

City of Birmingham
Regular Meeting Of The Planning Board
November 12, 2025
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on November 12, 2025. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Vice Chair Bryan Williams; Board Members Robin Boyle, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Duncan Currie, Nasseem Ramin

Absent: Chair Scott Clein; Board Member Stuart Jeffares, Bert Koseck; 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 October 22, 2025

11-60-25

Motion by Share

Seconded by Whipple-Boyce approval of the minutes of October 22, 2025 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

C. Chair's Comments

The Vice 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

K. Study Session

1. Zoning Ordinance Update Project – Firm Interviews

The Vice Chair and PD Dupuis explained the interview process. PD Dupuis answered informational questions. It was noted that each team would have equal time for their presentations, and that no team would be in the room during another team's interview. Teams were interviewed in the following order: Kendig Keast, Houseal Levine, Giffels Webster, McKenna.

Board members discussed the following points after the interviews:

- Selecting a team for a zoning ordinance update is important, and should not be rushed. The aim should be to make a recommendation to the Commission after the Board's next meeting.
- Updating a zoning ordinance is a technical process. The Board should likely recommend only one team to the Commission for consideration, and should explain why. Recommending more than one team could introduce unnecessary confusion.
- The Board requests feedback on the interviews from the City Manager, and also seeks feedback from staff members in other departments. The Board would also welcome feedback on the interviews from community members.
- All feedback received would be considered as part of the Board's selection process.
- Each team seemed to offer something of value.
- The Board received supplemental information during the meeting that should be reviewed more fully.
- Board members earned thanks for their engaged participation the interview process.

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 10:10 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist