

City Of Birmingham
Regular Meeting Of The Planning Board
June 25, 2025
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on June 25, 2025. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice Chair Bryan Williams; Board Members Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Duncan Currie; Student Representative Carter Anderson

Absent: Board Members Robin Boyle, Stuart Jeffares; Alternate Board Member Nasseem Ramin; Student Representative Olivia Betanzos

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of June 11, 2025

06-43-25

Motion by Share

Seconded by Williams to move approval of the minutes of the regular meeting of June 11, 2025.

Motion carried, 6-0.

VOICE VOTE

Yeas: Currie, Koseck, Williams, Clein, Whipple-Boyce, Share

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.**

The Chair clarified the reason for the previous month's postponement of the item. The Chair then explained that another request for postponement of today's hearing had been received and reviewed by the City Attorney.

It was noted that the City Attorney did not recommend a further postponement on the basis of the second request.

The Chair then noted the belated submission of a letter and an engineering report by the applicant and their counsel. Due to the belated submission, it was noted that the item would be postponed until the Board, staff, and the public had adequate time to review the submission.

Patrick Howe, attorney for the applicant, and Doraid Markus, applicant, spoke on behalf of the request.

06-44-25

Motion by Williams

Seconded by Whipple-Boyce to postpone consideration of 479 S. Old Woodward – Birmingham Towers request for special land use permit, and also request for final site plan and design review to July 23, 2025.

Board comment was as follows:

- **The applicant could be afforded the opportunity to withdraw the report entirely, with no opportunity for future review, since the applicant had counsel present. This should not present due process concerns.**
- **Residents that are concerned about the existing building construction need more clarity from staff on where to direct those concerns.**

Public Comment

Kate McNevin supported the postponement, supported more involvement from other City Boards and departments, and commented frustration at the need to postpone.

Sam McKnight supported a rejection of the untimely submission, commented regarding a petition, commented regarding the approximately 40 residents present, and commented regarding the review process for this item.

Staff answered an informational question from Bill Kolb.

Larry Rockind opposed the postponement.

Mr. Howe commented that the letter and report were forwarded to the Board as a courtesy, that it was the applicant's intent to go over the information in detail, that there was no intent to disrespect the City, and that there seemed to be some inconsistency in how documents submitted close to a meeting were handled.

Motion carried, 5-1.

VOICE VOTE

Yeas: Currie, Koseck, Williams, Clein, Whipple-Boyce
Nays: Share

J. Site Plan & Design Reviews

- 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.**

Postponed per Motion 06-44-25.

K. Study Session

L. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
 - i. 35001 Woodward**

Kevin Biddison, architect, spoke on behalf of the applicant.

There was Board consensus that the applicant, staff, and relevant consultants should determine whether the project's early submittals and Community Impact Study were still adequately reflective of the amended proposal.

- 2. Communications**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**
- 5. Action List**
- 6. Other Business**

At Commission request, the Board would study how the ordinance treats outdoor dining location approvals in the future.

M. Planning Division Action Items

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

The Board discussed the RFP process for the ordinance update process. Board comments were as follows:

- Staff should clarify what the Board has said needs to be corrected from the 2040 Plan.
- The Board would benefit from a written summary explaining what the Board is and is not attempting to do with the RFP.
- This document would also benefit the RFP process, and the public's understanding.
- The information for the July 9, 2025 meeting should link to the 2040 Plan for the public's benefit.
- If there are items to be studied before an RFP is written, that should occur before a consultant is hired.
- The RFP should explain the scoring criteria and interview process.
- The Board might also discuss possible recommendations for improvements for the Commission's interview process.

N. Adjournment

No further business being evident, the meeting adjourned at 8:27 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

APPROVED