

**City Of Birmingham**  
**Regular Meeting Of The Planning Board**  
**May 28, 2025**  
City Commission Room  
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on May 28, 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, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Duncan Currie, Nasseem Ramin; Student Representatives Carter Anderson, Olivia Betanzos

**Absent:** Board Members Stuart Jeffares, Bert Koseck

**Staff:** Planning Director Dupuis; City Transcriptionist Eichenhorn

**B. Approval Of The Minutes Of The Regular Planning Board Meeting of May 28, 2025**

**05-33-25**

**Motion by Share**

**Seconded by Williams to move approval of the May 14, 2025 minutes as corrected.**

**Motion carried, 7-0.**

VOICE VOTE

Yeas: Ramin, Currie, Williams, Clein, Whipple-Boyce, Share, 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**

- 1. 479 S. Old Woodward – Birmingham Towers – Request for Special Land Use Permit to Modify Floor Plans and Seek Approval of a Parking Waiver Pursuant to Article 3, Section 3.04 (D)(3)(a) of the Zoning Ordinance**

Staff recommended that this item be re-noticed, and explained the recommendation.

Board member comments were as follows:

- The City Attorney found the notice complied with all applicable laws.
- The recommendation for re-noticing was in response to an inquiry from a resident.

**05-34-25**

**Motion by Williams**

**Seconded by Whipple-Boyce to postpone consideration of special land use permit Item I1, 479 S. Old Woodward – Birmingham Towers, and also Item J1, site plan and design review for 479 S. Old Woodward – Birmingham Towers.**

**Board comment was as follows:**

- **This was being postponed without a date certain since a full re-noticing would occur.**

**Public Comment**

**Patrick Howe, attorney for the petitioner, commented the petitioner’s acceptance of the motion.**

**John Ho~~g~~ffler<sup>1</sup> opposed postponement of the item.**

**Pat Hardy commented regarding the number of residents in attendance and the City’s practice of inviting residents to provide input on projects, and opposed postponement of the item.**

**Staff answered an informational question from Joan Schoop, who opposed the postponement of the item.**

**A resident commented regarding an item in front of her building and her frustration with the lack of prior notice regarding the postponement.**

**Sharon Hicks commented regarding this item being important to neighboring residents, and supported letting residents repeat other residents’ comments for the purpose of emphasis.**

**Motion carried, 7-0.**

VOICE VOTE

Yeas: Ramin, Currie, Williams, Clein, Whipple-Boyce, Share, Boyle

Nays: None

**2. 298 S. Old Woodward – Daxton Hotel – Request for Special Land Use Permit to Modify Required Off-Street Loading Facility.**

PD Dupuis presented the item. Members of the applicant team spoke on behalf of the item. Informational questions from the Board were answered.

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<sup>1</sup>As amended at the June 11, 2025 meeting.

Board member comments were as follows:

- Staff viewed the addition of the laundry room and attendant ventilation as an internal, accessory use. If not for its relation to the overall variance request, it likely would have only received an administrative review.
- This would be a beneficial change to the area's traffic patterns, in terms of garbage removal and laundry delivery.
- The Daxton would be repairing the damaged granite.
- The Daxton's valet team manages its interactions with traffic well.
- Although the removal of the loading dock is proposed, the spirit of the ordinance would be satisfied through the use of the lower levels as a loading and unloading area.
- Designating a loading and unloading area on the site plan could mitigate the need for a variance. The applicant would otherwise have to convince the BZA that there is a hardship.
- There was some concern that if a variance were granted, and delivery vehicle sizes changed in the future, it could result in loading and unloading occurring on the adjacent streets.
- The applicant indicated that there was not a space in the lower level that would meet the measurement requirements for a loading dock.
- If the loading dock were removed, it might be appropriate to require that all deliveries to the Daxton occur in vehicles small enough to enter the lower level.
- While the City could attach a condition requiring small-vehicle deliveries, enforcement would be a challenge.
- Per the applicant, however, all deliveries with the exception of laundry were presently occurring via smaller vehicles in the lower level. Adding the laundry room would remove the one occasion where hotel-related delivery trucks are currently idling in street space.
- The hotel is well-run and has been a good neighbor so far. Past concerns about the proposed operations have not materialized. Adding a conditional requirement would give the City enforcement power if necessary.
- This proposal would improve the current trash and laundry conditions, and would reduce the large truck volume on Brown and S. Old Woodward.
- Many buildings in many urban centers do not have loading docks as part of their sites.

### **05-35-25**

#### **Motion by Share**

**Seconded by Williams<sup>2</sup> to adopt the findings of the Planning Department in the report dated May 28, 2025, and the applicant's statements as to the way in which deliveries function at the present time made on the record tonight, related to the approval criteria outlined in Article 7, Section 7.36 of the Zoning Ordinance and recommend that the City Commission approval the Special Land Use Permit application for 298 S. Old Woodward – Daxton Hotel – with the following conditions:**

- 1. The applicant may only receive deliveries at the hotel through van or other-sized vehicles that deliver within the lower floor parking facility on-site;**

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<sup>2</sup>As amended at the June 11, 2025 meeting.

2. **The applicant must submit revised site plans demonstrating an off-street loading facility that meets the minimum requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals; and,**
3. **The applicant must comply with the requests of all City Departments.**

**Motion carried, 7-0.**

VOICE VOTE

Yeas: Ramin, Currie, Williams, Clein, Whipple-Boyce, Share, Boyle

Nays: None

**J. Site Plan & Design Reviews**

1. **479 S. Old Woodward – Birmingham Towers – Request for Final Site Plan & Design Review to Modify Floor Plans and Seek Approval of a Parking Waiver Pursuant to Article 3, Section 3.04 (D)(3)(a) of the Zoning Ordinance.**

Postponed via motion 05-34-25.

2. **298 S. Old Woodward – Daxton Hotel – Request for Final Site Plan & Design Review to Modify Required Off-Street Loading Facility.**

Discussion occurred during Item I2.

**05-36-25**

**Motion by Share**

**Seconded by Williams to adopt the findings of the Planning Department in the report dated May 28, 2025, and the statements of the applicant on the record tonight as to the manner in which deliveries are handled at the facility, related to the approval criteria outlined in Article 7, Section 7.27 of the Zoning Ordinance and to recommend approval of the final site plan and design review application for 298 S. Old Woodward – Daxton Hotel – with the following conditions:**

1. **The applicant may only receive deliveries at the hotel through van or other-sized vehicles that deliver within the lower floor parking facility on-site;**
2. **The applicant must submit revised site plans demonstrating an off-street loading facility that meets the minimum requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals; and,**
3. **The applicant must comply with the requests of all City Departments.**

**Motion carried, 7-0.**

VOICE VOTE

Yeas: Ramin, Currie, Williams, Clein, Whipple-Boyce, Share, Boyle

Nays: None

3. **163 W. Maple – Origins Café – Final Site Plan & Design Review Request for New Outdoor Dining Platform in W. Maple Right-of-Way (POSTPONED FROM 4/23/25).**

PD Dupuis presented the item. Members of the applicant team spoke on behalf of the item. Informational questions from the Board were answered.

Board member comments were as follows:

- There was some concern that guest of the outdoor dining might shift the tables and/or chairs into the required clear path in the course of use. This might be reduced if the outdoor dining furniture were moved to the north a bit.
- This submission, in terms of provided detail, represented a meaningful improvement over the April 23, 2025 submission.
- The proposal would be an appealing addition.
- Board members would be paying attention to whether the outdoor dining furniture obstructs the clear path. This would be a factor to discuss at the annual renewal review. The applicant would be expected to ensure that the furniture does not move into the clear path.
- This is a well-run establishment.

Public Comment

Richard Sharer commented regarding parking concerns within the City.

**05-37-25**

**Motion by Boyle**

**Seconded by Whipple-Boyce to adopt the findings of the Planning Department in the report dated May 28, 2025 related to the approval criteria outlined in Article 7, Section 7.27 of the Zoning Ordinance and approve the Final Site Plan/Design Review application for 163 W. Maple – Origins Cafe – subject to the following conditions:**

- 1. The applicant must submit and maintain a valid outdoor dining permit;**
- 2. The applicant must comply with the requests of all City Departments.**

**Motion carried, 7-0.**

VOICE VOTE

Yeas: Ramin, Currie, Williams, Clein, Whipple-Boyce, Share, Boyle

Nays: None

**K. Study Session**

**L. Miscellaneous Business and Communications**

- 1. Pre-Application Discussions**
- 2. Communications**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**

Regarding the upcoming joint Planning Board-Commission meeting agenda, Board comment was as follows:

- The Board was seeking insight as to whether there was any interest in studying potential limitations of the on-street dining decks in terms of numbers, density, or location.

- A map of all on-street dining decks in the City, with the number of tables and chairs, should be provided.
- Staff should clarify whether there might be areas that could benefit from limitations of on-street dining decks.
- Concerns about on-street dining decks fragmenting parking were also raised.
- It should be explained that staff hopes to issue an RFP for the zoning ordinance update process in July 2025, and to have responses in August 2025.
- It might be appropriate to revisit the outdoor dining requirements within the bistro ordinance.

**5. Action List**

**6. Other Business**

**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 adjourned at 8:47 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist