

City Of Birmingham
Regular Meeting Of The Planning Board
June 11, 2025
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on June 11, 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, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Duncan Currie (not voting), Nasseem Ramin (not voting)

Absent: Student Representatives Carter Anderson, Olivia Betanzos

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

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

06-38-25

Motion by Share

Seconded by Williams to move approval of May 28, 2025 with the two corrections noted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Koseck, Jeffares, 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

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**

CP Blizinski presented the item and answered informational questions from the Board.

Board comment was as follows:

- These plans are lacking sufficient information, including information about dimensions, furniture, the parking layout, Dick O'Dow's outdoor dining, and other items. All of this information should be added.
- Moving the ADA space would result in conflict with the Public Right-of-Way Accessibility Guidelines, unless the applicant paid to move the ADA space when its outdoor dining deck was installed and removed every year.
- The lack of comment from the City Engineer was troubling.
- It also was questionable whether accessible spaces should be moved to accommodate dining decks at all.
- Given that the road has been narrowed and the sidewalks expanded along Maple, it would be more appropriate to locate the outdoor dining on the sidewalk. There would still be more than adequate clear space for pedestrians. It would also be less expensive for the applicant, and possibly preferable for customers.
- The applicant should work with staff to ensure any updated plans have all required information.
- The applicant's proposal of relocating the dining deck in the next parking space over could be explored. It would require the approval of the neighboring property owner, in this case, per the ordinance.
- The Planning Board was supportive of Teuta, and would like to find plans that would be mutually beneficial.

A representative for Teuta spoke on behalf of the request.

06-39-25

Motion by Williams

Seconded by Koseck to postpone consideration of the 168 W. Maple, Teuta, Final Site Plan & Design Review request.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

2. 295 Elm – Forest Townhomes – Request for Re-Approval of Expired Final Site Plan & Design Review Approval for Attached Single-Family Townhomes

CP Blizinski presented the item. John Marusich, architect, was present on behalf of the request. Both answered informational questions from the Board.

06-40-25

Motion by Williams

Seconded by Boyle to adopt the findings of the Planning Department in the report date June 11, 2025 related to the approval criteria outlined in Article 7, Section 7.27

of the Zoning Ordinance and approve the Final Site Plan for 295 Elm St. – Forest Townhomes – with the following conditions:

- 1. The applicant must comply with the requests of all City Departments.**

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

3. 283 Hamilton Row – Marrow – Final Site Plan & Design Review Request for New Outdoor Dining Facility in Hamilton Row Right-of-Way.

PD Dupuis presented the item. Ping Ho, owner, and Pauline Knighton-Prueter, VP of Operations, were present on behalf of the request. All answered informational questions from the Board.

Board comment was as follows:

- The proposal would extend beyond one parking space, into the non-parking X space to the east. This may make it inappropriately challenging for any driver trying to park in the next parking space to the east.
- If the applicant were willing to forego using the non-parking X space to the east, the table and chairs proposed for that area could be moved to an appropriate sidewalk location.
- The Board would be amenable to approving the outdoor dining in the parking space presently, and allowing the moved furniture from the non-parking X space to be administratively approved.
- The applicant should be mindful of the grade changes.

06-41-25

Motion by Share

Seconded by Williams to adopt the findings of the Planning Department in the report dated June 11, 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 283 Hamilton Row – Marrow – subject to the following conditions:

- 1. The applicant revise the deck to eliminate the easternmost four-top table and the reduction of the deck accordingly;**
- 2. To the extent that any portion of the deck extends beyond the facade of the Marrow storefront, the applicant demonstrates the approval of the owner of the adjacent property;**
- 3. The applicant is authorized to seek administrative approval from the Planning Department of additional tables and chairs in compliance with the ordinance, either in the furnishing zone or adjacent to the building facade;**
- 4. The applicant must submit and maintain a valid outdoor dining permit; and,**
- 5. The applicant must comply with the requests of all City Departments.**

Board comments were as follows:

- **The drawings and submission were excellent.**

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

K. Study Session

1. Impervious Surface, Open Space & Lot Coverage – PUBLIC HEARING

PD Dupuis presented the item. There was no public question or comment.

Board comment was as follows:

- The language seemed to reflect the Board’s feedback.
- This matter was raised by a former Board member. There was hope expressed that these changes were more in-line with what said Board member had hoped to address in raising the issue.
- While these changes were not perfect, they would increase opportunities for low-impact design within the City. The changes would also bring the City’s practices further into alignment with national stormwater management practices.

06-42-25

Motion by Williams

Seconded by Share for the Planning Board to recommend that the City Commission approve the proposed ordinance amendments to Article 4, Section 4.30, Open Space Standards, to add Additional Open Space Standards for single-family residential zoned properties, Article 4, Section 4.31, Open Space Standards, to modify the Paved Surface Limitations in the R1, R1A, R2 and R3 Zoning Districts, and Article 9, Section 9.02, Definitions, to modify the definition for Impervious Surface.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

L. Miscellaneous Business and Communications

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

The Board approved of the proposed agenda for the upcoming joint Planning Board-City Commission meeting.

5. Action List

6. Other Business

The Board briefly discussed project updates and City street tree policy.

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