

City Of Birmingham
Regular Meeting Of The Planning Board
February 12, 2025
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on February 12, 2025. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice Chair Bryan Williams; Board Members Robin Boyle, Stuart Jeffares, Daniel Share, Janelle Whipple-Boyce; Student Representatives Carter Anderson, Olivia Betanzos

Absent: Board Member Bert Koseck; Alternate Board Member Nasseem Ramin

Staff: Planning Director Dupuis; City Planner Blizinski, City Transcriptionist Eichenhorn, Fire Marshal Scaife

B. Approval Of The Minutes Of The Regular Planning Board Meeting of January 22, 2025

02-07-25

Motion by Share

Seconded by Williams to move the minutes of January 22, 2025.

Motion carried, 6-0.

VOICE VOTE

Yeas: Whipple-Boyce, Clein, Williams, Share, Jeffares, Boyle

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

J. Site Plan & Design Reviews

K. Study Session

1. Generator Ordinance – Public Hearing

The Chair opened the public hearing at 7:38 p.m.

PD Dupuis and FM Scaife summarized the item.

Seeing no comment from the public, the Chair closed the public hearing at 7:42 p.m.

Staff answered informational questions from the Board.

Board members made the following comments during discussion:

- Despite some prior concern about requiring that the generators be located at least five feet away from buildings, it seemed prudent to grant the Fire Department's safety request.
- City departments should communicate with each other regarding generators and potential future regulations around detention basins, in order to understand how these items could impact residents on smaller lots.
- It is possible that a generator on a corner lot could still be in view of the sidewalk or the road.
- Generators should not be installed more than 60 or 70 feet away from their transfer switches.
- Staff received thanks for raising this item.

02-08-25

Motion by Williams

Seconded by Share to recommend approval to the City Commission the amendments to Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.

Board member comments on the motion:

- **This motion likely did not require the 'findings of fact' language that site plans and SLUPs do, because this is a legislative recommendation and not a final decision.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Whipple-Boyce, Clein, Williams, Share, Jeffares, Boyle

Nays: None

2. Impervious Surface, Open Space & Lot Coverage – Study Session

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

Board members raised the following points during discussion:

- The goal presently is to bring this ordinance into alignment with low impact design standards and good stormwater management.
- The City's ordinance already addresses open space and lot coverage well.
- This particular issue should be addressed presently, and further review of related topics could occur in the future if necessary.

- This raises questions about aesthetics. Whether to require that 'open space' mean 'green space' should be studied further. This could be addressed by requiring a certain amount of vegetation, and/or requiring vegetation in certain areas of a lot.
- It would be useful to consider whether corner lots should have adjusted standards.
- Staff should review whether the present front yard ordinance requirements may be sufficient, and should return with recommendations regarding how side and rear yards should be treated.

L. Miscellaneous Business and Communications

1. Pre-Application Discussions

1. Communications

- i. Project Updates**
- ii. Royal Oak Master Plan Update**
- iii. Long Range Planning 2025**

2. Administrative Approval Correspondence

3. Draft Agenda

Board consensus was to address the Triangle Bonus Height requirements at the February 26 meeting, and to address the childcare ordinance and impervious surfaces at the March study session.

4. Action List

Board members made the following comments:

- Mixed Use should be changed to reference the Triangle District.
- The Woodward item should be amended to address 'reconnecting' Woodward, or something similar.

5. Other Business

It was noted that:

- The alternate Board member appointment would be before the Commission at the end of March, and that the City was still accepting applications for the position.
- The Commission's design workshop for 400 E. Lincoln was useful, and that the Board would have an opportunity to opine on design aspects of the project at the upcoming pre-application review.

It was also noted that [Donald Shoup](#), notable urban planning scholar and author of [The High Cost of Free Parking](#), had passed.

M. Planning Division Action Items

- 1. Staff Report on Previous Requests**
- 2. Additional Items from tonight's meeting**

N. Adjournment

No further business being evident, the meeting was adjourned at 8:23 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 wavy line.

Laura Eichenhorn, City Transcriptionist

APPROVED