



**AGENDA**  
**REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD**  
**WEDNESDAY JUNE 11, 2025 – 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 **May 28, 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. **168 W. Maple – Teuta – Final Site Plan & Design Review Request for New Outdoor Dining Facility in W. Maple Right-of-Way.**
  - 2. **295 Elm – Forest Townhomes – Request for Re-Approval of Expired Final Site Plan & Design Review Approval for Attached Single-Family Townhomes.**
  - 3. **283 Hamilton Row – Marrow – Final Site Plan & Design Review Request for New Outdoor Dining Facility in Hamilton Row Right-of-Way.**
- K.** Study Session
  - 1. **Impervious Surface, Open Space & Lot Coverage – PUBLIC HEARING**
- L.** Miscellaneous Business and Communications:
  - 1. Pre-Application Discussions
  - 2. Communications
    - i. **Project Updates**
    - ii. **Joint Meeting – June 16, 2025**
    - iii. **Royal Oak Master Plan Adoption Notice**
  - 3. Administrative Approval Correspondence
    - i. **May 23, 2025 – June 6, 2025**
  - 4. Draft Agenda – **June 25, 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) 644-3405 (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).