

City Of Birmingham
Regular Meeting Of The Planning Board
August 14, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 14, 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; Alternate Board Members Jason Emerine (non-voting), Nasseem Ramin (non-voting)

Absent: None

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

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

08-29-24

Motion by Mr. Boyle

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

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Williams, Koseck, Whipple-Boyce, Boyle, Clein, 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. Rezoning Applications

H. Community Impact Study and Site Plan Review

I. Special Land Use Permits

J. Site Plan & Design Reviews

L. Study Session

1. Triangle District Bonus Height Requirements – Study Session

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

Board members raised the following points during discussion:

- The final sentence in Article 3, Section 3.08(E)(2) and the whole of Article 3, Section 3.08(E)(2)(a) raised enough questions that they should be removed from the shorter-term changes and should instead be reserved for longer-term study.
- Staff should return with a proposed definition of 'open space'.
- It might be more appropriate to have developers pay some amount towards the development of a larger, City-designed urban open space than it would be to allow each participating developer to choose the design and location of a neighborhood or mini park on their property. There was some concern that the latter option might not result in quality design or adequate public benefit.
- The suggested changes to Article 3, Section 3.08(E)(1) and Article 3, Section 3.08(E)(4) should be made.
- The suggested map changes reflected the Board's prior feedback. Potential further map changes would be studied in the longer-term.
- In the future, it will be necessary to define 'commercial', to determine how payments-in-lieu would fit in with the City's overall planning, and to determine whether the City might mandate a certain level of LEED certification for new developments.
- Staff would integrate the Board's recommended changes to the ordinance language. If the Board is comfortable with the updates at the next meeting, a public hearing should be scheduled.

The Board thanked PD Dupuis for his work on the item.

M. Miscellaneous Business and Communications

1. Pre-Application Discussions

i. 2159 E. Lincoln – Lincoln Yard

PD Dupuis introduced the proposal. Curt Catallo, co-owner of Lincoln Yard, spoke on behalf of the request.

Board consensus was that the request should be administratively approved.

2. Communications

i. Project Updates

PD Dupuis provided two project updates in reply to Board inquiry and provided an update on the Commission's August 12, 2024 action regarding All Seasons II.

ii. Joint Meeting – October 21, 2024

The Board suggested that their approach to the Triangle District ordinance changes could be an appropriate topic for the October 21, 2024 joint meeting with the Commission.

3. Administrative Approval Correspondence

4. Draft Agenda

Fall topics could include the process for public projects, the definition of impervious surfaces, and the Board's rules and procedures.

5. Action List - 2024

6. Other Business

Mr. Boyle was congratulated for his receipt of a certificate from the American Planning Association honoring his 25-year membership.

08-30-24

Motion by Mr. Share

Seconded by Mr. Williams to move that the meeting of August 28, 2024 be held as a hybrid meeting with site plans and study matters.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

N. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

The Planning Board would have a brief study session regarding the Sustainability and Climate Action Plan at an upcoming meeting.

Birmingham might have opportunity to play a role in the American Planning Association's 2025 Conference, which is scheduled to be held in Detroit.

O. Adjournment

No further business being evident, the meeting was adjourned at 8:23 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist