

City Of Birmingham
Regular Meeting Of The Planning Board
September 10, 2025
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 10, 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, Bert Koseck, Daniel Share; Alternate Board Member Duncan Currie

Absent: Board Member Stuart Jeffares, Janelle Whipple-Boyce; Alternate Board Member Nasseem Ramin; Student Representatives Carter Anderson, Olivia Betanzos

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

B. Approval Of The Minutes Of The Regular Planning Board Meetings of August 13 and September 10, 2025

09-54-25

Motion by Share

Seconded by Williams to approve the minutes of August 13, 2025 as presented.

Motion carried, 6-0.

VOICE VOTE

Yeas: Currie, Share, Koseck, Boyle, Williams, Clein

Nays: None

09-55-25

Motion by Share

Seconded by Williams to move the approval of the minutes of September 10, 2025 as presented.

Motion carried, 6-0.

VOICE VOTE

Yeas: Currie, Share, Koseck, Boyle, Williams, Clein

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. 36977 Woodward – Request for Preliminary Site Plan Review for new 3-story commercial building.

PD Dupuis reviewed the item and answered informational questions from the Commission.

The applicant team spoke on behalf of the item.

Board members raised the following points during discussion:

- These plans were generally attractive and beneficial to the context.
- All environmental-related site information, including the restrictive covenant, environmental permits, phased environmental studies, and any environmental remediation plans must be supplied to the City's Engineering Department.
- Manresa is a retreat house, not a cemetery.
- The barrier-free space within the parking lot should be moved south closer to an entrance. It could be designed near the peninsula so that trees do not have to be added to a parking lot.
- There were differing opinions as to whether some kind of hardening near the roadway to protect pedestrians and/or the building from vehicles would be worth considering.
- It will be important to add something to discourage vehicles from entering and exiting this parking lot via the adjacent alley.
- A plaza at the corner to engage pedestrians at the sidewalk would be welcome.
- As far as the frontage, the plans would be acceptable from a planning perspective as long as the site has appropriate landscaping and screening. It might be difficult to mitigate the need for a variance on the frontage. This is an unusual site.
- The height should be brought into compliance with the ordinance. An entrance should be located at the front of the building in order to comply with the ordinance.
- Landscape islands are likely not necessary for this set of plans, because the intent is to break up large expanses and the applicant has done that sufficiently.
- While the applicant will need to work with MDOT about the design of the drive approach, the pedestrian experience should be prioritized to the greatest extent possible.
- This site could emulate aspects of 35975 Woodward's canopy and a parking lot.
- The blank wall can be addressed at the next review of this site.
- This is one of the most important sites in Birmingham, the tower element is attractive and should be retained if possible, and the presentation was well done.

09-56-25

Motion by Williams

Seconded by Koseck to approve the Preliminary Site Plan for 36799 Woodward Ave with the following conditions:

- 1. Modify the site plan so that at least 75% of the street frontage consists of building façade located within 0–5 feet of the front lot line, or obtain a variance from the Board of Zoning Appeals;**
- 2. Lower the overall building height to no more than 42 feet, in accordance with ordinance requirements;**
- 3. Modify the site plan to include a main entrance on at least one street front, or obtain a variance from the Board of Zoning Appeals;**
- 4. Comply with all recommendations contained in this report to the full extent and level of detail contained in the Planning Department report;**
- 5. Comply with the requests of all City Departments; and,**
- 6. A redesign of the parking areas at the west side of the building such that entrance to and from the parking area from the alley be restricted.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Currie, Share, Koseck, Boyle, Williams, Clein

Nays: None

K. Study Session

1. Zoning Ordinance Update

PD Dupuis presented the item and answered informational questions from the Board.

Board members raised the following points during discussion:

- An electronic copy of the RFP should be provided to the Board.
- There may be some lessons learned from the recent Senior/Recreational Center project that can help guide this process.
- A legal review of the submittals should occur early in the process and the Commission's participation in the process should be clarified.
- It is most appropriate for the Planning Board to review the replies to the RFP and to make a recommendation to the Commission subsequently.

L. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
- 2. Communications**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**
- 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 8:53 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

APPROVED