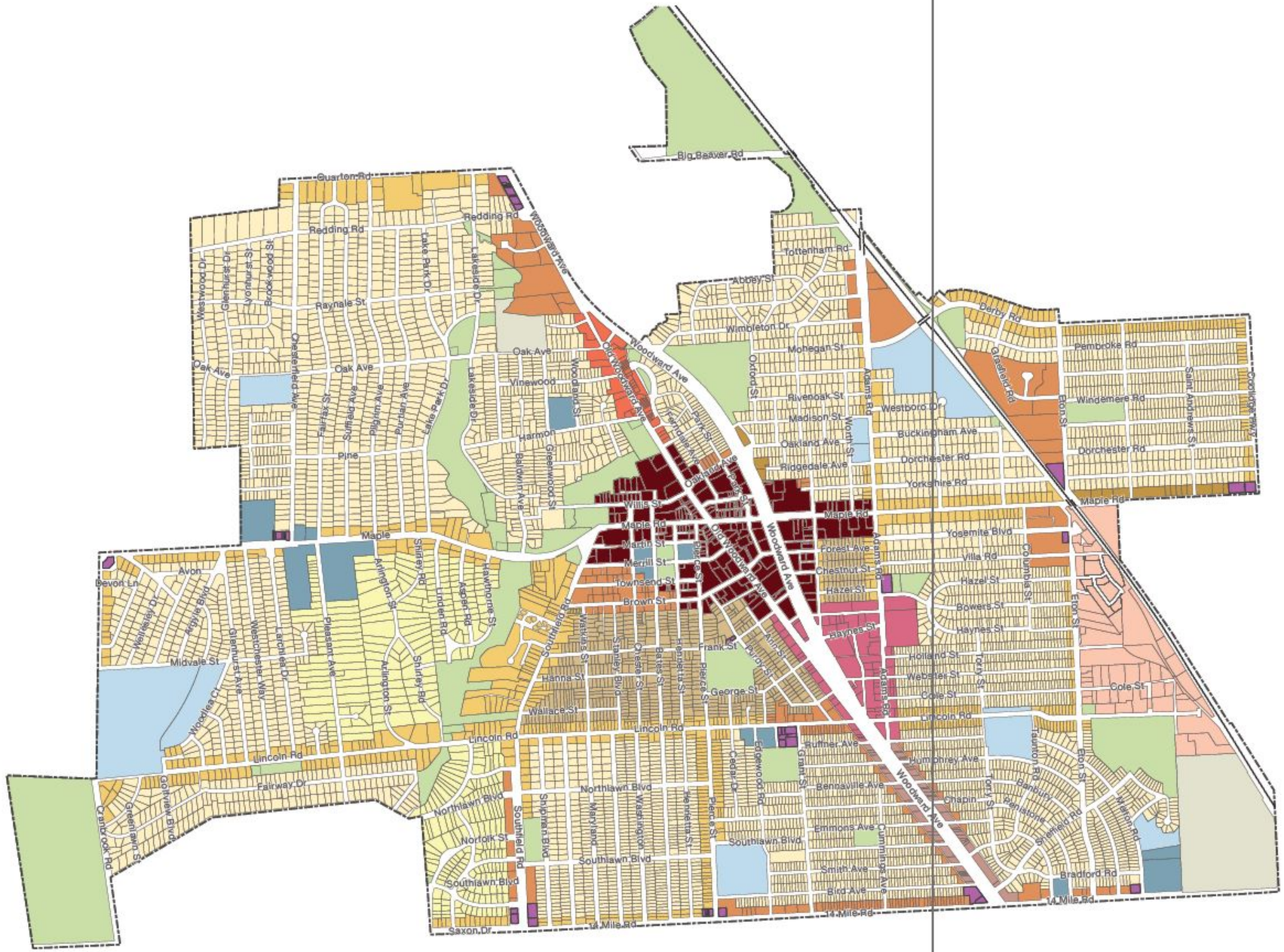


Figure 5. Future Land Use Map.

Future Land Use Map

Birmingham's future land use map is structured by Planning District boundaries within which land uses reinforce the desired future character. This map serves as the basis for zoning, specifying where different uses and intensities are appropriate throughout the City. This Future Land Use Map aims to identify, sustain, and strengthen Birmingham's neighborhoods and mixed-use districts. The following sections describe each land use in greater detail.

District Destinations

- Civic Destination: General
- Civic Destination: School
- Civic Destination: Cemetery
- Recreational Destination
- Commercial Destination

Mixed Use District Fabric

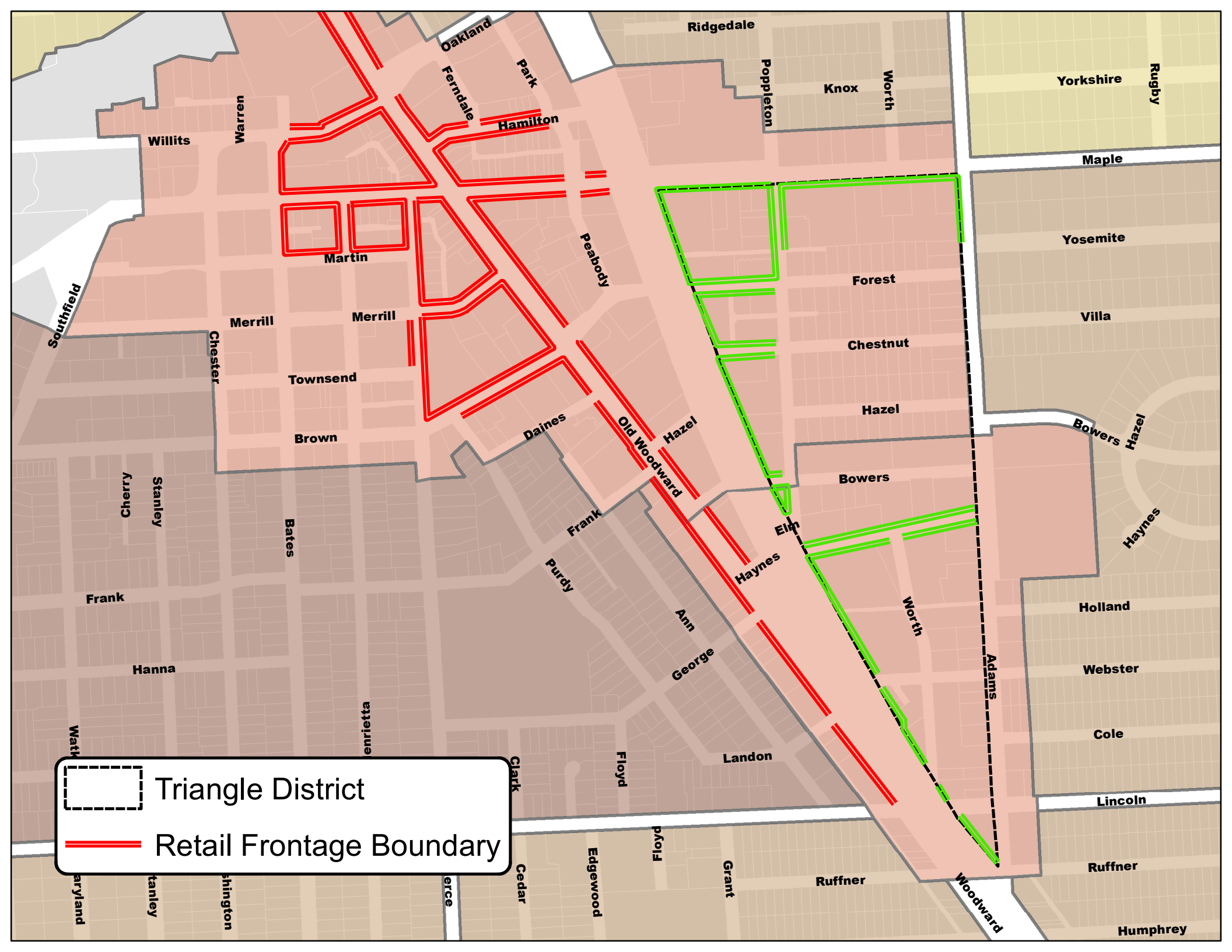
- Maple and Woodward
- Haynes Square
- Market North
- Rail District
- South Woodward

Neighborhood District Fabric

- Fine Grained
- Traditional
- Picturesque

District Seams

- Buffer
  (TZ-1, TZ-3, R3, R4, R5, R6, R7, R8, MX)
- Activity
  (TZ-1, R3, R4, R5, R6, R8)
- Access
  (R1A, R1, R2, R3)


Triangle District
Retail Frontage Boundary
Oakland
Ridgedale
Yorkshire
Rugby
Ferndale
Park
Poppleton
Knox
Worth
Willits
Warren
Hamilton
Maple
Martin
Peabody
Yosemite
Forest
Villa
Southfield
Merrill
Merrill
Chester
Chestnut
Townsend
Hazel
Brown
Daines
Old Woodward
Hazel
Bowers
Hazel
Bowers
Cherry
Stanley
Bates
Frank
Elm
Haynes
Purdy
Haynes
Worth
Holland
Frank
Ann
Adams
Hanna
George
Webster
Cole
Landon
Floyd
Clark
Lincoln
Cedar
Edgewood
Floyd
Grant
Ruffner
Ruffner
Woodward
Humphrey

MEMORANDUM

Planning Division

DATE: July 10, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Project Updates & Information

The following report contains the most recent updates on projects that have completed by the Planning Board and are on to the next steps of approval. In addition, other significant development-related projects that have been reviewed or embarked upon by boards/commissions such as the Historic District Commission, Design Review Board, Multi-Modal Transportation Board, or similar bodies have been included for reference as well.

Site Plan & Design Reviews

- 2159 E. Lincoln – Lincoln Yard – Temporary Certificate of Occupancy has been issued
- 35001 Woodward – Land lease executed by City Commission/Design development, site plan extension granted on October 11, 2023
- 707 S. Worth – Under construction
- 36877 Woodward – Gasow Veterinary Hospital – Under construction
- 243 Merrill – La Strada – Final inspections
- 320 Martin – Birmingham Post Office – Design Development
- 185 N. Old Woodward – Bell Bistro – Permitting/construction
- 460 N. Old Woodward – Wilders – Final inspections
- 295 Elm St. – Forest Townhomes – Building permits under review
- 34350 Woodward – Fred Lavery Porsche – Design Development
- 479 S. Old Woodward – Birmingham Tower – Under construction
- 245 S. Eton – Big Rock – Under construction
- 33866 Woodward – Polestar – Permitting/Design development
- 370 E. Brown – Under construction
- 33816 Woodward – Auto Europe – Design development

City Commission

- 219 Elm St. – All Seasons 2 – Public hearing set for July 8, 2024
- 155 Willits – Sprazzo (Formerly "Mare") – Ownership change
- 260 N. Old Woodward – Terra (Formerly "The Morrie") – Ownership change

Ordinance Amendments/Master Planning

- **-**

Non-Planning Board Projects

- 185 Oakland – Belfor – Façade renovations, permitting
- 33680 Woodward – Petrucci Studio – Under construction
- 163 W. Maple – Seven Daughters – Under construction
- 138 W. Maple – Blakeslee Building – Façade renovations, permitting
- 172 N. Old Woodward – National Bank Building – Façade renovations, under construction
- 151 N. Eton – Façade and screening improvements, permitting
- 34500 Woodward – Golling Fiat – Façade renovations, design development

- Church Signs Ordinance Amendment – Public hearing set at City Commission on July 22, 2024
- Historic Preservation Master Plan – In progress.

Sustainability & Climate Action Plan/Greenhouse Gas Emissions Inventory

- Next meeting – July 29, 2024
- Greenhouse Gas Emissions inventory – COMPLETE
- Sustainability and Climate Action Plan – In progress (60%)

PZE Process Detail - DRB+HDC+PB 07/05/2024

ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
06/06/2024	PAA24-0036	Facade improvements to add/modify windows in connection of interior build out plans	720 N OLD WOODWARD AVE STE 100	COMPLETED - APPROVED

Total Processes For Type: 1

BIRMINGHAM
A WALKABLE CITY

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JULY 24, 2024 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

A. Roll Call
B. Review and Approval of the Minutes of the Regular Meeting of **July 10, 2024**
C. Chairpersons' Comments
D. Review of the Agenda
E. Meeting Open to the Public for Items Not on the Printed Agenda
F. Unfinished Business
G. Rezoning Applications
H. Community Impact Studies
I. Special Land Use Permits
J. Site Plan & Design Reviews
    1. **245 Townsend – Parkview Townhomes – Request for Final Site Plan & Design Review for New Attached Single Family Development**
K. Study Session
L. Miscellaneous Business and Communications:
    1. Pre-Application Discussions
    2. Communications
        i. **Project Updates**
    3. Administrative Approval Correspondence
        i. **July 5, 2024 – July 19, 2024**
    4. Draft Agenda – **August 14, 2024**
    5. Action List – **2024**
    6. Other Business
M. Planning Division Action Items
    1. Staff Report on Previous Requests
    2. Additional Items from Tonight's Meeting
N. Adjournment

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*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: https://zoom.us/j/111656967
Telephone Meeting Access: 877-853-5247 US Toll-Free
Meeting ID Code: 111656967

NOTICE: Due to Building security, public entrance during non-business hours is through the Police Department — Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or 248-644-3405 (TDD) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un dia antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

DRAFT

BIRMINGHAM
A WALKABLE CITY

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY AUGUST 14, 2024 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

A. Roll Call
B. Review and Approval of the Minutes of the Regular Meeting of **July 24, 2024**
C. Chairpersons' Comments
D. Review of the Agenda
E. Meeting Open to the Public for Items Not on the Printed Agenda
F. Unfinished Business
G. Rezoning Applications
H. Special Land Use Permits
I. Community Impact Studies
J. Site Plan & Design Reviews
K. Study Session
   1. **Triangle District Mixed-Use Requirements – Study Session**
   2. **The Birmingham Plan 2040 – Next Steps**
L. Miscellaneous Business and Communications:
   1. Pre-Application Discussions
   2. Communications
      i. **Project Updates**
      ii. **Joint Meeting – October 21, 2024**
   3. Administrative Approval Correspondence
      i. **July 19, 2024 – August 9, 2024**
   4. Draft Agenda – **August 21, 2024**
   5. Action List – **2024**
   6. Other Business
M. Planning Division Action Items
   1. Staff Report on Previous Requests
   2. Additional Items from Tonight's Meeting
N. Adjournment

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DRAFT

Updated 7/5/2024

Planning Board Action List – 2024

Topic	General Goals	City Commission Directive?	2040 Plan	Quarter	Status	
					In Progress	Complete
Comprehensive Zoning Ordinance Update	Update the Zoning Ordinance based on recommendations of the 2040 Plan.	☐	☒	Ongoing	☐	☐
Mixed Use Requirements	Consider changing the requirements for mixed use in the Triangle District.	☐	☐	1st (January-March)	☒	☐
"Encourage renovations to expand existing houses rather than the construction of new houses."	Support neighborhoods.	☐	☒	2nd (April-June)	☐	☐
"Create a Woodward Safety and Beautification Plan."	Begin to bridge the Woodward divide.	☐	☒	3rd (July-September)	☐	☐
Ordinance Enforcement	Maintain a vibrant community.	☐	☐	4th (October-December)	☒	☐

APPROVED