



AGENDA

REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD

WEDNESDAY OCTOBER 9, 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 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) – PUBLIC HEARING**
 - 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**
 - 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).

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 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

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 language clearer.
- 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.
- 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.
- 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.

3. The Birmingham Plan 2040 – Next Steps

Board members raised the following points during discussion:

- Funding for one project a year would mean consultant-based projects, and should include a few possible examples.

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



MEMORANDUM

Planning Division

DATE: October 9, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 400 E. Lincoln – Rezoning Request

The applicant has submitted a rezoning application for 400 E. Lincoln to change the zoning designation of the entire parcel from R4 (Two-Family Residential) to PP (Public Property). The subject site is located on the south side of Lincoln between Edgewood Rd. and Floyd St.

The City of Birmingham purchased the parcel at 400 E. Lincoln in the summer of 2023. At the time of purchase, it was the intention of the City to re-model or replace the existing structure (the current Birmingham YMCA) to create a permanent home for senior services (provided by Next) with an additional recreational component for all community members. The City is now in the early planning stages of replacing the existing building with a new Senior/Community Center.

Per [Article 7, Section 7.02](#) of the Zoning Ordinance, any person with a fee interest in the property may seek an amendment in the zoning classification of that property. Each application is required to include statements addressing the following:

1. An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.
2. An explanation of why the existing zoning classification is no longer appropriate.
3. An explanation of why the proposed rezoning will not be detrimental to surrounding properties.

The application must also be submitted with plans and documents containing detailed information about the site, its current zoning, dimensional details and other pertinent information. A full list of the requirements is provided below with an analysis. The Planning Board provides a recommendation on the rezoning application to the City Commission for final determination.

Requirements for Rezoning

Each application for an amendment to change the zoning classification of a particular property shall include statements addressing the following:

1. *An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.*

Applicant Response:

The current zoning of the parcel is R4 (Two-Family Residential). With the transfer of ownership to the City, it is necessary to be rezoned as PP (Public Property) to allow the construction of the proposed building. Rezoning allows the subject property to be developed as public property for the usage and benefit of all residents, with social and recreational opportunities for seniors and families.

2. *An explanation of why the existing zoning classification is no longer appropriate.*

Applicant Response:

The current zoning of the parcel is R4 (Two-Family Residential). The rezoning to PP compliments the City's Birmingham Plan 2040 by creating a new civic destination that aligns perfectly with the existing attached public park (St. James Park) that is already zoned PP. The City is a public entity and will be providing services to older adults (Next), recreational services to families, and a community and civic destination for all residents.

3. *An explanation of why the proposed rezoning will not be detrimental to the surrounding properties.*

Applicant Response:

The change in zoning to PP fits well within the illustrated master plan, the Birmingham Plan 2040, to enhance the surrounding properties and provide a connection to St. James Park by replacing the existing private building with a new municipal Senior/Recreation Center that benefits the entire community.

The Senior/Recreation Center parcel is intended to be civic destination and encourage the use of outdoor spaces. Page 36 of the Birmingham 2040 Plan identifies the idea of civic destinations to include "specialized civic institutions such as Next and the YMCA." The Senior/Recreation Center building will be a new civic destination for the community providing opportunities for physical, social, educational and recreational uses.

In addition to the above explanations, applications for amendments that are intended to change the zoning classification of a particular property shall also be accompanied by a plot plan. Information required on plot plans shall be as follows:

1. Applicant's name, address and telephone number.
2. Scale, north point, and dates of submission and revisions.
3. Zoning classification of petitioner's parcel and all abutting parcels.

4. Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within 100 feet of the site.
5. Existing use of the property.
6. Dimensions, centerlines and right-of-way widths of all abutting streets and alleys.
7. Location of existing drainage courses, floodplains, lakes, streams, and wood lots.
8. All existing easements.
9. Location of existing sanitary systems and/or septic systems.
10. Location and size of existing water mains, well sites and building service.
11. Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared the plans.

At this time, the applicant appears to have provided all of the above information within the site/design plans submitted as an attachment to this application.

Planning Division Analysis & Findings of Fact

The Planning Board shall make written findings of fact and transmit same, together with its recommendation, to the City Commission. The City Commission may hold additional hearings if the City Commission considers it necessary. The Planning Board shall make findings based on the evidence presented to it with respect to the following matters:

1. *The objectives of the City's then current master plan and the City's 2016 Plan.*

Planning Division Analysis:

At this time, the City's current master plan is the [Birmingham Plan 2040](#) (the "2040 Plan"). The Future Land Use Map designates the subject site at 400 E. Lincoln as "Civic Destination: General." In the 2040 Plan, Civic Destinations are "key supportive features" of the planning district concept that aims to provide an area of analysis that has a consistent character and relatively consistent structure (*see Figure 1*).

The 2040 Plan goes on to describe Civic Destinations to include "fire stations, meeting halls, museums, places of worship, post offices, schools, and specialized civic institutions such as Next and the YMCA." The 2040 Plan emphasizes Civic Destinations in relation to the goal of "Connecting the City" based on their unique ability to draw from areas across the City and their ability to facilitate events, house organizations, or generally allow people a space to gather and socialize. Figure 23 (pg. 37) of the 2040 Plan also denotes the building itself as a Civic Destination, which led to the designation of this particular parcel as a Civic Destination.

Although the City has moved on from the [1980 Birmingham Plan](#), it is of note that the proposals in the 2040 Plan are not inconsistent with the plan from 1980. In the 1980 Plan, this parcel was designated as "Institutional" in the Future Land Use Map (*see Figure 2*). This designation was designed for "school facilities and municipal structures," although the 1980 plan does suggest that the underlying land use be residential.

The Downtown Birmingham 2016 Plan does not apply to this rezoning request.



Figure 1: The Birmingham Plan 2040

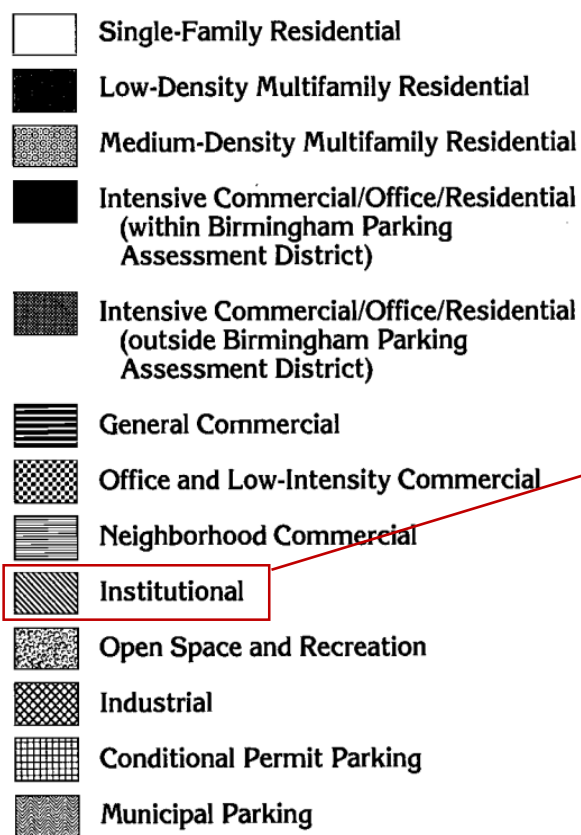


Figure 2: The Birmingham Plan 1980

2. *Existing uses of property within the general area of the property in question.*

The general adjacent area of the subject site contains an array of use types. To the west/north, the properties are exclusively residential. The properties to the east are predominantly commercial, while the property to the south is the St. James public park.

The following chart summarizes the land uses and zoning districts adjacent to and in the vicinity of the subject site:

	North	South	East	West
Existing Land Use	Single-Family Residential	Public Property	Commercial	Single-Family Residential
Existing Zoning	R3 (Single-Family Residential)	PP (Public Property)	B1 (Neighborhood Business)	R2 (Single-Family Residential)
Overlay Zoning	N/A	N/A	N/A	N/A

3. *Zoning classification of property within the general area of the property in question.*

As noted in the above section, the subject site is partially surrounded by Single-Family Residential, with some commercial to the east and public property to the south. These uses translate into the zones noted in the above table. The zoning classifications of the neighboring sites have been consistent since the 1980 Plan.

4. *The suitability of the property in question to the uses permitted under the existing zoning classification.*

The underlying zoning appears to be generally suitable to the uses permitted in the existing zoning district. In the R4 zone, "Philanthropic Use" and "Government Office" uses are permitted, with the Philanthropic Uses requiring a Special Land Use Permit.

Philanthropic Use: Land uses such as senior citizen programs, youth programs, and other similar programs. Does not include correctional institutions, dormitory facilities or public dining hall facilities other than public dining hall facilities for citizens.

The request to rezone the property to PP (Public Property) may provide the City with an opportunity to conform to a use that better suits the facility and its programming, which could be described as more of broader "Government Use" which is permitted by right in the PP zone.

As has been publicly stated and noted in the introduction of this report, this rezoning request is directly tied to a development proposal, which could result in a building in the range of 50,000 sq. ft. Although this particular Finding of Fact focuses on uses rather than

development standards, the two are integrally related. [Article 9, Section 9.02](#) of the Zoning Ordinance defines use as “the primary and chief purpose for which a lot is used, which use is conducted within a principal building, or as otherwise specified by the Zoning Ordinance.”

As has been stated by the City, in this new building, the City is looking to have flexibility in its offerings to the community, of which the space needs have been determined over a series of many months and significant stakeholder engagement with all parties involved. If the City were to construct a new community center-style building to the R4 development regulations, the development standards outlined in [Article 2, Section 2.12](#) would present a difficult condition and (potentially) an awkward and limited building footprint. In an effort to better understand the differences in basic bulk, area and placement regulations between the R4 and PP zones, please see the table below:

	PP (Public Property)	R4 (Two-Family Residential)
Maximum Height	N/A	35 feet, 2.5 stories
Minimum Front Yard Setback	N/A	25 feet
Minimum Rear Yard Setback	N/A	30 feet
Minimum Side Yard Setback	N/A	10 feet for one side yard when lot width is >100 feet 25 feet for both side yards when lot width is >100 feet

5. *The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.*

The trend of development in the general area of the subject site is relatively stagnant, with the exception of a new multi-family development that was completed on Floyd St. in 2018.

Based on a review of the rezoning application and supporting documentation submitted by the applicant, a review of the applicable master plan documents, current zoning and recent development trends in the area, the Planning Department finds that the applicant meets the established Zoning Ordinance requirements outlined in Article 7, section 7.02(B)(5) and that the subject site qualifies for a rezoning of the property to change the zoning designation of the entire parcel from R4 (Two-Family Residential) to PP (Public Property).

Sample Motion Language

Based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board adopts the findings of fact contained in the staff report dated October 9, 2024 and recommends **APPROVAL** to the City Commission for the rezoning of 400 E. Lincoln to change the zoning designation of the entire parcel from R4 (Two-Family Residential) to PP (Public Property).

OR

Based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board recommends **DENIAL** to the City Commission of the applicant's request for the rezoning of the property at 400 E. Lincoln to change the zoning designation of the entire parcel from R4 (Two-Family Residential) to PP (Public Property) for the following reasons:

1. _____
2. _____
3. _____

OR

Motion to recommend **POSTPONEMENT** of the applicant's request for the rezoning of the property at 400 E. Lincoln pending receipt and review of the following information:

1. _____
2. _____
3. _____

City of Birmingham
151 Martin
Birmingham, MI 48012

Planning Board
City Commission
City of Birmingham
151 Martin
Birmingham, MI 48012

*Re: Application for Zoning Map and Ordinance Change for 400 East Lincoln, Birmingham,
("subject property") from R4 to PP*

Dear Members of the Planning Board and City Commission,

This letter supports the above referenced Application for Zoning Map and Ordinance Change of the Subject property. The Applicant requests one amendment:

- i. To change the subject property from R4 (Two-Family Residential) to PP (Public Property)

Executive Summary - The Subject Property

The City of Birmingham purchased the parcel at 400 E. Lincoln in the summer of 2023. At the time of purchase, it was the intention of the City to re-model or replace the existing structure (the current Birmingham YMCA) to create a permanent home for senior services (provided by Next) with an additional community component for all community members.

The City is now in the planning stages of replacing the existing building with a new Senior/Community Center. This report is the application for changing the current zoning of the parcel, R4 (Two-Family Residential) to PP (Public Property).

The City's zoning ordinance (Chapter 126, Section 1.04) is intended to guide the growth and development of the City in accordance with the goals, objectives and strategies stated within the City's Birmingham Plan 2040.

The City's Birmingham Plan 2040 specifically refers to Next and the YMCA as civic destinations regarding efforts to encourage community gathering places. Civic destinations include fire stations, meeting halls, museums, post offices, schools and specialized institutions such as Next and the YMCA. The City plans to use the subject property for a new building to provide senior services for older adults (proposed partnership with Next) and provide community based services for all residents of the community (proposed partnership with the YMCA).

The City's Birmingham Plan 2040 has a comprehensive examination of sustainability goals and objectives. On page 80 of the Birmingham Plan 2040, it states, "Advance building sustainability in new construction, such as through the use of green building standards within the City's mixed-use districts and municipal buildings and increasing energy standards for new residential construction above those of the State energy code, ideally implementing 2030 District goals." In that the City is going to undertake the construction of a new municipal building, it would fall in line with the suggestions of the City's Birmingham Plan 2040 to incorporate advanced building

sustainability components into the project. The increased costs of incorporating sustainability components in the project could be off-set by seeking grants or other forms of assistance and in reduced building operation costs.

The Birmingham Plan 2040 also discusses reducing the impacts that municipal operations have on the environment. The following goals were stated:

- a. Establish policies for municipal buildings, following the green buildings discussion in the next section.
- b. Study sustainability opportunities in Parks and Recreation, such as pollinator gardens, solar panel pavilions, plant species, tree canopy, landscape maintenance processes, and environmental regulations.

Given that the subject property will be built adjacent to St. James Park (already zoned PP), it has always been the desire to incorporate the park into the design and operation of the new Senior/Recreation Center, thus allowing the potential for many of the sustainable initiatives listed above.

The Birmingham Plan 2040 specifically addresses updating the City's current zoning code to encourage greater clarity and simplicity in zoning. Rezoning the subject property to PP clarifies it as distinctly public use and removes the existing residential designation.

In summary, the City's proposed rezoning of the subject property from R4 to PP not only aligns with the Birmingham Plan 2040, but also supports the simplification of the zoning code and planning by district.

Rezoning Amendment (Chapter 126, Article 7.02)

The City Commission may, by ordinance, amend, supplement or change the zoning only after the Planning Board has held at least one public hearing regarding the proposed amendment and has reported to the City Commission thereon. The City Commission may hold additional public hearings as it deems necessary.

Article 7.02 (B)(2)(i)-(iii)

The Zoning Ordinance requires that as part of the application for rezoning, the applicant address the following issues to be considered by the Planning Board and the City Commission. The applicant's responses are outlined below each requirement.

- i. **An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights and usage commonly associated with property ownership.**

The current zoning of the parcel is R4 (Two-Family Residential). With the transfer of ownership to the City, it is necessary to be rezoned as PP (Public Property) to allow the construction of the proposed building. Rezoning allows the subject property to be developed as public property for the usage and benefit of all residents, with social and recreational opportunities for seniors and families.

ii. **An explanation of why the existing zoning classification is no longer appropriate.**

The current zoning of the parcel is R4 (Two-Family Residential). The rezoning to PP compliments the City's Birmingham Plan 2040 by creating a new civic destination that aligns perfectly with the existing attached public park (St. James Park) that is already zoned PP. The City is a public entity and will be providing services to older adults (Next), recreational services to families, and a community and civic destination for all residents.

iii. **An explanation of why the proposed zoning will not be detrimental to the surrounding properties.**

The change in zoning to PP fits well within the illustrated master plan, the Birmingham Plan 2040, to enhance the surrounding properties and provide a connection to St. James Park by replacing the exiting private building with a new municipal Senior/Recreation Center that benefits the entire community.

The Senior/Recreation Center parcel is intended to be civic destination and encourage the use of outdoor spaces. Page 36 of the Birmingham 2040 Plan identifies the idea of civic destinations to include "specialized civic institutions such as Next and the YMCA." The Senior/Recreation Center building will be a new civic destination for the community providing opportunities for physical, social, educational and recreational uses.

Article 7.02(B)(5)(a) thru (e) - Findings of fact and recommendations of the Planning Board

The Planning Board shall make written findings of fact and transmit same, together with its recommendation, to the City Commission. The City Commission may hold additional hearings if the City Commission considers it necessary. The Planning Board shall make findings based on the evidence presented to it with respect to the following matters:

a. **Applicant meets the objectives of the City's current master plan, the Birmingham Plan 2040.**

One of the major goals of the City's master plan is to "Connect the City." Page 36 of the 2040 Plan states, "Of particular interest to older residents is the lack of a sufficient senior center. While Next's programs and staff meet much of this need, their facilities are insufficient. Surrounding communities boast substantial seniors facilities. Beyond the senior focus, some younger adults use Next's facilities and Next has begun to broaden their appeal beyond the senior cohort. Improved facilities for Next would contribute to both older and younger adult populations. At present Next occupies a former school building located adjacent to Seaholm. New facilities for Next would ideally be located near the center of the city, for more convenient access to all residents."

The subject property is an ideal location to meet all of the listed desires of the City's master plan for a new civic destination that is closer to the center of the City and provides a gathering place for the entire community.

b. The proposed development is consistent with existing uses in the area.

The subject property is the current home of the Birmingham YMCA. The City's proposed new Senior/Recreation Center use is consistent with the location's current use, but will be enhanced by providing senior services, connecting the building to St. James Park and opening up the building for numerous community based and recreational service offerings.

c. The proposed zoning classification is consistent with those in the general area.

Rezoning the subject property from R4 to PP is consistent with zoning in the area. The subject property is surrounded by single family residential zoning to the west and to the north. The parcels to the east are zoned B1, neighborhood business district. The parcel to the south (St. James Park) is zoned PP. The applicant's proposed rezoning is consistent with those in the general area.

d. The proposed use of the subject property is not suitable under existing zoning.

The current R4 zoning allows for institutional permitted uses for government offices, philanthropic uses and public schools. PP zoning permitted uses allows for government uses, not just government offices. In addition, PP zoning allows for the recreational use of a public swimming pool. The issue of whether or not a pool will be a part of the Senior/Recreation Center project has not yet been formally decided, but rezoning to PP will allow for a public pool if that option comes to fruition.

e. The trend of development in the area supports rezoning of the subject property to PP.

The subject property is currently operating under a private operator, the YMCA. It is the City's intention to develop the subject property into a civic destination by creating a Senior/Recreation Center to provide senior services for the City's older adult population and a community centric recreation center and facility that serves the entire community with recreational, social and educational services and uses.

As referenced earlier, several of the City's Birmingham Plan 2040 initiatives will be achieved if the requested rezoning moves forward. Having the subject property rezoned to PP makes logical sense given the public nature of the project and its intended public use as a civic destination.

Conclusion

The building of a new municipal building at the subject property will create a new civic destination close to the center of the City that will provide the Birmingham community with a home to provide

senior services and a hub for community based activities for residents of all ages. The new Senior/Recreation Center has the potential to be the catalyst in connecting the City, one of the major goals of the City's Birmingham Plan 2040.

The subject property will house a public building and serve a public function, adjacent to a public park. A great deal of research and planning have been devoted to ensuring that the proposed Senior/Recreation Center project align with City Commission goals and objectives as well as many of the goals and objectives discussed already as part of the City's Birmingham Plan 2040.

Based upon the findings of fact, the rezoning the subject property from R4 to PP will benefit all residents of the City and benefit surrounding properties.

Thus, the applicant requests that the Planning Board recommend to the City Commission that the subject property be rezoned from R4 (Two -Family Residential) to PP (Public Property).

Respectfully submitted,

Brian Deming
Owner's Representative
City of Birmingham

APPLICATION FOR ZONING MAP OR ORDINANCE CHANGE
Birmingham, Michigan

TO THE CITY COMMISSION:

The undersigned hereby makes application to the City Commission to:

1. Zoning Map Change:

Change premises described as:

No.	Street
-----	--------

Legal Description

_____ from its present zoning

classification of _____ to _____.

A sealed land survey showing location, size of lot and placement of building (if any) on the lot to scale must be attached.

Statements and reason for request or other data have a direct bearing on the request.

2. Change premises described as:

400 E. LINCOLN AVENUE

No.	Street
-----	--------

Attached

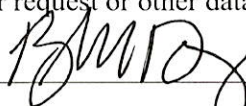
Legal Description

_____ from its present zoning

classification of R4 to PP.

A sealed land survey showing location, size of lot and placement of building (if any) on the lot to scale must be attached.

Statements and reasons for request or other data have a direct bearing on the request.

Signature of Applicant: 

Print Name: BRIAN M. DEMING, OWNER REP, KRAMER MGT GROUP

Name of Owner: CITY OF BIRMINGHAM

Address and Telephone Number: 1305 S. WASHINGTON AVE, Ste 101 LANSING MI
48910
248-752-1126

Legal Description

Site Address: 400 E LINCOLN AVE, BIRMINGHAM, MI, 48009

Parcel Identification Number: 1936403032

Property Description: T2N, R10E, SEC 36 BIRMINGHAM WOODWARD SUB LOTS 5 TO 14 INCL
EXC N 3 FT TAKEN FOR LINCOLN DR WIDENING, ALSO ALL OF VAC ALLEY ADJ TO SAME, ALSO
LOTS 15 TO 18 INCL, ALSO LOTS 64 TO 67 INCL 4-12-93 FR 001 & 002

400 E Lincoln Avenue



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

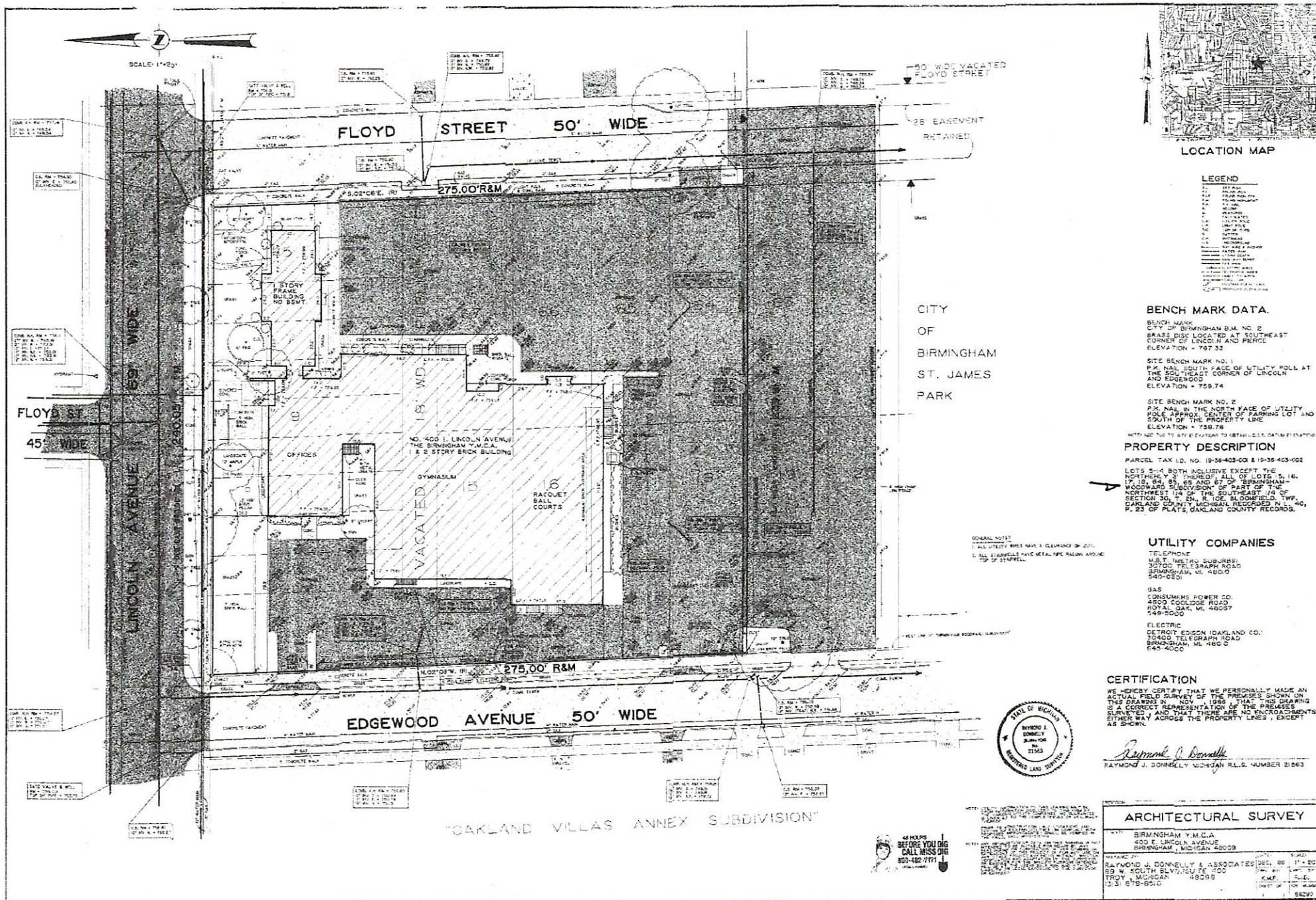


David Coulter
Oakland County Executive

Date Created: 9/12/2024



1 inch = 100 feet



EXISTING BIRMINGHAM YMCA FACILITY:
400 E. LINCOLN & ST. JAMES PARK

LAND / BUILDING / PARKING DATA

LAND
Zoning: R-7: Multi-Family Residential
Site Acreage: 1.28 Acres

EXISTING FACILITY AREA

LOWER LEVEL 17085 SF
GROUND LEVEL 17248 SF
SECOND LEVEL 6297 SF
GROSS BUILDING AREA APPROX. 40631 SF

Floor to Area Ratio (FAR): 0.78

PARKING DATA

Existing Parking
Existing YMCA Spaces : 72 Stalls
Existing St. James Park Spaces : 55 Stalls
Existing Floyd Street ROW Spaces : 22 Stalls
Total Combined Existing Parking Proposed = 149 stalls

Parking - Site Option A - Existing / New Building in same location
Total Combined Parking Required For Proposed Program area = 73,980 SF
Required Parking: 1 stall / 550 s.f. = 135 stalls
Total Combined Parking Proposed = 145 stalls

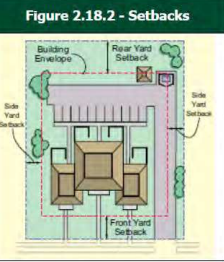
On the Southern boundary of the project site is the City of Birmingham St James Park with it's ample outdoor space and potential to expand in the project's amenities. The role of outdoor spaces in multi-generational recreation centers is crucial for creating vibrant and engaging environments. With a design goal to promote physical activity, social connections and a sense of community across generations. The survey data and resources provided by the community have identified Outdoor Program Amenities as the top priorities that contribute to inter-generational play and recreation.

Role of Outdoor Space in multi-generation recreation centers.

- Promoting Intergenerational Engagement.
- Inclusive Playgrounds and Equipment.
- Open Fields for Sports.
- Walking Loops and Trails.
- Outdoor Fitness Equipment.

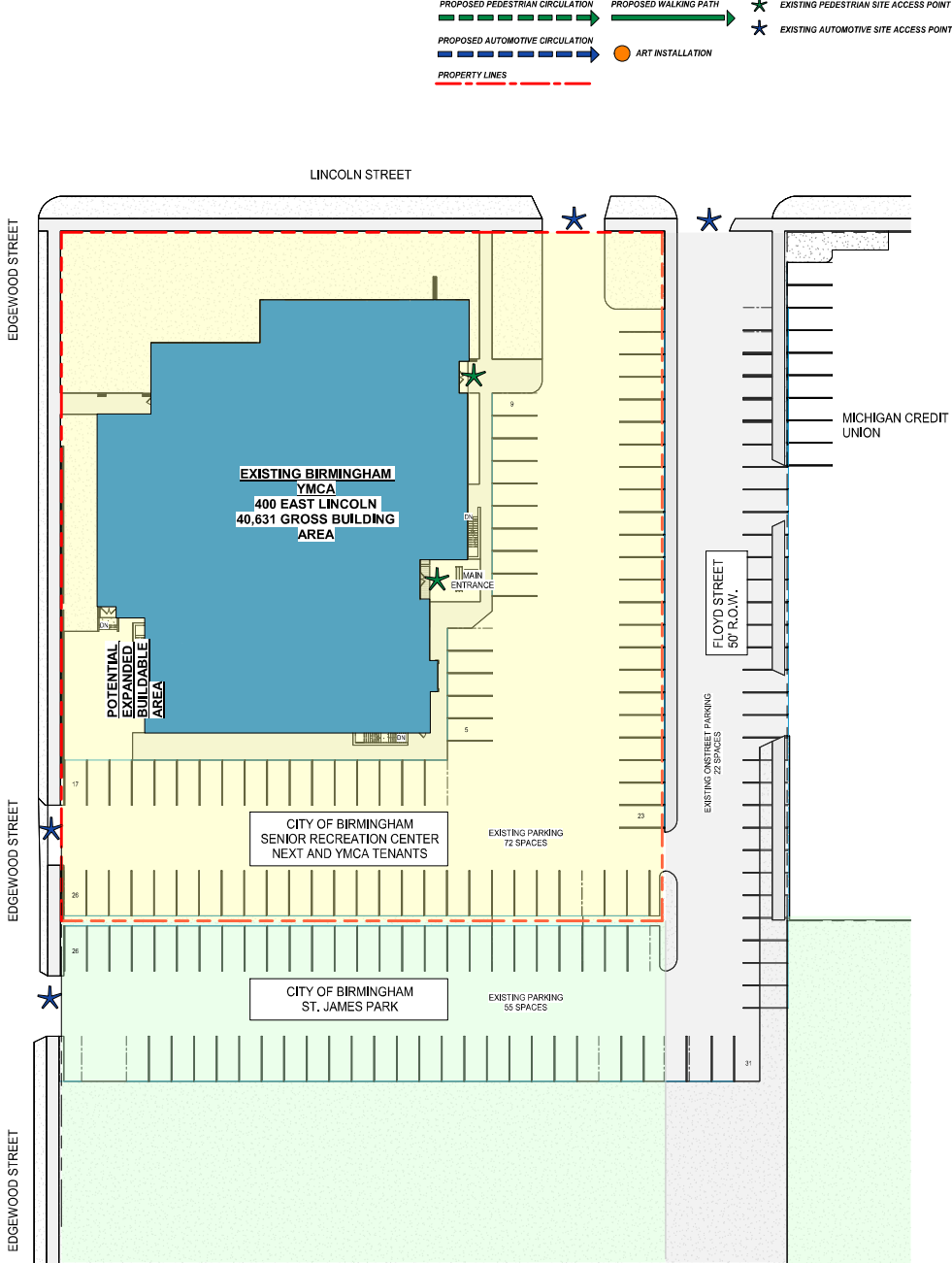
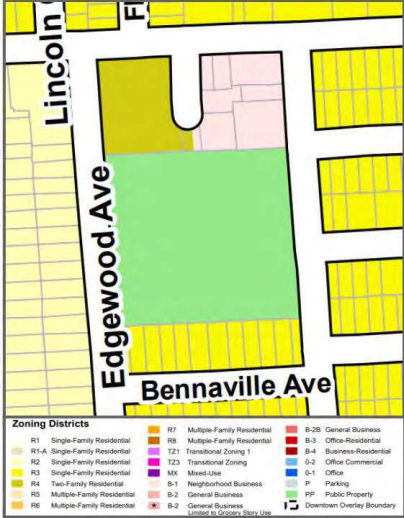
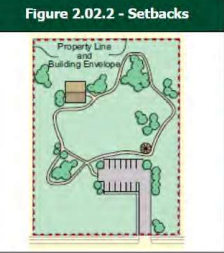
Existing Zoning Setbacks R-7 (Multi-Family Residential)

TABLE 2.18.2 – Setbacks (see Figure 2.18.2)	
Minimum Front Yard Setback	average setback of residential buildings within 200 feet, otherwise 25 feet
Minimum Rear Yard Setback	30 feet
Minimum Combined Front and Rear Setback	NA
Minimum Side Yard Setback	1/2 the building height per side yard



Zoning Setbacks - PP (Public Property)

TABLE 2.02.2 – Setbacks (see Figure 2.02.2)	
Minimum Front Yard Setback	NA
Minimum Rear Yard Setback	NA
Minimum Combined Front and Rear Setback	NA
Minimum Side Yard Setback	NA



EXISTING SITE PLAN
SCALE: 1" = 20'-0"



DATE	ISSUED FOR	REV

This drawing has been prepared solely for the use of the CITY OF BIRMINGHAM and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
Key Plan

Consultants
Survey
Civil
Architecture: NORR
Structural
Mechanical
Electrical
Interior
Landscape

Scale(s)
2

NORR
NORR OFFICE ADDRESS
nor.com

Project Manager: Drawn
Project Leader: Author
Checked: Checker

Client
CITY OF BIRMINGHAM

Project
CITY OF BIRMINGHAM SENIOR / RECREATION BUILDING ASSESSMENT & CONCEPTUAL DESIGN

Location
400 E LINCOLN ST., BIRMINGHAM, AL

EXISTING SITE PLAN

Scale: As indicated
Project No: JCD121-0373
Drawing No: **A10-00**



MEMORANDUM

Planning Division

DATE: October 9, 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.

Study Session #3 (October 9, 2024 – Agenda – Minutes)

Based on a discussion after the first review of the draft joint meeting memo, the Planning Department made several minor changes to the memo and is now seeking feedback on the second draft. The goal of this conversation is intended to set us up for the scheduled joint meeting of the Planning Board and City Commission on October 21, 2024.



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
 - Providing on site or off site public parking.
- Sustainability
 - Requiring green roofs, solar panels, stormwater retention, or other sustainable/low impact development options.
- Transit Access
 - Setting aside space in developments for enhanced transit stops or other public transit supportive amenities
- Affordable Housing
 - Requiring a percentage of units in a development that are sized and/or priced to a specified/defined range.
- Public Amenity
 - Requiring carve outs for public parks or public space as a part of developments or payments into a community fund for the same.
- Urban Design
 - Requiring enhanced urban design features to enhance streetscapes and improve conditions for pedestrians.
- Mixed-Use
 - Require ground-floor commercial uses at an appropriate ratio.
- Transfer of Development Rights
 - Enabling flexibility in development to open up opportunities for public projects or historic preservation.

Question:

- 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 major consultant-driven project a year that requires funding (examples – Zoning Ordinance Update, new plans, parking studies etc.)?

DRAFT



MEMORANDUM

Planning Division

DATE: October 9, 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

- 2211 & 2243 Cole – Dobi – Set Public Hearing on October 7, 2024
- 33278 Woodward – Ducati Detroit – Set Public Hearing on October 28, 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



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:

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 DECEMBER 11, 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 **November 13, 2024**
 - C.** Chairpersons' Comments
 - D.** Review of the Agenda
 - E.** Meeting Open to the Public for Items Not on the Printed Agenda
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 - 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. **November 8, 2024 – December 6, 2024**
 - 4. Draft Agenda – **January 8, 2025**
 - 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
-

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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)	☒	☐