

City Of Birmingham
Regular Meeting Of The Planning Board
September 25, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 25, 2024. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice Chair Bryan Williams; Board Members Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Jason Emerine

Absent: Board Members Robin Boyle, Bert Koseck, 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 September 11, 2024

09-36-24

Motion by Share

Seconded by Williams to approve the minutes of the Regular Planning Board meeting of September 11, 2024.

Motion carried, 5-0.

VOICE VOTE

Yeas: Williams, Emerine, Share, Whipple-Boyce, Clein

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

- 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**

PD Dupuis presented the item. Simon Thomas, applicant, spoke on behalf of the request. Both answered brief informational questions from the Board.

09-37-24

Motion by Whipple-Boyce

Seconded by Williams to recommend for approval to the City Commission the Special Land Use Permit Final Site Plan & Design Review¹ application for 2211 & 2243 Cole St – Dobi Real Estate – subject to the following conditions:

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

Motion carried, 5-0.

VOICE VOTE

Yeas: Williams, Emerine, Share, Whipple-Boyce, Clein

Nays: None

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**

09-38-24

Motion by Whipple-Boyce

Seconded by Williams to recommend for approval to the City Commission the Final Site Plan & Design Review application for 2211 & 2243 Cole St – Dobi Real Estate – subject to the following conditions:

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

Motion carried, 5-0.

VOICE VOTE

Yeas: Williams, Emerine, Share, Whipple-Boyce, Clein

Nays: None

L. Study Session

- 1. Triangle District Bonus Height Requirements Phase 1 – PUBLIC HEARING**

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

Board members raised the following points during discussion:

- In the definition of public plaza, adding 'active or passive' before 'recreation' would clarify that the ordinance endorses a broad range of recreational activities and not potentially a more sports-specific one.
- A grammatical change should be made to make ~~the made~~² the language clearer.

¹As amended at the October 9, 2024 meeting.

²As amended at the October 9, 2024 meeting.

- The intent of the amendments was not substantively modified by these presently recommended changes.
- The Board should, during future study, determine some way of emphasizing that commercial uses should be accessible to the public in order to elicit more of the type of development that is desired.
- These proposed changes would benefit the Triangle by expanding the required footprint of first-floor commercial uses in mixed use buildings.
- There would be further opportunity to discuss potential changes to the Triangle District Bonus Height Requirements during phase two of the Board's work on the topic.

09-39-24

Motion by Share

Seconded by Williams to recommend for approval 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, with the two changes to Article 9, Section 9.02: inserting the words 'active or passive' in front of the word 'recreation', and inserting a comma after 'public', removing 'of', and adding an 's' to 'contain'.

Motion carried, 5-0.

VOICE VOTE

Yeas: Williams, Emerine, Share, Whipple-Boyce, Clein
Nays: None

2. Triangle District Bonus Height Requirements Phase 2 – Study Session

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

Board members raised the following points during discussion:

- The additional building height option referencing a transfer of development rights should be reviewed by the Historic District Commission and by the Commission. It would be beneficial to understand whether either body believes that retaining a one- or two-story building remains valuable in a four- or five-story zone.

3. The Birmingham Plan 2040 – Next Steps

Board members raised the following points during discussion:

- A bit more elaboration may be helpful. Parking could be clarified to reference onsite public parking, or parking open to the public. Sustainability could be clarified to reference specific features of sustainable or low-impact designs. Urban design could possibly be removed, because it may be sufficiently addressed by describing enhanced urban spaces and public amenities.
- Funding for one project a year would mean consultant-based projects, and should include a few possible examples.
- Additional resources on any of these topics should be provided via their URLs.

- It would be helpful to know whether the Commission is concerned with any particular topics relating to the Triangle.

M. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
- 2. Communications**

PD Dupuis answered brief informational items from the Board.

- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**
- 5. Action List - 2024**
- 6. Other Business**

The Board briefly discussed potential planning-related topics that could arise from the City's new sustainability plan. It was decided that staff would return with an overview of the Plan and its relevance to the Board's work.

It was noted that any broad sustainability-related requirements the City might consider requiring of developers should be addressed at a joint Planning Board-Commission meeting first.

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 8:15 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist