



AGENDA

REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD

WEDNESDAY SEPTEMBER 25, 2024 – 7:30 PM

151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

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- A.** Roll Call
 - B.** Review and Approval of the Minutes of the Regular Meeting of **September 11, 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. **2211 & 2243 Cole – Request for Special Land Use Permit for a use greater than 6,000 sq. ft. in the MX (Mixed-Use) Zoning District – PUBLIC HEARING**
 - J.** Site Plan & Design Reviews
 - 1. **2211 & 2243 Cole – Request for Final Site Plan & Design Review for a use greater than 6,000 sq. ft. in the MX (Mixed-Use) Zoning District – PUBLIC HEARING**
 - K.** Study Session
 - 1. **Triangle District Bonus Height Requirements Phase 1 – PUBLIC HEARING**
 - 2. **Triangle District Bonus Height Requirements Phase 2– Study Session**
 - 3. **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. **September 6, 2024 – September 20, 2024**
 - 4. Draft Agenda – **October 9, 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

*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 día 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
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

DRAFT



MEMORANDUM

Planning Division

DATE: September 20, 2024

TO: Planning Board Members

FROM: Summer Aldred, Planning Intern

APPROVED BY: Nicholas Dupuis, Planning Director

SUBJECT: 2211 Cole Street – Dobi Real Estate – Special Land Use Permit Amendment (SLUP)

The subject site, 2211 Cole Street – Dobi Real Estate, is located on the east side of Birmingham in the MX (Mixed Use) zoning district. There are no overlay districts associated with the property. This area is referred to as the “Rail District.” 2211 Cole Street is also called the Cole Business Center and is comprised of multiple commercial units.

At this time, the applicant has submitted a Special Land Use Permit, Final Site Plan and Design Review application to connect units 2211 and 2243 to create a single tenant space. Article 2, Section 2.39 (C) of the Zoning Ordinance states that any permitted principal use with a total floor area greater than 6,000 sq. ft. is required to submit a Special Land Use Permit. If units 2211 and 2243 are connected, it would bring the total square footage of that space to 7,645 sq. ft.

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 – MX (Mixed Use)
- 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	Institutional	Commercial	Single-Family Residential	Commercial
Existing Zoning District	PP	MX	MX	MX
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 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 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 application submitted.
- 3.4 Landscaping – There are **no changes** proposed to the landscaping on site as a part of the Special Land Use Permit.
- 3.5 Streetscape – There are **no changes** proposed to the streetscape as a part of the Special Land Use Permit.

4.0 Parking, Loading and Circulation

- 4.1 Parking – There are **no changes** proposed to the existing off-street parking facility as a part of the Special Land Use Permit. At this time, the site is fully parked and the proposed expansion does not require any additional parking spaces at this time.
- 4.2 Loading – There are **no changes** proposed to the loading conditions of the site as a part of the Special Land Use Permit.
- 4.3 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 Cole St through one of several drive approaches.
- 1.1 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 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 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 7.36 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 for 2211 Cole St – Dobi Real Estate – subject to the following conditions:

1. 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 2211 Cole St – Dobi Real Estate – subject to the following conditions:

1. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Special Land Use Permit 2211 Cole St – Dobi Real Estate – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend for **DENIAL** to the City Commission the Special Land Use Permit for 2211 Cole St – Dobi Real Estate – 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 2211 Cole St – Dobi Real Estate – subject to the following conditions:

1. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review application for 2211 Cole St – Dobi Real Estate – pending receipt of the following:

1. _____
2. _____

3. _____

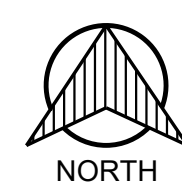
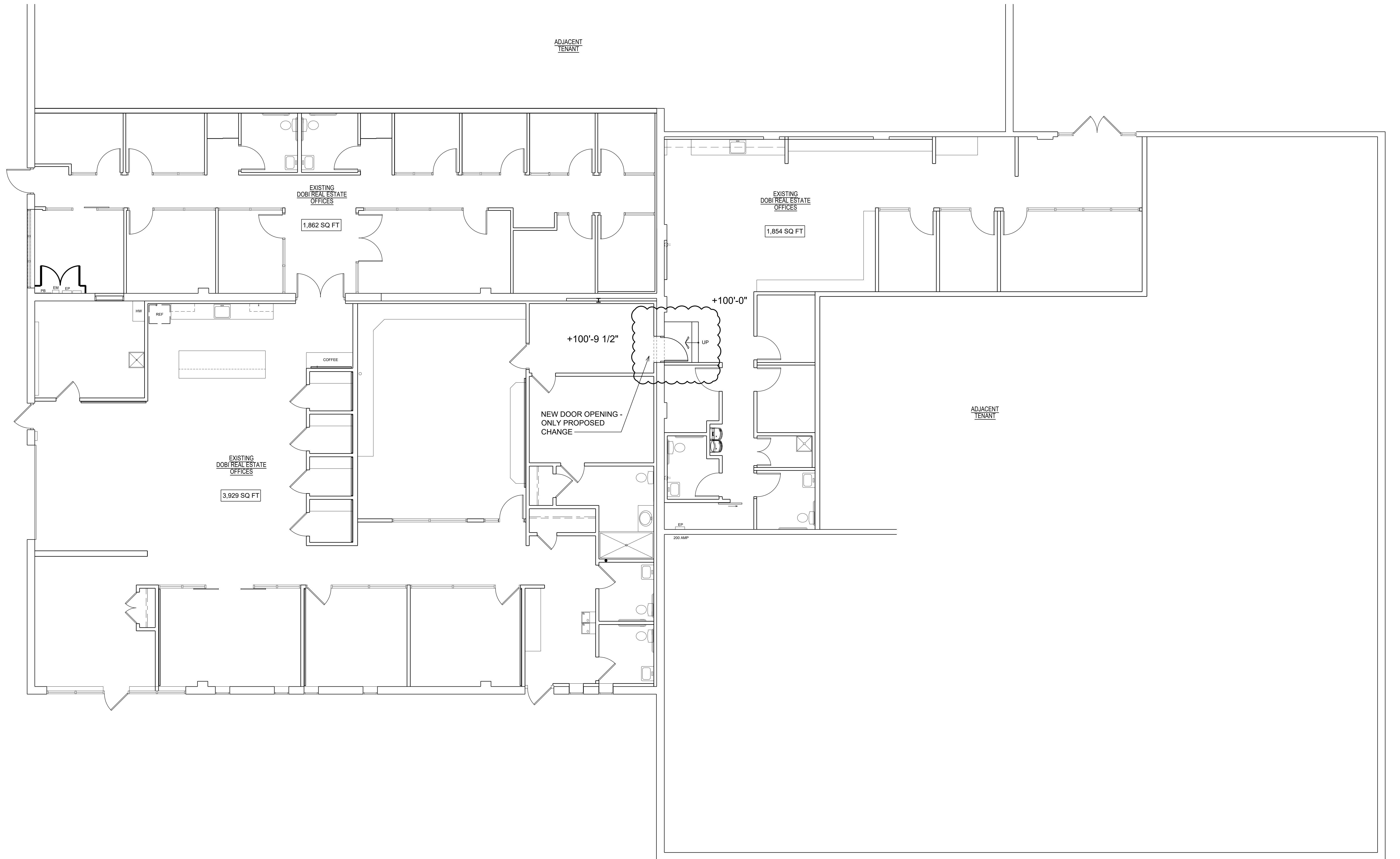
OR

Motion to recommend for **DENIAL** to the City Commission the Final Site Plan & Design Review for 2211 Cole St – Dobi Real Estate – for the following reasons:

1. _____

2. _____

3. _____



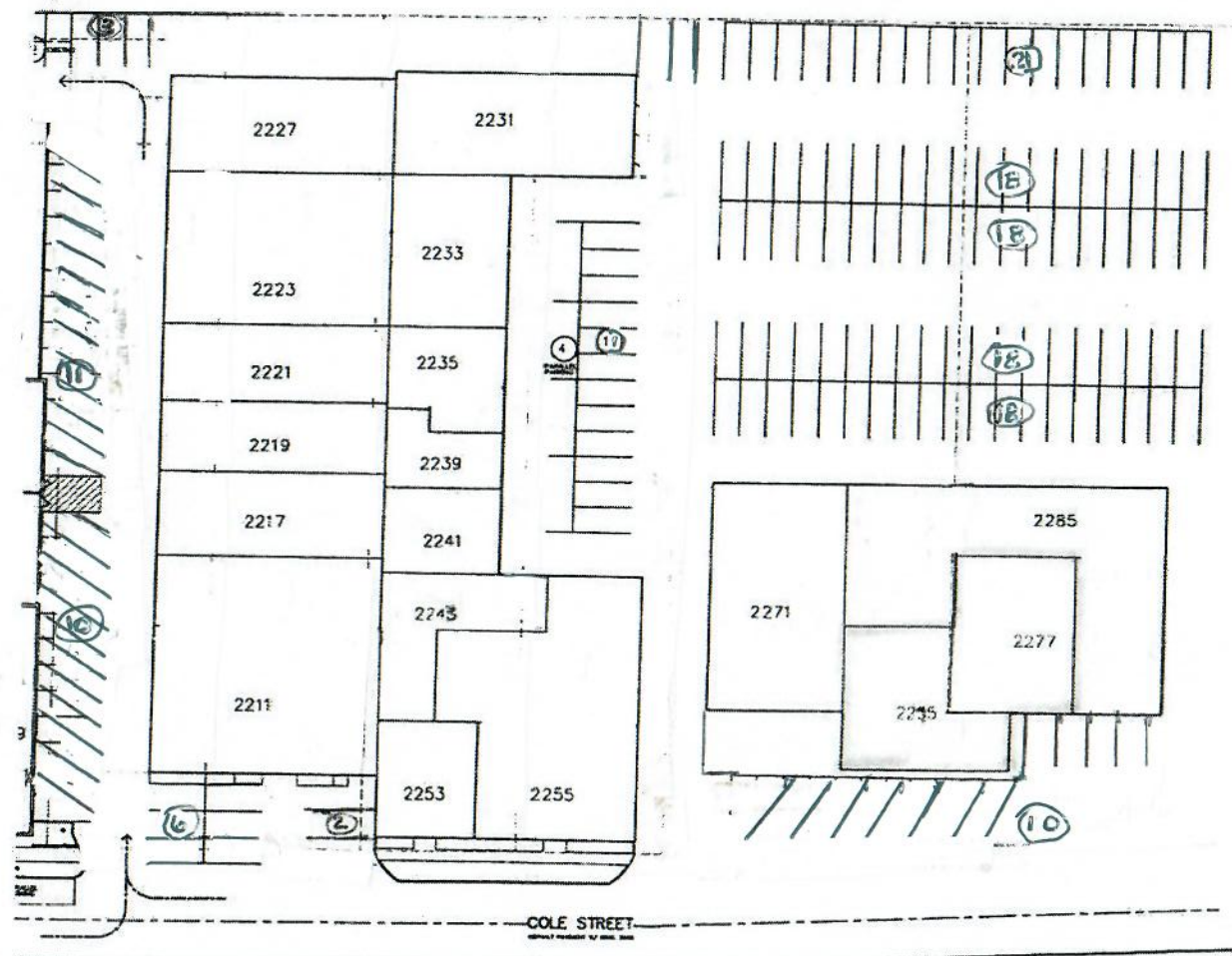
NORTH

PROPOSED PLAN
2211 & 2243 COLE ST. BIRMINGHAM, MI

8-30-24

SCALE 3/16" = 1'-0"

150 SPACES



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0" BACKGROUND PROVIDED BY JEROME PROPERTIES - YORKDALE AVENUE

TOTAL REGULAR PARKING PROVIDED: 150 SPACES

TOTAL REGULAR PARKING PROVIDED AT
COLE BUSINESS CENTER: 235 SPACES

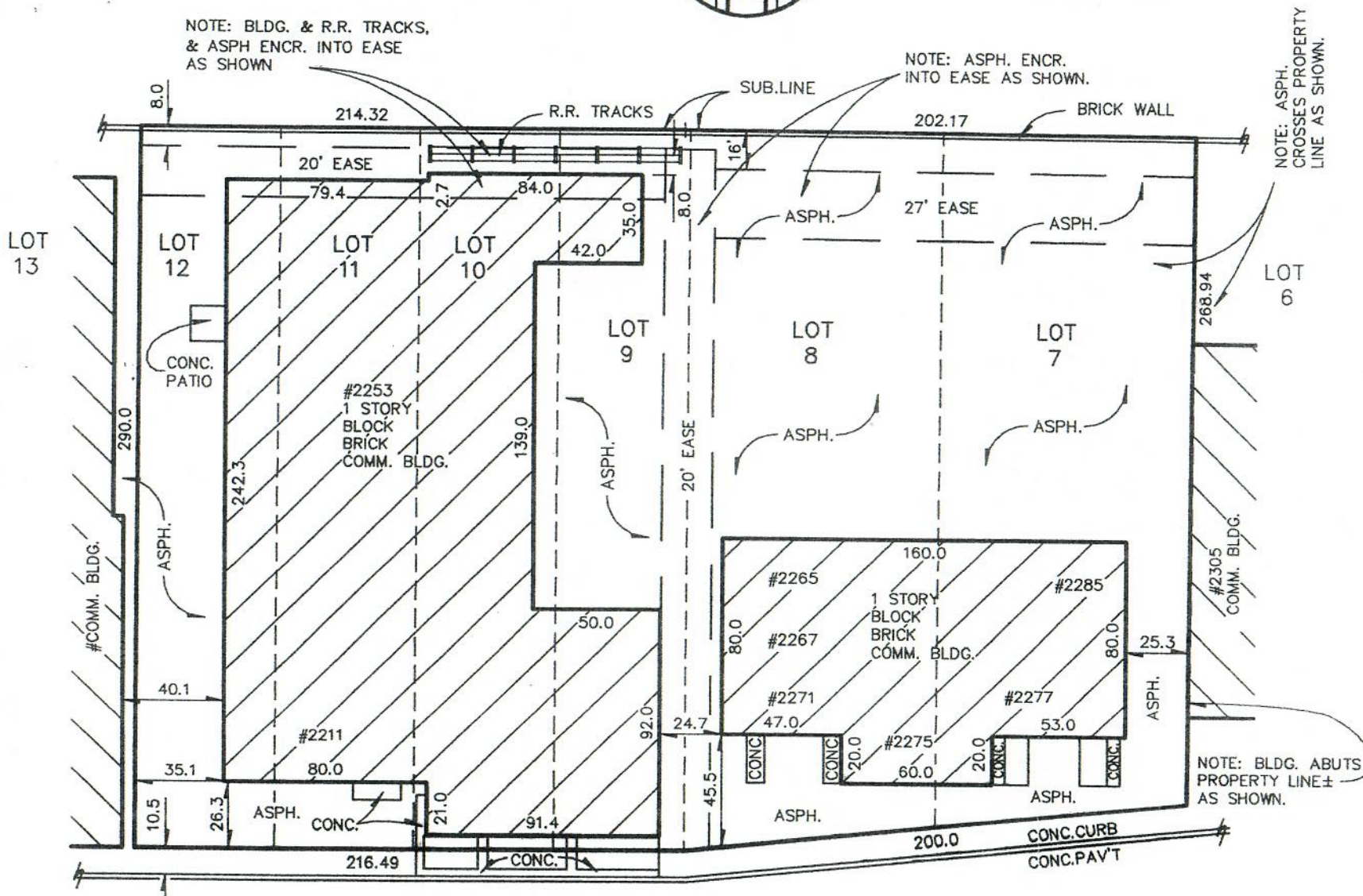
COLE BUSINESS CENTER
JON SARKISIAN ARCHITECTS, P.C.
1000 10th Avenue, Suite 100
Yonkers, NY 10701
914.961.1000
www.jon-sarkisian.com

DATE: 10/1/2010
PROJECT: FIVE
SHEET: A-2
OF 2

MORTGAG



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.





MEMORANDUM

Planning Division

DATE: September 25, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Triangle District Additional Bonus Height Provisions – Phase 1 – PUBLIC HEARING

As development applications have increased in the current 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.

However, over the course of several months, the Planning Board has determined that there is short term need to address the entire list of bonus height provisions while we continue to field development applications over the next year or so, but also a long term need to revisit several of the basic tenants of the list as it relates to what the City envisions in the Triangle District.

Currently, the ordinance reads that 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 minimum 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.

Study Session #1

On July 10, 2024 ([Agenda](#)), the Planning Board settled on a modified version of the bonus height provisions that focuses on the essential public benefits that the City envisions at this time. The changes involve removing the payment-in-lieu for public parking, removing LEED building design standards, and improving the provision for public space.

In regards to public space in particular, general guidance for incentive zoning suggests that the incentive zoning must be employed specifically to advance the specific physical, cultural and social policies in accordance with the adopted comprehensive plan. In referencing the [Birmingham Plan 2040](#), it is abundantly clear that the area in question is lacking park/open space, and there are a number of recommendations attempting to introduce parks or open space to the area. Thus, the Planning Department is suggesting that the Planning Board focus heavily on introducing parks and open space as opposed to a general, amorphous “public amenity” and to use the newly adopted Parks and Recreation Master Plan as a guide.

In the [Parks and Recreation Master Plan](#), it describes the City as having 4 different classification of parks and provides a clear outline or definition their character and features. Of the four classifications, Mini-Park’s and Neighborhood Parks appear to be the most appropriate and/or realistic in this context:

Mini-Park (Pocket Park) - Small, specialized parks, often less than an acre in size, that serve the needs of residents in the surrounding neighborhood. A minipark may serve a limited population or specific group such as tots or senior citizens. Mini-parks usually serve people within a 1/4 mile radius.

Neighborhood Park - Multi-purpose facilities that provide more active recreation activities, such as field/court games, crafts, playgrounds, skating, picnicking, etc. Neighborhood parks typically serve up to 5,000 residents located within a 1/4 to 1/2 mile radius.

Study Session #2

On July 24, 2024 ([Agenda](#) - [Minutes](#)) the Planning Board considered amendments to the ordinance that focused on the second provision regarding public space. In addition, the mixed-use requirement was discussed and the Planning Department was directed to amend the materials to reflect a desire for commercial on the west side of Adams Rd. and the south side of Bowers.

Study Session #3

On August 14, 2024 ([Agenda](#) – [Minutes](#)), the Planning board reviewed refined language that included a payment in lieu option for the public urban open space. Ultimately, the option was removed from the language and the Planning Board requested a definition of public urban open space to consider before a public hearing is set.

Study Session #4

On August 28, 2024 ([Agenda](#)), the Planning Board moved to set a public hearing date to review the proposed amendments and make a recommendation to the City Commission. The recommendation came with several minor requests for revisions.

Public Hearing

At this time, the Planning Division has prepared the final proposed amendments addressing the final comments from the Planning Board and has provided final language attached to this report.

Sample Motion Language

I move that the Planning Board recommend APPROVAL to the City Commission the amendments to Article 3, Section 3.08 and Article 9, Section 9.02, to modify the provisions for additional building height in the Triangle District of Birmingham.

CITY OF BIRMINGHAM

ORDINANCE NO. _____ (WITH EDITS)

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 MODIFY THE BONUS HEIGHT PROVISIONS.

- 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 **located within the property boundaries upon which the new building is being constructed. The plaza** with an area ~~that is~~ **must be** 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 the public plaza space shall be based upon~~ at least 25% of the building floor area ~~on~~ **of** 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 **applicable master plans.**
 3. **For those properties located along the commercial frontage boundary, as specified on the Triangle District Regulating Plan identified in Exhibit 2; Appendix C,** 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 Triangle District Regulating Plan, shall include commercial uses with the commercial space being at a minimum depth of 20 feet in length from each frontage line on 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.**

- ~~3. Leadership in Energy and Environmental Design (LEED) building design, accredited based upon the rating system of the United States Green Building Council.~~
4. 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

CITY OF BIRMINGHAM

ORDINANCE NO. _____ (CLEAN COPY)

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 MODIFY THE BONUS HEIGHT PROVISIONS.

- F. 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.
 2. Dedication of an improved public plaza located within the property boundaries upon which the new building is being constructed. The plaza area must be at least 25% of the floor area of the additional stories. Where additional building height is proposed without additional stories, then the public plaza shall be at least 25% of the building floor area of the top floor. The location and design of the plaza shall be approved by the Planning Board and shall be in accordance with applicable master plans.
 3. For those properties located along the commercial frontage boundary, as specified on the Triangle District Regulating Plan identified in Exhibit 2; Appendix C, 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 Triangle District Regulating Plan, shall include commercial uses with the commercial space being at a minimum depth of 20 feet in length from each frontage line on 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.

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

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 9, SECTION 9.02, DEFINITIONS, TO ADD DEFINITION OF PUBLIC URBAN
OPEN SPACE

Public Plaza – Land designated for public use that is designed to provide recreation opportunities accessible to the public of which contain landscaping, seating and other amenities as approved by the Planning Board.

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

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

TO AMEND APPENDIX C, TO ADD MAP OF TRIANGLE DISTRICT REGULATING PLAN

Exhibit 2 Triangle District Regulating Plan



Triangle District Regulating Plan

Reference Article 3, Section 3.08 (E)(3)

2024





MEMORANDUM

Planning Division

DATE: September 25, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Triangle District Additional Bonus Height Provisions – Phase 2

As development applications have increased in the current Triangle District of Birmingham, the Planning Board has expressed concerns over many of the provisions available to developers to obtain valuable bonus stories.

Ultimately, the Planning Board determined that there was short term need to improve certain bonus height provisions, but also a long term need to revisit several of the basic tenants of the list as it relates to what the City envisions in what is currently the Triangle District of Birmingham.

On August 28, 2024 ([Agenda](#)), the Planning Board finalized a recommendation for amended language that addresses the short term needs of the Triangle District which focused on expanding the definition of mixed-use, removing the LEED provisions, and other minor modifications. The resulting language, should it be adopted by the City Commission, reads as follows:

- 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 3.08 (C), and Section 3.08 (D) 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.

2. Designation of an improved public plaza on the same property upon which the new building is being constructed 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 applicable master plans.
3. For those properties located along the commercial frontage boundary, as specified on the Triangle District Regulating Plan identified in Exhibit 2; Appendix C, 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 Triangle District Regulating Plan, shall consist of commercial uses with a minimum depth of 20 feet from each 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. 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.

Public Plaza – Land designated for public use that is designed to provide recreation opportunities accessible to the public of which contain landscaping, seating and other amenities as approved by the Planning Board.

At this time, the Planning Board will be discussing the long-term plan for bonus height in the Triangle District as it relates to the future goals and plans for the area.

Study Session #1 (September 11, 2024 – [Agenda](#) – Minutes)

To begin the discussion for this “phase 2” modification of the bonus height provisions of the Triangle District, there is a clear hierarchy of discussion or order of operations that should occur based on the discussion from August 28, 2024 ([Video](#)). Ultimately, the Planning Board and Planning Department agree that overall, this is an ideal topic to be considered at the upcoming joint meeting of the Planning Board and City Commission on October 21, 2024. The discussion may be separated into two broad categories, which are discussed below. Ultimately, the Planning Division is seeking direction on how the Planning Board wishes to approach this subject both overall, but also with the City Commission.

The Case AGAINST Bonus Height Provisions

Before embarking on a major study session in which the Planning Board revisits the entire list of bonus height provisions for the Triangle District, a discussion should be had regarding the relevance of these provisions and their overall utility. Adopted in 2007, the Triangle District Urban Design Plan was designed to “guide development decisions in the Triangle District over the next 20 years.” As we approach the 20-year mark, 5 new buildings have been erected under the provisions of the Triangle District Overlay, and 4 more have obtained some level of site plan

approval (see attached map). There are 58 remaining parcels that contain older buildings, parking facilities, or other development that did not occur under the provisions of the Triangle District Overlay.

Triangle District Urban Design Plan

In terms of the [Triangle District Urban Design Plan](#) ("Triangle Plan"), many of the broader goals and objectives were focused on aesthetics and connectivity, especially across Woodward. The goals behind the bonus height provisions were to incentivize development in the area so that the City might ultimately reach those goals and create a highly desirable mixed use district in the center of the City. The height of buildings was designed to accommodate/define the large 200 ft. Woodward right-of-way and stepped down towards the interior. However, as the City has fielded development inquiries and site plans in these areas, there are a number of factors that seem to make the development environment less favorable at that density including required parking and overall cost of development. It may be argued that the City can still achieve many the original Triangle Plan's goals without additional building height.

Additionally, although the Triangle Plan was designed to create a vibrant mixed-use environment, the development in this area has been predominantly residential. As previously studied, the 5 new buildings constructed in the area have been less than 5% commercial uses, suggesting the broader development market favors more residential development in this area. Although, the Planning Board has recently attempted to address this through more stringent mixed-use requirements.

The Birmingham Plan 2040

Adopted in 2023, the [Birmingham Plan 2040](#) ("2040 Plan") aggregated and refreshed many of the concepts found in previous master plans and set the City toward a new comprehensive vision through the year 2040. Included in this vision is the restructuring of the former Triangle District into two new distinct mixed-use districts. The area north of Bowers is proposed to be blended into Downtown Birmingham and become the "Maple and Woodward" district while the area south of Bowers will become a new Haynes Square district. Each of these areas would have its own unique character that might be considered different than what is currently envisioned through the Triangle Plan:

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 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.

Additionally, during the development of the 2040 Plan, it was estimated that Birmingham can expect to see a population growth of around 1,000 people based on then current projections.

Should the current development projects be fully realized, the Triangle District will have added nearly 400 housing units to the area. Although the development may not come to be fully realized, it serves as an important discussion point as to whether the additional bonus height/density is even needed to meet the City's future needs.

In General

Finally, it should be noted that a number of potential provisions for additional bonus height can exist as ordinary, across-the-board requirements of the Triangle District, or any future district. Although it would need to be fully vetted, the City has used a form-based code to great advantage over the years, which has resulted in many other successes.

The Case FOR Bonus Height Provisions

Incentive zoning is an extremely useful tool for a community. Incentive zoning allows new development in certain areas to voluntarily achieve extra floor area by providing certain public benefits. Incentive Zoning is one way that the City ensures that new development contributes to infrastructure investments in growing neighborhoods such as the Triangle District. The City has many well documented goals in its master plans that can be supported and accelerated through the existing bonus-height provisions. As discussed previously, considerations to be had through bonus height provisions include additional public parking, sustainability features, improved transit access, affordable housing, public amenities, historic preservation, and other public benefits.

Triangle District Urban Design Plan

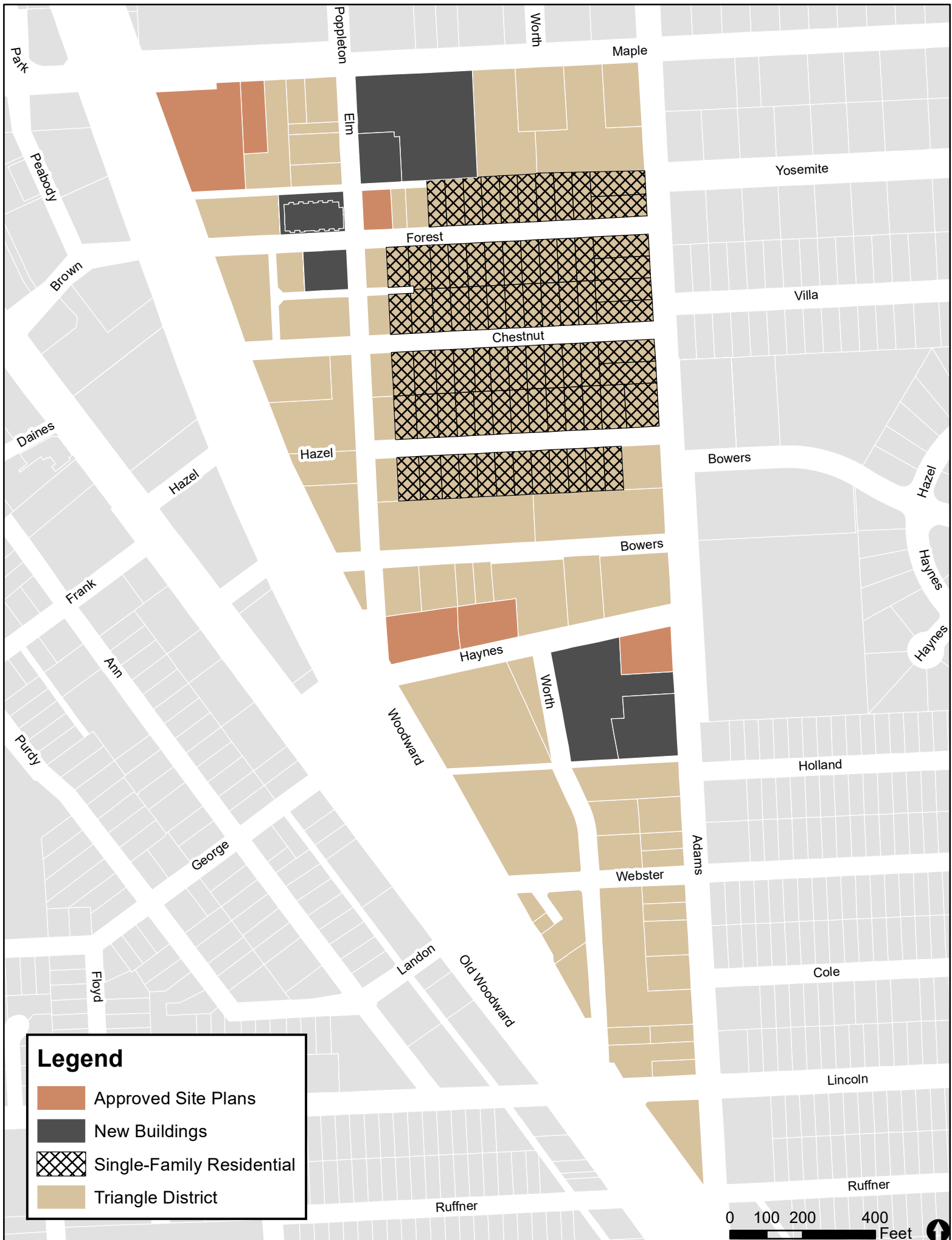
As noted above, the Triangle Plan was designed in such a way that the City could hopefully draw development over to a relatively stagnant part of town and create a more vibrant, walkable district *similar* to that of downtown. As many of the goals of the Triangle Plan were rather ambitious, it makes sense that the City would need to use more "carrots" to realize these goals. Although development has been slow so far, a reimaging of the bonus height provisions may provide a needed jolt to an area that is still predominantly undeveloped. If constructed carefully, the City would be overseeing this development to ensure that it is done responsibly and that the public benefits achieved will serve the City's current needs, especially the needs of the neighborhoods surrounding the Triangle District.

The Birmingham Plan 2040

The 2040 Plan carries over and restates a significant amount of recommendations that were not realized from the Triangle Plan including the development of a public parking structure and the creation of park space in an underserved area. These are major capital investments that require significant effort to achieve, including [potentially] the acquisition of land. In order to realize these major goals, the bonus height provisions may be needed.

Study Session #2 (September 25, 2024 – Agenda – Minutes)

At this time, the Planning Board has indicated that incentive zoning is a strategy that should still be used in some capacity in this area. To that end, the ground-up construction of a new list of additional bonus height provisions and the goals behind them will start with defining the concepts or themes behind the list, which may be pulled from the Birmingham Plan 2040. Please see the attached draft joint City Commission and Planning Board memo for more information.





MEMORANDUM

Planning Division

DATE: October 21, 2024

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Planning Board & City Commission Joint Meeting – October 2024

1. Triangle District Additional Bonus Height Provisions

As development applications have increased in the current Triangle District of Birmingham, the Planning Board has expressed concerns over many of the provisions available to developers to obtain valuable bonus stories.

Ultimately, the Planning Board determined that there was short term need to improve certain bonus height provisions ("phase1"), but also a long term need to revisit several of the basic tenets of the 5 bonus height provisions available to developers as it relates to what the City envisions in the Triangle District ("phase 2").

Phase 1 focused heavily on the mixed-use provision that originally provided an opportunity for additional bonus height for providing an undefined amount of commercial use in a development which resulted in fairly lopsided benefit leaving the City with less commercial activity that may have been anticipated when the original ordinance language was drafted. In addition to the mixed-use provision, members of the Planning Board expressed concerns over the LEED certification provision citing its relative ease and the difficulty in enforcing certification, which often comes months after a building is finished. Finally, due to the challenges, cost, and logistics that the City faces in constructing a public parking deck in the Triangle District, the opportunity to provide a payment-in-lieu of public parking was removed. In addressing these short term issues, the Planning Board feels as though the opportunity for a meaningful and impactful public benefits in return for additional bonus height can be realized in the short term.

Phase 2 of this study, however, intends to take a much deeper dive into the provisions for additional bonus height and the broader purpose of incentive zoning, as well as a review of the City's current goals and master plans to develop a list of provisions that is relevant, achievable, and can provide an appropriate balance between development and public

benefits. To that end, the Planning Board has developed a broad list of approaches that it would like to consider, which includes (but is not limited to) the following:

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

Questions:

- Does the City Commission support the subjects of study as it related to additional bonus height in the area currently known as the Triangle District?

2. The Birmingham Plan 2040

On July 8, 2024 ([Agenda](#) – [Minutes](#)), the City Commission moved to adopt a resolution to assign each prioritization matrix developed from the recommendations from the Birmingham Plan 2040 to the corresponding board/commission. In addition, the City Commission authorized the Planning Board to provide oversight of the prioritization matrices, with the understanding that the Planning Board would provide annual updates to the City Commission of progress and any changes.

As the Planning Board embarks on the implementation and oversight of the 2040 Plan through these matrices, there have been discussions over many of the recommendations calling for planning projects that may involve consultants or other outside help that will need to be funded.

Questions:

- How does the City Commission wish to approach the recommendations from the 2040 Plan that require funding?
- Would the City Commission be supportive of engaging in at least one project a year that requires funding?



MEMORANDUM

Planning Division

DATE: September 25, 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
- 239 N Old Woodward – Bloom Bistro – Under Construction
- 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

- 33278 Woodward – Ducati Detroit – Set Public Hearing on October 7, 2024

Ordinance Amendments/Master Planning

- -

Non-Planning Board Projects

- 185 Oakland – Belfor – Façade renovations, permitting
- 33680 Woodward – Petrucci Studio – Under construction
- 163 W. Maple – The Last Bean – Under construction
- 138 W. Maple – Blakeslee Building – Façade renovations, permitting
- 172 N. Old Woodward – National Bank Building – Façade renovations, inspections
- 151 N. Eton – Façade and screening improvements, permitting
- 34500 Woodward – Golling Fiat – Façade renovations, design development
- Historic Preservation Master Plan – In progress.

Sustainability & Climate Action Plan/Greenhouse Gas Emissions Inventory

- Greenhouse Gas Emissions inventory – COMPLETE
- Sustainability and Climate Action Plan – COMPLETE

ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
08/01/2024	PAA24-0049	TENT FOR OKTOBERFEST 60X120 UP ON 9/20, DOWN ON 9/23	2225 E 14 MILE RD	COMPLETED - APPROVED

Total Processes For Type:

1



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY OCTOBER 9, 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 **September 25, 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
 - 1. **400 E. Lincoln – Request to rezone from R4 (Two-Family Residential) to PP (Public Property)**
- H.** Special Land Use Permits
- I.** Community Impact Studies
- J.** Site Plan & Design Reviews
- K.** Study Session
 - 1. **Triangle District Bonus Height Requirements Phase 2 – Study Session**
 - 2. **The Birmingham Plan 2040 – Next Steps**
 - 3. **Impervious Surface – Study Session**
 - 4. **Planning Board Rules of Procedure**
- 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. **September 20, 2024 – October 4, 2024**
 - 4. Draft Agenda – **November 13, 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

*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 día 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).



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY NOVEMBER 13, 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 **October 9, 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
- K.** Study Session
 - 1. **Triangle District Bonus Height Requirements Phase 2 – Study Session**
 - 2. **The Birmingham Plan 2040 – Next Steps**
 - 3. **Impervious Surface – Study Session**
 - 4. **Planning Board Rules of Procedure**
- L.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **October 4, 2024 – November 8, 2024**
 - 4. Draft Agenda – **December 11, 2024**
 - 5. Action List – **2024/2025**
 - 6. Other Business
- M.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- N.** Adjournment

*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:

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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.	☐	☐	1 st (January-March)	☒	☐
“Encourage renovations to expand existing houses rather than the construction of new houses.”	Support neighborhoods.	☐	☒	2 nd (April-June)	☐	☐
“Create a Woodward Safety and Beautification Plan.”	Begin to bridge the Woodward divide.	☐	☒	3 rd (July-September)	☐	☐
Ordinance Enforcement	Maintain a vibrant community.	☐	☐	4 th (October-December)	☒	☐