BIRMINGHAM
A WALKABLE CITY

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY FEBRUARY 26, 2025 – 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 **February 12, 2025**
- **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
    1. **185 Oakland – Request for Final Site Plan & Design Review for New Whole-Building Generator at Rear of Property (Postponed from January 22, 2025) – REQUEST TO POSTPONE**
- **K.** Study Session
    1. **Triangle District Bonus Height Requirements Phase 2 – Study Session**
- **L.** Miscellaneous Business and Communications:
    1. Pre-Application Discussions
    2. Communications
        i. **Project Updates**
    3. Administrative Approval Correspondence
        i. **February 7, 2025 – February 21, 2025**
    4. Draft Agenda – **March 12, 2025**
    5. Action List – **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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*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

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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 dia 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
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**

DRAFT

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.

DRAFT

- 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.

DRAFT

Nick Dupuis, Planning Director

Laura Eichenhorn, City Transcriptionist

DRAFT

MEMORANDUM

Planning Department

DATE: February 26, 2025

TO: Planning Board Members

FROM: Summer Aldred, Planning Intern

APPROVED: Nick Dupuis, Planning Director

SUBJECT: 185 Oakland Ave – Belfor Property Restoration – Final Site Plan and Design Review – **REQUEST TO POSTPONE**

The applicant has submitted an application for Final Site Plan and Design Review for the addition of a whole building standby generator at 185 Oakland Ave. The generator would serve as an auxiliary power source, with the intention of ensuring uninterrupted operations during power outages.

On January 22, 2025, (Agenda – Video), the Planning Board moved to postpone consideration of the Final Site Plan and Design Review for 185 Oakland Ave – Belfor Property Restoration – seeking more detailed drawings and information on the generator. At this time, the applicant has not submitted the requested documents and has requested postponement.

Sample Motion Language

Motion to **POSTPONE** consideration of the Final Site Plan and Design Review for 185 Oakland Ave. – BELFOR Property Restoration – to March 26, 2025.

BIRMINGHAM
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MEMORANDUM

Planning Department

DATE: February 26, 2025

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 the basic tenets 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 – Minutes), 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. On November 25, 2024 (Agenda – Minutes), the City Commission moved to adopt the ordinance amendments as recommended by the Planning Board. This amendment was intended to be the "short-term" solution that will improve the current conditions, but would not serve as a final solution. Thus, the current Triangle District Bonus Height Standards read 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 3.08C, 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 depth 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.

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.

New Definitions

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

In terms of the long term solution to the Triangle District Bonus Height Standards, the Planning Board developed a list of potential strategies to explore to develop a new incentive zoning standard for the Triangle District. At the joint meeting of the Planning Board and City Commission on October 21, 2024 (Agenda – Minutes), the City Commission indicated a willingness to consider all of the items contained in the list. Overall, the list was developed based on research into other communities and the common amenities sought by communities through incentive zoning:

- 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/Attainable/Moderately Priced 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.

The Triangle District Plan & The Birmingham Plan 2040

As previously stated, although the current Triangle District boundary and associated ordinance was developed from the Triangle District Urban Design Plan (2007), the City's recently adopted comprehensive master plan, the Birmingham Plan 2040, reimagines the current Triangle District area and proposes to split it into two new distinct areas (see attached map for detail):

> *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.

Thus, as these studies progress, it will be prudent to consider these two distinct areas and how a new ordinance should apply to either district and its stated intent, at least as described in the 2040 Plan.

Incentive Zoning

In addition to ensuring a sharp focus on the above master plan recommendations and future alignment of the different districts, it is also important to review the concept of incentive zoning and its purpose, how it should be applied in Birmingham, and what may be needed to develop

an ordinance that will be successful in achieving the development goals of this area. Incentive zoning is a land-use planning tool used by municipalities to encourage private developers to provide public benefits or public goods in exchange for increased development rights (sometimes called a density bonus). In the case of Birmingham, the density bonuses available currently come in the form of additional building height and number of stories. Density bonuses available in other communities could include, but are not limited to, floor to area ratio bonuses, flexible setbacks, reduced parking standards or even expedited permitting.

Generally speaking, the types of public benefits or public goods sought by other communities align closely with the current list being considered by the Planning Board noted above. Research suggests that the most common public benefit sought is affordable housing followed by sustainability or environmental considerations.

As a brief aside, it was also useful to consider the term PUBLIC GOOD and its relationship to incentive zoning. Public Goods are generally described as having two distinct aspects: nonexcludability and nonrivalrous consumption:

> *Nonexcludable* means that it's difficult or impossible to prevent others from using a good or service.
>
> *Nonrivalrous* means that one person's use of a good doesn't reduce the amount available for others to use.

In providing these concepts, the Planning Department is suggesting that as the current list of strategies is considered, they should also be reviewed against the basic qualifications that define a public good and determine whether or not each approach would provide the City of Birmingham with a public good that is valued by the Birmingham community.

Finally, research also suggests that when considering incentive zoning, any density bonus program should be based on analyses that considers development costs and conditions particular to that jurisdiction or neighborhood. When the Triangle District plan was developed in 2007, a market summary was prepared to identify the potential demand for various uses based on results from the market study and input from developers in the process. The summary concluded that there was a demand for up to 600,000 square feet of retail, commercial services and restaurants in the trade area and that the Triangle District could accommodate up to one-half of this development. In addition, it concluded that there was also the opportunity for up to 500 new residential units of various price points in the Birmingham area, many of which can be located in the Triangle District.

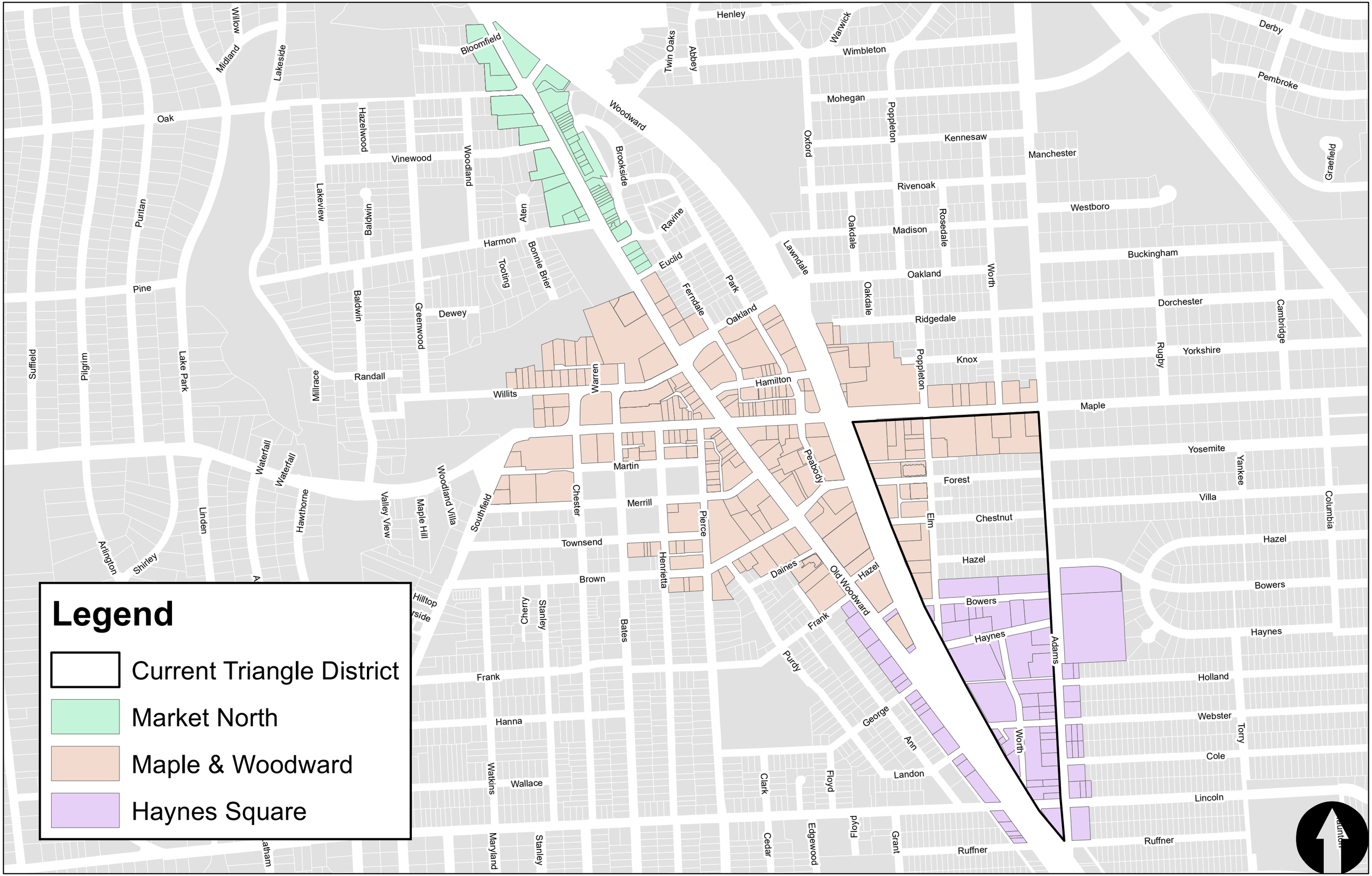
At this point in time, the Triangle District contains 463,118 sq. ft. of residential area, 543,612 sq. ft. of commercial area, and 345 residential housing units. There are 29 buildings out of 54 that were built before 1975 (over 50 years old). Important to note, it has been nearly 20 years since the Triangle District Urban Design Plan was developed, and that the plan outlines several key enablers that it envisioned must occur before the plan could be realized. In its suggested phasing, the plan states that "there are two key improvements that will be necessary precursors to the successful implementation of Phase 1. They are the realignment of Worth Street to create the Worth Plaza open space and a substantial public or public-private parking deck." The plan describes Worth Plaza as the centerpiece of the district and parking as an "imperative element." The second phase involved the improvement of the Maple and Woodward corridors within the

district, which has seen some improvement over the last two decades. The plan goes on to suggest that "The completion of the first two phases will create the demand for the full build-out of the plan."

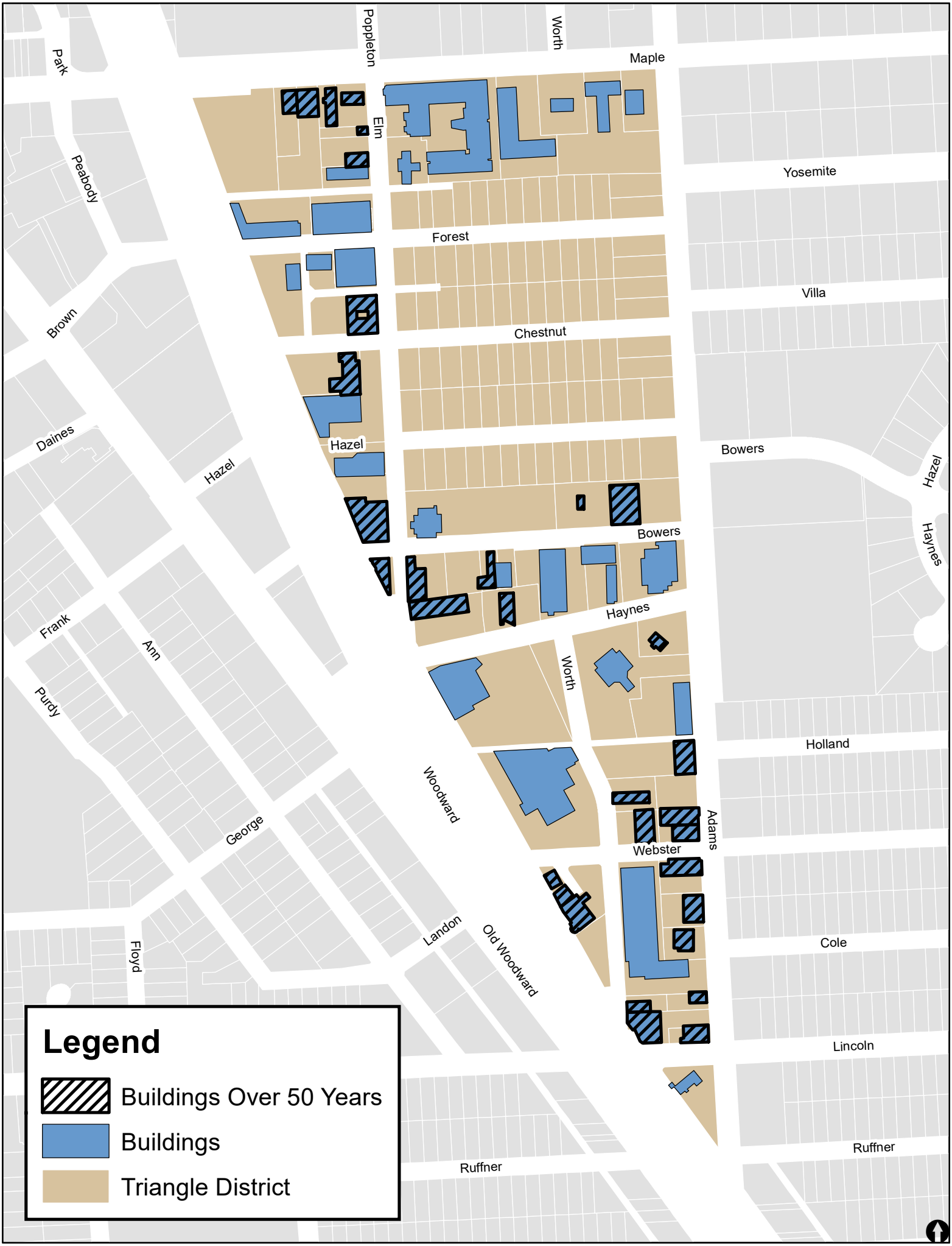
On November 13, 2024 (Agenda – Minutes), the Planning Board suggested that this long-term study of the bonus height provisions begin with finalizing the City's position on mixed-use development as well as exploring what could come of a public amenity requirement. At this time, the Planning Department has provided some maps and data (attached) to support the conversation, but has concluded that mixed-use standards may not appropriate in a new density bonus standard. For one, mixed-use may not be considered a true public good, as it is potentially rivalrous and excludable. In addition, the new districts in the 2040 Plan completely change the vision of this area with the Maple & Woodward district suggesting that ground floor commercial should be *required* and that ground floor commercial in the Haynes Square district be included only in a few specific areas.

Beyond mixed-use, the Planning Department has concerns with embarking on the development of a new incentive zoning program without performing a market study or a cost-benefit analysis. As stated above, best practice for developing such a program suggests that it should be based on analyses that considers development costs and conditions particular to that jurisdiction or neighborhood. Incentive zoning should be adopted only after considerable community dialogue about what would be acceptable, and dialogue specifically with developers, about what would be effective. In other words, the Planning Board will be burdened with balancing public needs with the private market for greater density and may not have the information needed to do so.

At this time, the Planning Department is requesting feedback on (1) the Planning Boards position on mixed-use and (2) the opinion of the Planning Board on the need for a market study or cost-benefit analysis to support a potential new incentive zoning program.


Legend
Current Triangle District
Market North
Maple & Woodward
Haynes Square
Willow
Midland
Lakeside
Bloomfield
Henley
Twin Oaks
Abbey
Warwick
Wimbleton
Derby
Pembroke
Graefield
Oak
Hazelwood
Vinewood
Woodland
Woodward
Brookside
Ravine
Aten
Mohegan
Poppleton
Kennesaw
Oxford
Manchester
Rivenoak
Westboro
Madison
Oakdale
Rosedale
Lawndale
Buckingham
Oakland
Worth
Dorchester
Cambridge
Rugby
Yorkshire
Knox
Maple
Ridgedale
Lakeview
Baldwin
Puritan
Harmon
Tooting
Bonnie Brier
Euclid
Ferndale
Park
Pine
Dewey
Greenwood
Millrace
Randall
Suffield
Pilgrim
Lake Park
Willits
Warren
Hamilton
Waterfall
Linden
Hawthorne
Valley View
Maple Hill
Woodland Villa
Southfield
Chester
Martin
Merrill
Pierce
Peabody
Townsend
Henrietta
Daines
Old Woodward
Hazel
Forest
Chestnut
Elm
Yosemite
Yankee
Villa
Columbia
Arlington
Shirley
Hilltop
Brown
Cherry
Stanley
Bates
Frank
Purdy
Adams
Bowers
Haynes
Holland
Webster
Torry
Cole
Lincoln
Ruffner
Hanna
Watkins
Wallace
Maryland
Clark
Floyd
Landon
George
Ann
Edgewood
Cedar
Grant
Floyd

Poppleton
Worth
Rugby
Park
Maple
Elm
Peabody
Yosemite
Forest
Villa
Brown
Chestnut
Daines
Hazel
Hazel
Bowers
Hazel
Bowers
Frank
Haynes
Haynes
Ann
Worth
Holland
Purdy
Woodward
Adams
George
Webster
Landon
Old Woodward
Cole
Lincoln
Ruffner
Ruffner
Legend
Approved Site Plans
New Buildings
Public Property
Single-Family Residential
Commercial Frontage Boundary
Triangle District
0 105 210 420
Feet


Park
Poppleton
Worth
Maple
Elm
Peabody
Yosemite
Forest
Villa
Brown
Chestnut
Daines
Hazel
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Bowers
Hazel
Haynes
Bowers
Haynes
Frank
Ann
Worth
Purdy
Holland
Woodward
Adams
Webster
George
Landon
Old Woodward
Floyd
Cole
Lincoln
Ruffner
Ruffner
Legend
Buildings Over 50 Years
Buildings
Triangle District

address	res_sqft	stories	median_hgt	nonres_sqf	housing_un	year_built
1088 E MAPLE RD	0	1	14	2458	0	1975
909 HAYNES ST	0	1	23	6400	0	1973
735 FOREST AVE	13885	3	38	16790	11	0
34000 WOODWARD AVE	0	1	13	7130	0	1968
700 E MAPLE RD	0	1	48	20200	0	1968
1006 BOWERS ST	0	1	16	3200	0	1984
34802 WOODWARD AVE	0	1	19	9339	0	2007
820 E MAPLE RD	186400	4	41	0	131	2015
1077 S WORTH ST	0	1	13	2144	0	1968
1090 S ADAMS RD	0	1	12	4200	0	1968
1000 S ADAMS RD	0	1	11	3134	0	1954
34200 WOODWARD AVE	0	1	18	34600	0	1979
266 ELM ST	0	1	13	4184	0	1978
1040 E MAPLE RD	0	1	25	15000	0	1990
750 FOREST AVE	43700	5	0	12700	22	2018
34122 WOODWARD AVE	0	1	14	4885	0	1968
34300 WOODWARD AVE	0	2	37	32688	0	1997
746 E MAPLE RD	0	1	20	6684	0	1968
34100 WOODWARD AVE	0	1	38	102100	0	1989
880 BOWERS ST	0	1	12	4832	0	1977
772 E MAPLE RD	0	2	28	3900	0	1920
1066 S ADAMS RD	0	1	17	1281	0	1968
707 S. WORTH	173797	6	77	4035	157	1964
33900 WOODWARD AVE	0	1	13	2725	0	1978
1025 WEBSTER ST	0	1	14	4930	0	1968
34164 WOODWARD AVE	0	1	14	1697	0	1968
908 S ADAMS RD	0	1	11	6100	0	1968
34500 WOODWARD AVE	0	1	16	11516	0	1944
1006 BOWERS ST	0	1	19	5100	0	1984
219 ELM ST	45336	5	61	0	24	2023
720 S ADAMS RD	0	1	13	1296	0	1957
600 S ADAMS RD	0	1	37	23700	0	1988
34750 WOODWARD AVE	0	1	13	2748	0	1992
690 E MAPLE RD	0	1	48	6600	0	1968
884 S ADAMS RD	0	1	12	5213	0	1951
999 HAYNES ST	0	1	35	38900	0	1986
160 ELM ST	0	1	0	513	0	1958
34400 WOODWARD AVE	0	2	22	6200	0	1948
700 FOREST AVE	0	1	27	4914	0	2002
920 E MAPLE RD	0	1	11	16200	0	1975
34186 WOODWARD AVE	0	1	13	691	0	1968
845 HAYNES ST	0	1	17	8328	0	1973
34602 WOODWARD AVE	0	1	19	14400	0	1981
200 ELM ST	0	1	13	5000	0	1968
988 S ADAMS RD	0	1	12	4275	0	1957
800 S ADAMS RD	0	1	20	10824	0	1959
34574 WOODWARD AVE	0	2	31	22900	0	1991
875 S WORTH ST	0	1	17	3037	0	1972
874 BOWERS ST	0	1	12	2500	0	1968
751 CHESTNUT ST	0	1	16	13864	0	1968
1000 E MAPLE RD	0	1	14	1636	0	1975
894 S ADAMS RD	0	1	12	3508	0	1955
34660 WOODWARD AVE	0	1	19	7300	0	0
825 BOWERS ST	0	1	14	5113	0	1981
TOTAL	463,118			543,612	345	

MEMORANDUM

Planning Department

DATE: February 26, 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 November 13, 2024
- 239 N Old Woodward – Bloom Bistro – Under construction
- 300 S. Old Woodward – Restoration Hardware – Under construction
- 707 S. Worth – Under construction
- 36877 Woodward – Gasow Veterinary Hospital – Temporary Certificate of Occupancy issued
- 243 Merrill – La Strada – Final inspections
- 320 Martin – Birmingham Post Office – Design Development
- 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 (Waiting on Applicant)
- 34244 Woodward – Bistro Joes – Special Land Use Permit Amendment (Ownership Change) – Public Hearing (2/12/25) - **COMPLETE**
- 111 Henrietta – Brooklyn Pizza – Special Land Use Permit Amendment (Ownership Change) – Public Hearing (2/24/25)
- 225 E. Maple – Social Kitchen & Bar – Special Land Use Permit Amendment, Final Site Plan & Design Review:
    - City Commission – Set Public Hearing (2/24/25)
    - Board of Zoning Appeals (3/11/25)

Ordinance Amendments/Master Planning

- Generator Ordinance – Set Public Hearing (3/10/25)

Non-Planning Board Projects

- 185 Oakland – Belfor – Façade renovations, permitting
- 33680 Woodward – Petrucci Studio – Under construction
- 138 W. Maple – Blakeslee Building – Façade renovations, permitting
- 151 N. Eton – Façade and screening improvements, final inspections
- 34500 Woodward – Golling Fiat – Façade renovations, design development
- 106 S. Old Woodward – O'Neal Building – Façade renovations, design development

- Historic Preservation Master Plan – In progress.

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REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY MARCH 12, 2025 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

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J. Site Plan & Design Reviews
K. Study Session
1. **Triangle District Bonus Height Requirements Phase 2 – Study Session**
2. **Impervious Surface, Open Space & Lot Coverage – Study Session**
3. **Childcare Ordinance – Study Session**

L. Miscellaneous Business and Communications:
1. Pre-Application Discussions
2. Communications
    i. **Project Updates**
3. Administrative Approval Correspondence
    i. **February 21, 2025 – March 7, 2025**
4. Draft Agenda – **March 26, 2025**
5. Action List – **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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*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 dia 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).

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BIRMINGHAM
A WALKABLE CITY

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY MARCH 26, 2025 – 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 **March 12, 2025**
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. Special Land Use Permits
I. Community Impact Studies
J. Site Plan & Design Reviews
1. **479 S. Old Woodward – Request to Modify Floor Plans and Seek Approval of the Collective Provisions of the Required Off-Street Parking of the Subject Property and the Birmingham Place Pursuant to Article 4, Section 4.45 (G)(3) of the Zoning Ordinance**

K. Study Session
1. **Triangle District Bonus Height Requirements Phase 2 – Study Session**
2. **Impervious Surface, Open Space & Lot Coverage – Study Session**
3. **Childcare Ordinance – Study Session**

L. Miscellaneous Business and Communications:
1. Pre-Application Discussions
2. Communications
    i. **Project Updates**
3. Administrative Approval Correspondence
    i. **March 7, 2025 – March 21, 2025**
4. Draft Agenda – **April 9, 2025**
5. Action List – **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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Updated 2/19/25

Planning Board Action List – 2025

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	☐	☐
Triangle District Bonus Height Requirements	Create a new list of bonus height provisions for the Triangle District	☐	☐	1st (January-March)	☒	☐
Impervious Surface, Open Space & Lot Coverage	Review and improve standards for impervious surfaces and ensure consistency with open space and lot coverage goals	☐	☐	1st (January-March)	☒	☐
Public Project Review Process	Develop a comprehensive set of guidelines for the review of public development projects	☐	☐	2nd (April-June)	☐	☐
"Create a Woodward Safety and Beautification Plan."	Begin to address the Woodward divide.	☐	☒	3rd (July-September)	☐	☐
Ordinance Enforcement	Maintain a vibrant community.	☐	☐	4th (October-December)	☐	☐

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