

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

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 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, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Jason Emerine (non-voting)

Absent: Alternate Board Member Nasseem Ramin

Staff: Planning Director Dupuis

B. Approval Of The Minutes Of The Regular Planning Board Meeting of August 14, 2024

08-31-24

Motion by Mr. Williams

Seconded by Mr. Share to approve the minutes of the Regular Planning Board meeting of August 14, 2024.

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.

Board members raised the following points during discussion:

- Within the definition of Public Urban Open Space, 'recreation opportunities' should be clarified, it should be noted that the approval of the Planning Board would be required, hardscaping should be added to the list of amenities, and 'appropriated' should be changed to 'designated'.
- 'Public Urban Open Space' should be changed to 'Public Plaza'.
- If issues arise with the 'Public Plaza' actually being accessible to the public, further amendments to the definition could be made in the future.
- In Article 3, Section 3.08(E)(2) 'Dedication' should be changed to 'Designation'.

08-32-24

Motion by Mr. Williams

Seconded by Mr. Share to move that the Planning Board set a public hearing date of September 25, 2024, to review amendments to Article 3, Section 3.08 and Article 9, Section 9.02, consistent with the consensus comments reached tonight by the Planning Board, to modify the provisions for additional building height in the Triangle District of Birmingham.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Williams, Koseck, Whipple-Boyce, Boyle, Klein, Jeffares
Nays: None

The Chair thanked the Board and PD Dupuis.

08-33-24

Motion by Mr. Share

Seconded by Mr. Williams to amend the rules of procedure for the September 25, 2024 to allow for a hybrid meeting at which both the public hearing and site plans can be considered.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Williams, Koseck, Whipple-Boyce, Boyle, Klein, Jeffares
Nays: None

The Board and staff then discussed the aspects of this ordinance that might be addressed as part of a longer-term review of the Triangle ordinances.

Board members made the following points during discussion:

- The opening of the longer-term discussion should include whether it remains appropriate to offer incentives for bonus stories in the Triangle. It may be more appropriate to raise the permitted heights for parts of the Triangle instead.

- The Triangle is divided in the 2040 Plan, and more of these considerations will apply to the segment south of Bowers.
- The legality of payments in lieu for the public plazas should be determined. This would also impact whether the public plazas would be located individually on developments' lots or whether the locations would be determined by the City.
- The Commission should opine on whether they are interested in requiring sustainable construction for all future commercial development in the City.
- Requiring specific aspects of sustainable development might also be recommended for the Triangle.
- There would be a further review of the appropriateness of allowing a development to potentially receive extra floor area in exchange for transferring development rights for a site containing an historic building or resource. The Historical District Committee should be asked to opine on the appropriateness of this.
- Possible affordability requirements could also be studied for appropriateness.
- The map should be reviewed after the above matters are settled.
- The possibility of expanding the boundary of the Triangle to include Adams Square and/or the Post Office could be raised with the Commission. Adams from Bowers to Lincoln would also be part of this review.
- Further study regarding the definition of first floor commercial should occur.
- Street scape, trees, and sidewalk requirements in the Triangle should be reviewed.

The Board asked staff to prepare a memo for the upcoming joint Commission-Board meeting apprising the Commission of the shorter-term changes to the ordinance, and the potential longer-term study topics. The Board would then seek the Commission's opinions on the potential longer-term study topics at the joint meeting. It was recommended that a map showing likely areas of future development within the Triangle be included in the memo as well.

M. Miscellaneous Business and Communications

1. Pre-Application Discussions

2. Communications

i. Project Updates

PD Dupuis provided two project updates.

ii. Joint Meeting – October 21, 2024

3. Administrative Approval Correspondence

4. Draft Agenda

5. Action List - 2024

6. Other Business

The Board recognized the passing of Bernie Glieberman, noting that he significantly impacted the development of Birmingham's Rail District.

During discussion, it was also noted that [Mr. Glieberman owned a Volkswagen with two fronts.](#)

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 7:41 p.m.

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 series of loops.

Laura Eichenhorn, City Transcriptionist