

City Of Birmingham
Regular Meeting Of The Planning Board
September 11, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 11, 2024. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein; Board Members Robin Boyle, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Jason Emerine

Absent: Vice Chair Bryan Williams; Board Member Stuart Jeffares, Alternate Board Member Nasseem Ramin

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of August 28, 2024

09-34-24

Motion by Mr. Share

Seconded by Ms. Whipple-Boyce to approve the minutes of the Regular Planning Board meeting of August 28, 2024.

Motion carried, 6-0.

VOICE VOTE

Yeas: Emerine, Share, Koseck, Whipple-Boyce, Boyle, Clein

Nays: None

C. Chair's Comments

The Chair welcomed everyone to the meeting and reviewed the meeting's procedures.

The Board observed a moment of silence in memory of those who lost their lives on September 11, 2001.

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:

- It would be helpful for the map to note in a different color buildings that have been redeveloped relatively recently.
- Revisiting parking requirements in the Triangle would be one way of further incentivizing development in the area.
- Extra stories could be incentivized through maintenance of a right of way where trees can grow and possibly through mechanisms for creating green space in the Triangle.
- Massing diagrams showing massing by right and massing with an additional two stories would be helpful.
- The requirement for mixed use specifies commercial. It does not specify that the commercial must be available to the public. This may continue to result in mixed uses that do not align with the Board's intent for the area.
- The Board will review whether incentives for extra stories would be appropriate during its longer-term study of the Triangle.
- The 2040 Plan has slightly different plans for the Triangle than the Triangle Plan did. One of those differences is that the 2040 Plan imagines the Triangle remaining more residential than downtown.
- The Triangle would be better conceptualized as two different areas – north of Bowers with the exception of Woodward and Maple is largely a single family residential area, and south of Bowers lends itself more to mixed and commercial uses.
- Incentive zoning is put in place in order to create outcomes the market otherwise might not. In the Triangle, the City may seek to incentivize improved public space and streetscapes, fewer parking lots, better and higher uses, and increased residential.
- If the increased residential should include smaller units at a lower price point, the City should be willing to offer increased density.
- Zoning standards add costs to developments. The City would be unable to achieve units at a lower price point if it adds requirements to developments and does not increase density. It would be helpful to determine whether the Commission is interested in incentivizing residential units at a lower price point in the Triangle.
- Staff should reach out to developers in the area to understand what might incentivize denser development in the Triangle.
- It may be appropriate to study potential outcomes for Adams Square as part of this longer-term discussion. That said, the complexities of Adams Square may be too significant to raise at the next joint Board-Commission meeting.
- The memo to the Commission in advance of the joint meeting should explain the Board's shorter- and longer-term study of the Triangle, that the Board has noticed some patterns of development in the Triangle, and that in response to those development patterns, the Board believes that:
 - Some amount of incentive zoning should likely remain in the Triangle. The most appropriate locations of possible incentive zoning within the Triangle would be further studied.
 - It should study the goals for the Triangle, and study appropriate ways of incentivizing those goals in the area.
 - One of those goals may be the creation of smaller residential units at a lower price

point. The Commission should opine on whether it believes that would be an appropriate goal to incentivize.

2. Impervious Surface – Study Session

PD Dupuis presented the item. PD Dupuis, the Chair, and Mr. Emerine answered informational questions from the Board.

Board members raised the following points during discussion:

- The ordinance should define surfaces permeable by water as pervious.
- Making this change would increase the amount of low-impact, sustainable design possible in the City.
- Xeriscaping is a method of landscaping that increases stormwater capture and reduces or eliminates the need for irrigation.
- Pervious concrete and asphalt pavements could also be part of this discussion. It should be noted that these types of pavement have high maintenance requirements in order to maintain permeability, which could result in an increased enforcement burden on the City.
- Some potential ordinance modifications could be changing 'stone' in the ordinance to specify types of impermeable stone, specifying that loosely compacted, crushed materials are pervious, or striking 'stone' entirely.
- If 'stone' is struck entirely, then it might be possible to fill a front yard with types of stone. The Board would need to study whether that would become a possibility.
- The Board would like more information on:
 - Whether any aspects of the ordinance presently require greenery in the open space;
 - All of the different percentages that have to be calculated on a residential single family home; and,
 - What the open space percentages are.
- It would also be helpful for staff to propose some language for addressing stone and permeability. Language addressing loosely compacted, crushed materials as pervious should also be proposed.

3. Planning Board Rules of Procedure

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

Board members raised the following points during discussion:

- Some aspects of the Rules of Procedure are outdated, inconsistent, or do not align well with State law. These aspects will be provided to staff for review, and staff should return with a copy indicating the recommended changes.
- The sentence beginning 'No one individual' in the first paragraph could be struck.

4. The Birmingham Plan 2040 – Next Steps

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

Board members raised the following points during discussion:

- Staff and the Board should come ready to make recommendations for next steps at the

next study session on this item.

- Some recommendations could include:
 - Integrating the Board into the review process for public projects;
 - Writing an RFP for a consultant to guide the future process of updating the zoning code;
 - All the items from the 'Further Study' section of the Board's Summary of Key Actions;
 - Identifying specific issues that have arisen regularly, in order to be able to provide that guidance to a future consultant;
 - Identifying recently adopted aspects of the zoning ordinance that a future consultant should leave as-written;
 - Creating a subdivision and zoning standards to encourage redevelopment of the Adams Square Shopping Center and the Post Office; and/or
 - Creating a plan for improving safety and aesthetics along Woodward.
- A potential joint Board-Commission topic could regard their view of timing and budgeting for the implementation of the 2040 Plan.

M. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
- 2. Communications**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**
- 5. Action List - 2024**
- 6. Other Business**

09-35-24

Motion by Mr. Boyle

Seconded by Mr. Share to amend the rules of procedure for the remaining meetings on October 9, 2024, November 13, 2024, and December 11, 2024 to allow both site plans and study session items.

Motion carried, 6-0.

VOICE VOTE

Yeas: Emerine, Share, Koseck, Whipple-Boyce, Boyle, Clein

Nays: None

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 9:27 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 horizontal line.

Laura Eichenhorn, City Transcriptionist

APPROVED