

City Of Birmingham
Regular Meeting Of The Planning Board
October 9, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on October 9, 2024. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice Chair Bryan Williams; Board Members Robin Boyle, Bert Koseck, Janelle Whipple-Boyce; Alternate Board Members Jason Emerine, Nasseem Ramin

Absent: Board Members Stuart Jeffares, Daniel Share

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

KMG: Brian Deming

B. Approval Of The Minutes Of The Regular Planning Board Meeting of September 25, 2024

10-40-24

Motion by Williams

Seconded by Emerine to approve the minutes of the Regular Planning Board meeting of September 25, 2024 with the two corrections noted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Emerine, Ramin, Whipple-Boyce, Clein, Boyle, Koseck

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

- 1. 400 E. Lincoln – Request to rezone from R4 (Two-Family Residential) to PP (Public Property) – PUBLIC HEARING**

The Chair opened the public hearing at 7:33 p.m.

PD Dupuis presented the item.

Seeing no public comment, the Chair closed the public hearing at 7:43 p.m.

Staff answered informational questions from the Commission.

Board members raised the following points during discussion:

- The Ad Hoc Recreation/Senior Center Committee (SCC) is in favor of the Board conducting a site plan review for this project in the future.
- There should likely be a height limitation on this specific property, as height could be a concern for the residential neighbors.
- Changing this parcel to public property could be an appropriate extension of the zoning of the adjacent St. James Park.
- This would be an appropriate rezoning, as the property is owned by the City and all other City-owned properties are most likely zoned public property.
- Any other concerns could be mitigated by good design and further study.
- The report outlined the finding of facts that make this rezoning appropriate.

10-41-24

Motion by Williams

Seconded by Whipple-Boyce 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).

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Emerine, Ramin, Whipple-Boyce, Clein, Boyle, Koseck

Nays: None

Mr. Deming briefly answered informational questions from the Board.

H. Community Impact Study and Site Plan Review

I. Special Land Use Permits

J. Site Plan & Design Reviews

K. Study Session

1. Triangle District Bonus Height Requirements Phase 2

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

2. The Birmingham Plan 2040 – Next Steps

L. Miscellaneous Business and Communications

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

PD Dupuis answered informational questions from the Board.

Board members raised the following points during discussion:

- Site plans and rezoning considerations are separate from each other. Considerations of potential site plan review could be part of the Board's potential recommendations to the Commission for a potential public project review process.
- It may be appropriate to create public parcel subcategories with some height limitations based on location and context.
- Different levels of review can prevent inappropriate heights or other similar concerns, even on properties without height restrictions.
- When the Board discusses public property reviews, it would be helpful to have a map of all public property locations in the City.

M. Planning Division Action Items

- a. Staff Report on Previous Requests**
- b. Additional Items from tonight's meeting**

N. Adjournment

No further business being evident, the meeting was adjourned at 8:07 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist