



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY DECEMBER 10, 2025 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **November 12, 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
- K.** Study Session
 - 1. **Zoning Ordinance Update Project – Consultant Selection**
- L.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - i. **34952 Woodward**
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **November 7, 2025 – December 5, 2025**
 - 4. Draft Agenda – **January 14, 2026**
 - 5. Action List – **2025/2026**
 - 6. Other Business
- M.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- N.** Adjournment

*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

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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



MEMORANDUM

Planning Department

DATE: December 10, 2025

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Zoning Ordinance Update – Consultant Recommendation

On October 22, 2025 ([Agenda](#) – [Minutes](#)), the Planning Board reviewed six proposals received in response to the City’s Request for Proposals for a comprehensive Zoning Ordinance Update project. The Planning Board ultimately selected four consultant teams to interview at their next regular meeting.

On November 12, 2025 ([Agenda](#)), the Planning Board performed interviews of the four consultants. After some consideration, the Planning Board elected to postpone a decision on recommendations to the Commission until their next meeting to allow time to consider the results of the interviews in context with the RFP responses and other related issues.

At this time, the Planning Department is requesting that the Planning Board make a recommendation of one consultant team to the City Commission for consideration at their next available meeting. The decision may consider the RFP responses, interviews, staff opinion, or other related issues.

Sample Motion Language

The Planning Board recommends that the City Commission select _____ for the purposes of performing a comprehensive Zoning Ordinance Update for the City in accordance with the specifications contained within _____’s response to the City’s Request for Proposals.



MEMORANDUM

Planning Department

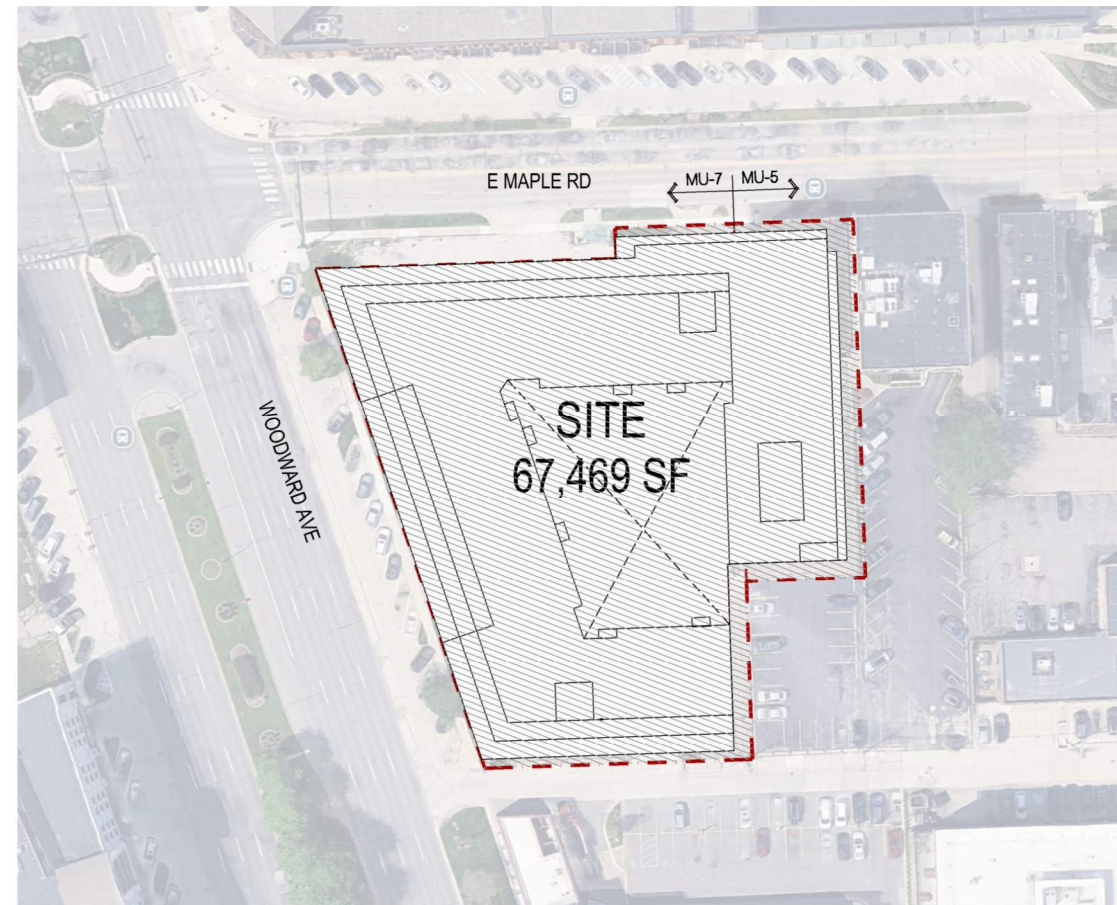
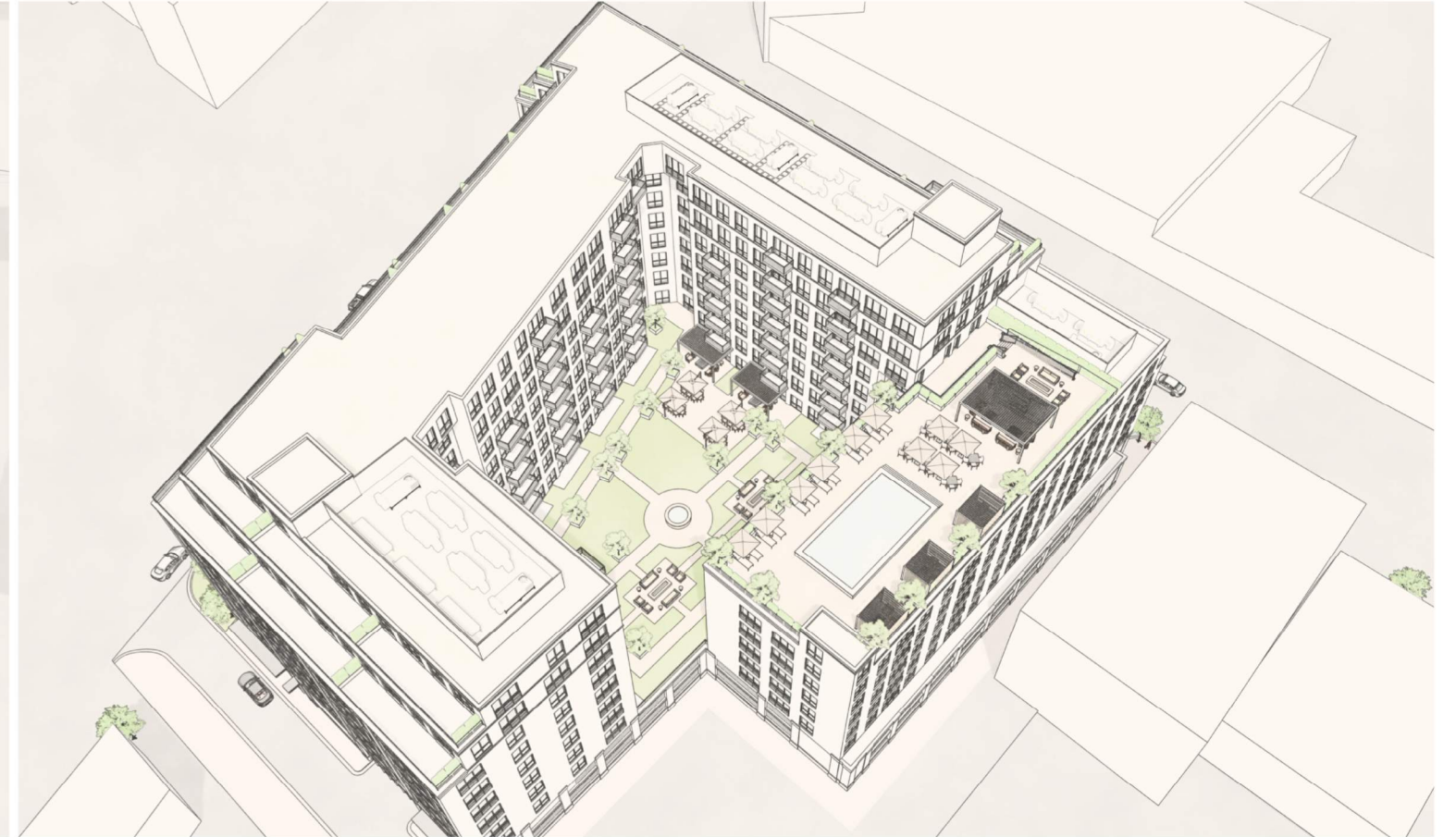
DATE: December 10, 2025

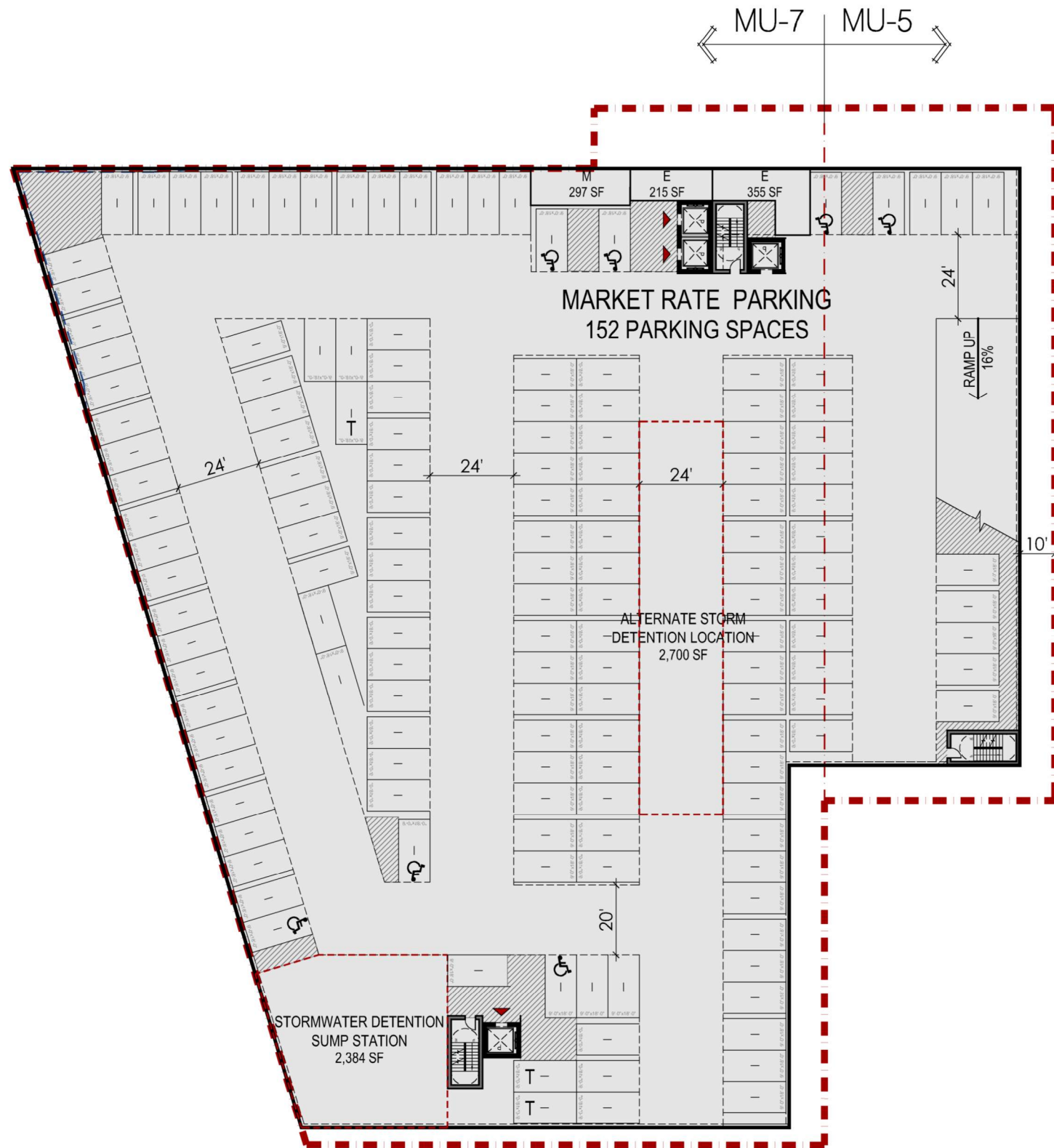
TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 34952 Woodward – Pre-Application Discussion

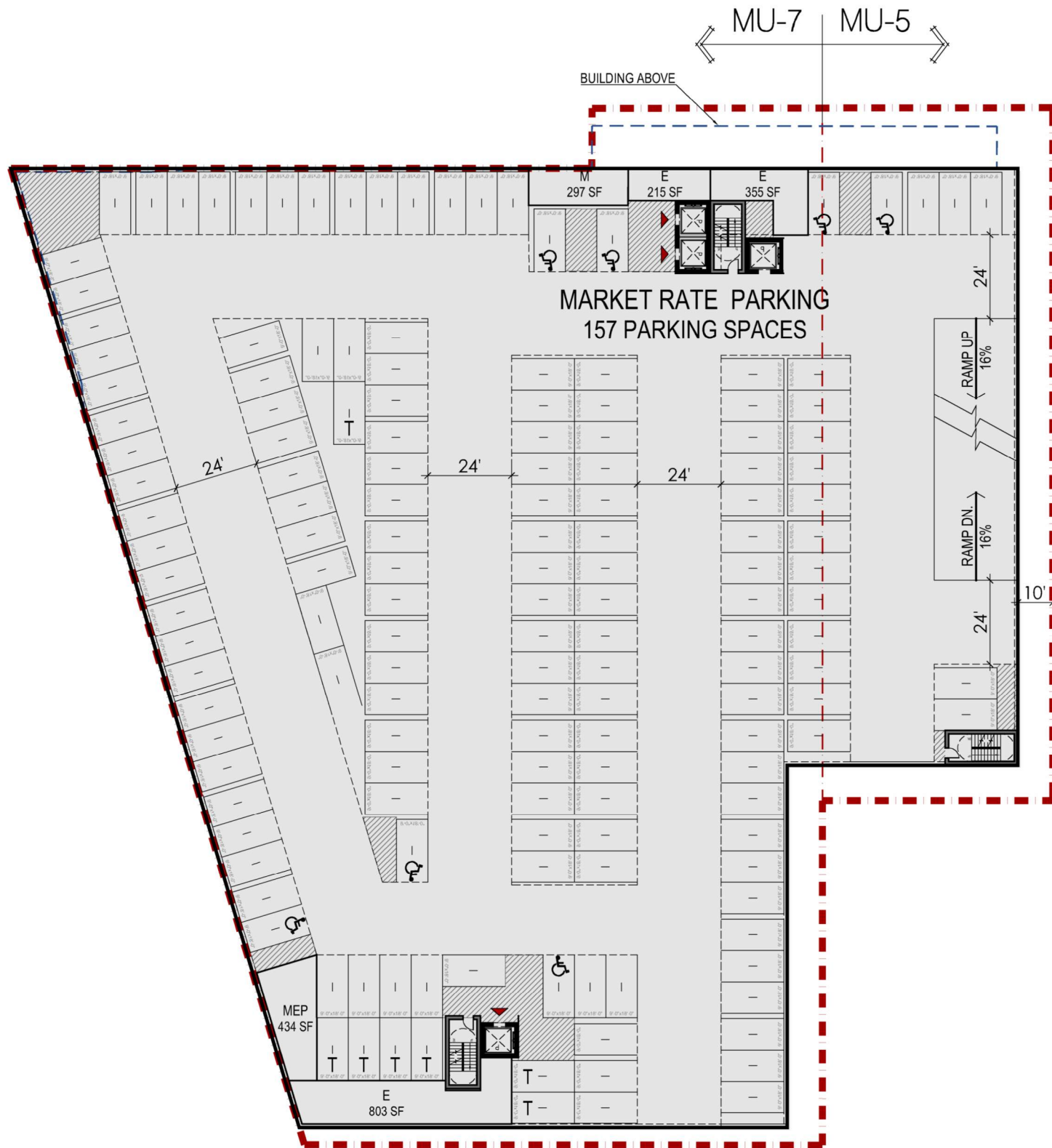
A pre-application discussion has been requested to gather feedback from the Planning Board on a proposal for a new 9-story building in the current Triangle District of Birmingham. The site was the subject of site plan review for another development in the recent past, which did not come to fruition. At this time, a new development entity is making preparations to submit for site plan review. Any feedback provided by the Planning Board is intended to be used to improve the request as well as to provide the Planning Board with a preview of the proposal.





- LEGEND
- LOBBY
 - AMENITY
 - RETAIL
 - PARKING
 - MARKET RATE UNIT
 - CONDO UNIT
 - MEP/STORAGE
 - GREEN AREA

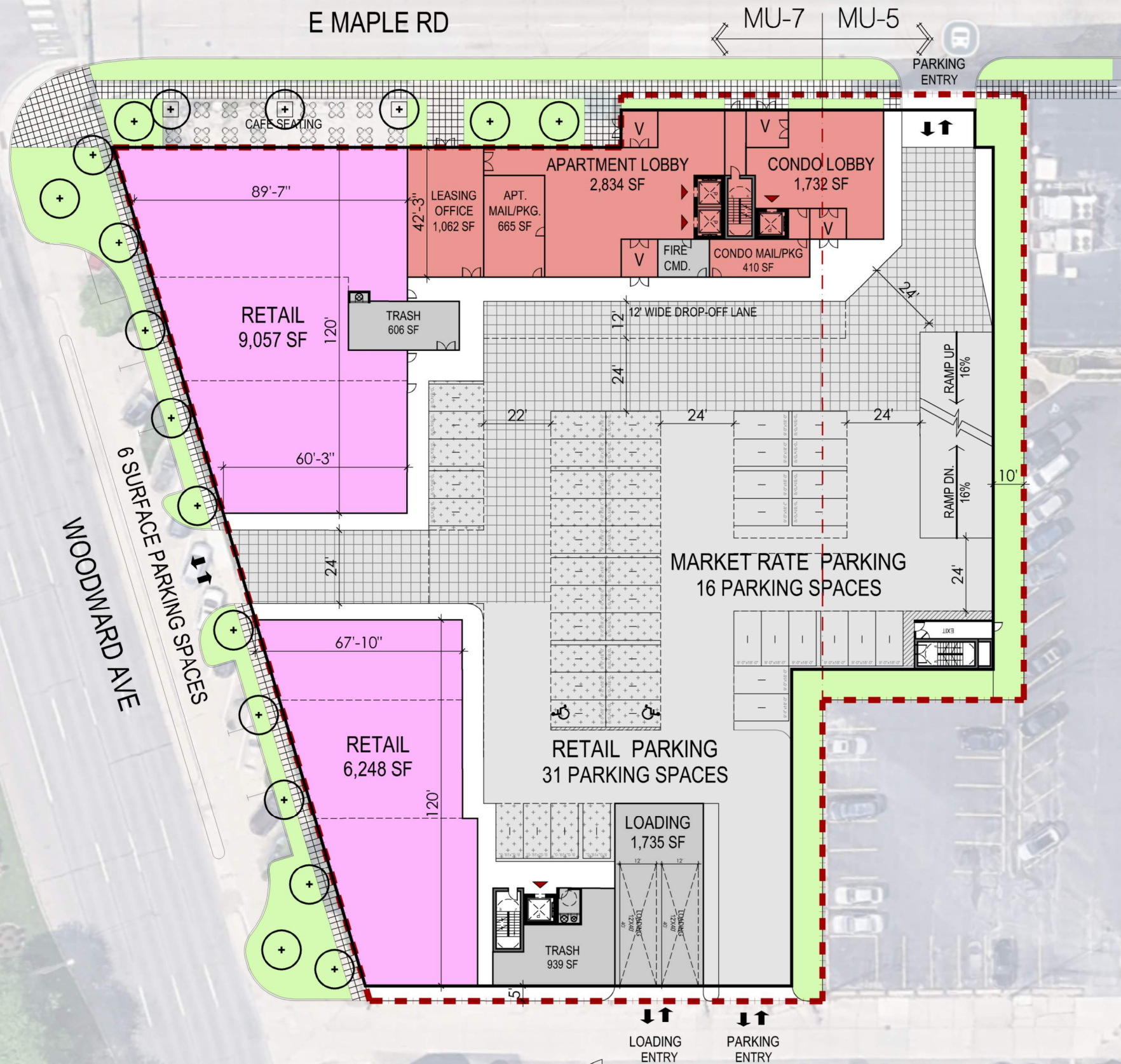
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BUILDING AREA:	61,034 SF
STORMWATER/SUMP STATION	2,384 SF
MEP:	867 SF
PARKING/ SERVICES:	57,783 SF
TOTAL PARKING:	152 SPACES
STANDARD PARKING	142 SPACES
HANDICAP PARKING	7 SPACES
T PARKING	3 SPACES



LEGEND

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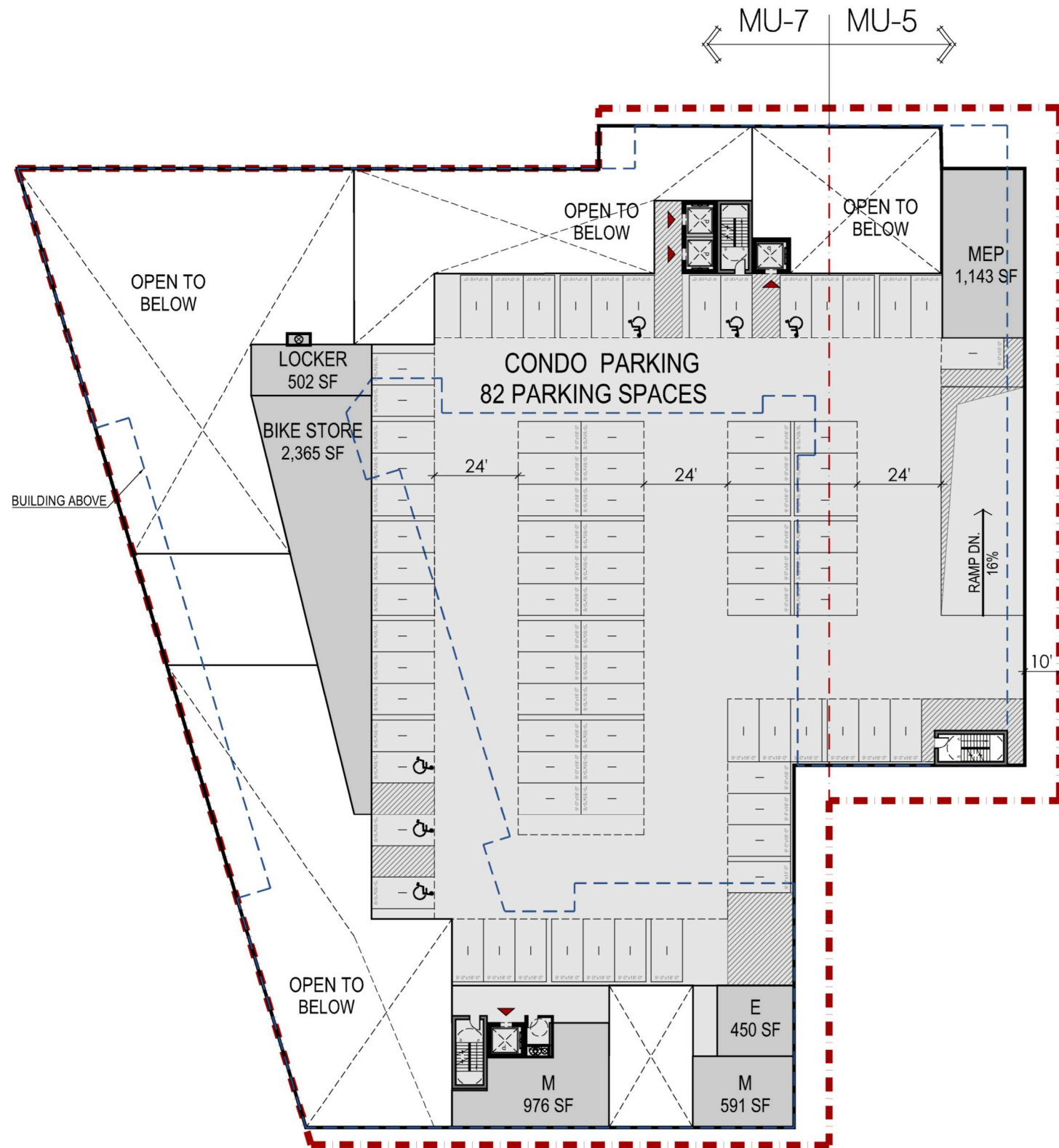
BASEMENT 1	
BUILDING AREA:	61,034 SF
MEP:	2,104 SF
PARKING/ SERVICES:	58,930 SF
TOTAL PARKING:	157 SPACES
STANDARD PARKING	143 SPACES
HANDICAP PARKING	7 SPACES
T PARKING	7 SPACES



LEGEND

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GROUND LEVEL	
BUILDING AREA:	62,460 SF
MEP:	- SF
TRASH/LOADING:	3,280 SF
RETAIL :	15,305 SF
LOBBY/LEASING:	6,703 SF
PARKING/ SERVICES:	25,634 SF
TOTAL PARKING:	53 SPACES
SURFACE PARKING	6 SPACES
MARKET RATE PARKING	16 SPACES
HANDICAP PARKING	2 SPACES
RETAIL PARKING	29 SPACES



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LEVEL MEZZANINE	
BUILDING AREA:	40,514 SF
MEP:	6,027 SF
PARKING/ SERVICES:	34,487 SF
TOTAL PARKING:	82 SPACES
STANDARD PARKING	76 SPACES
HANDICAP PARKING	6 SPACES
COMPACT PARKING	- SPACES



LEGEND

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LEVEL 2	
BUILDING AREA:	45,924 SF
MEP:	1,092 SF
AMENITY:	8,822 SF
GROSS RES. AREA:	36,010 SF
CIRCULATION:	5,748 SF
NET RES. AREA:	30,262 SF
UNIT COUNT:	28 UNITS



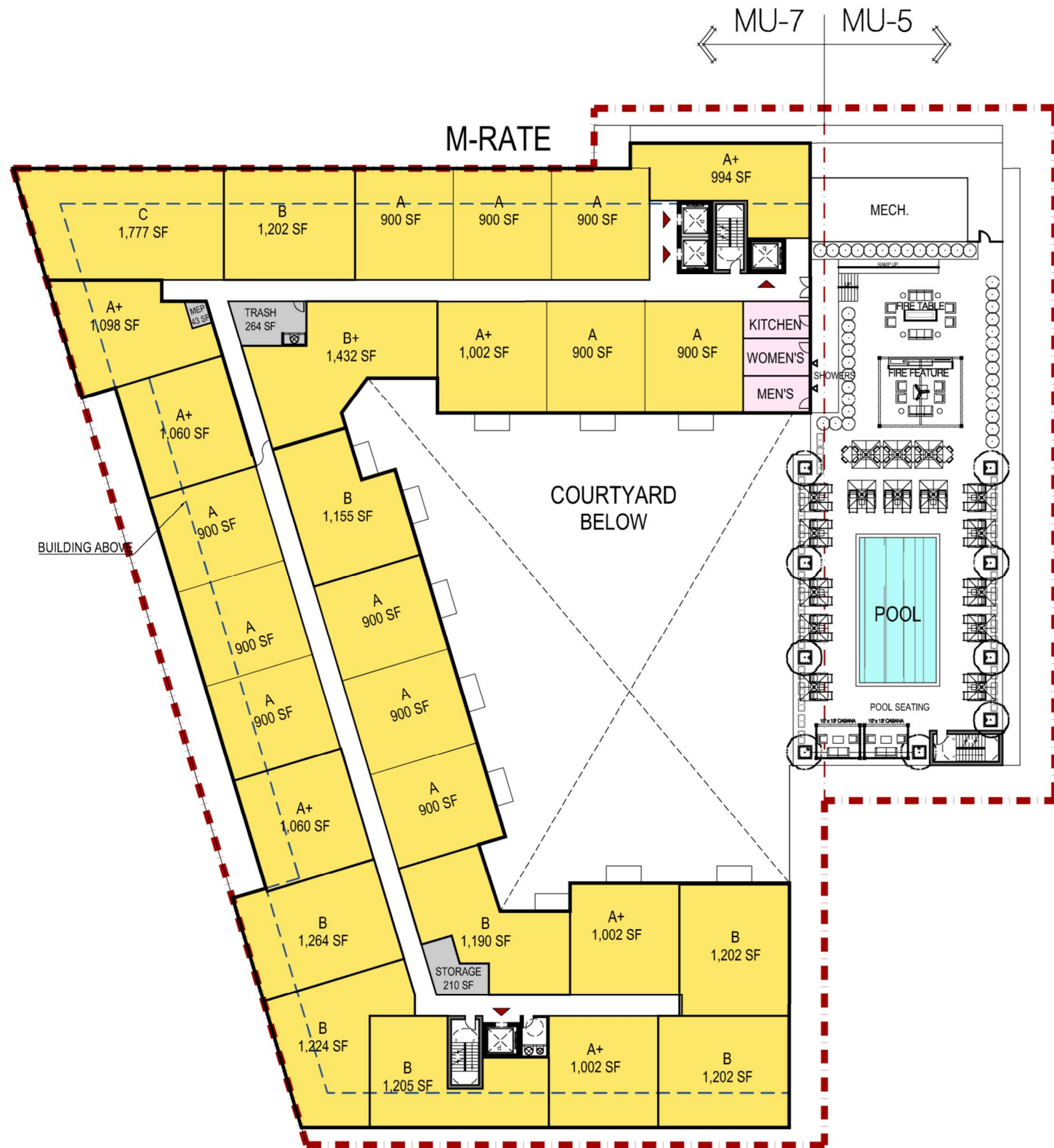
- LEGEND
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 - RETAIL
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 - GREEN AREA

LEVEL 3	
BUILDING AREA:	42,048 SF
MEP:	1,092 SF
GROSS RES. AREA:	40,956 SF
CIRCULATION:	5,337 SF
NET RES. AREA:	35,619 SF
UNIT COUNT:	33 UNITS



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 - CONDO UNIT
 - MEP/STORAGE
 - GREEN AREA

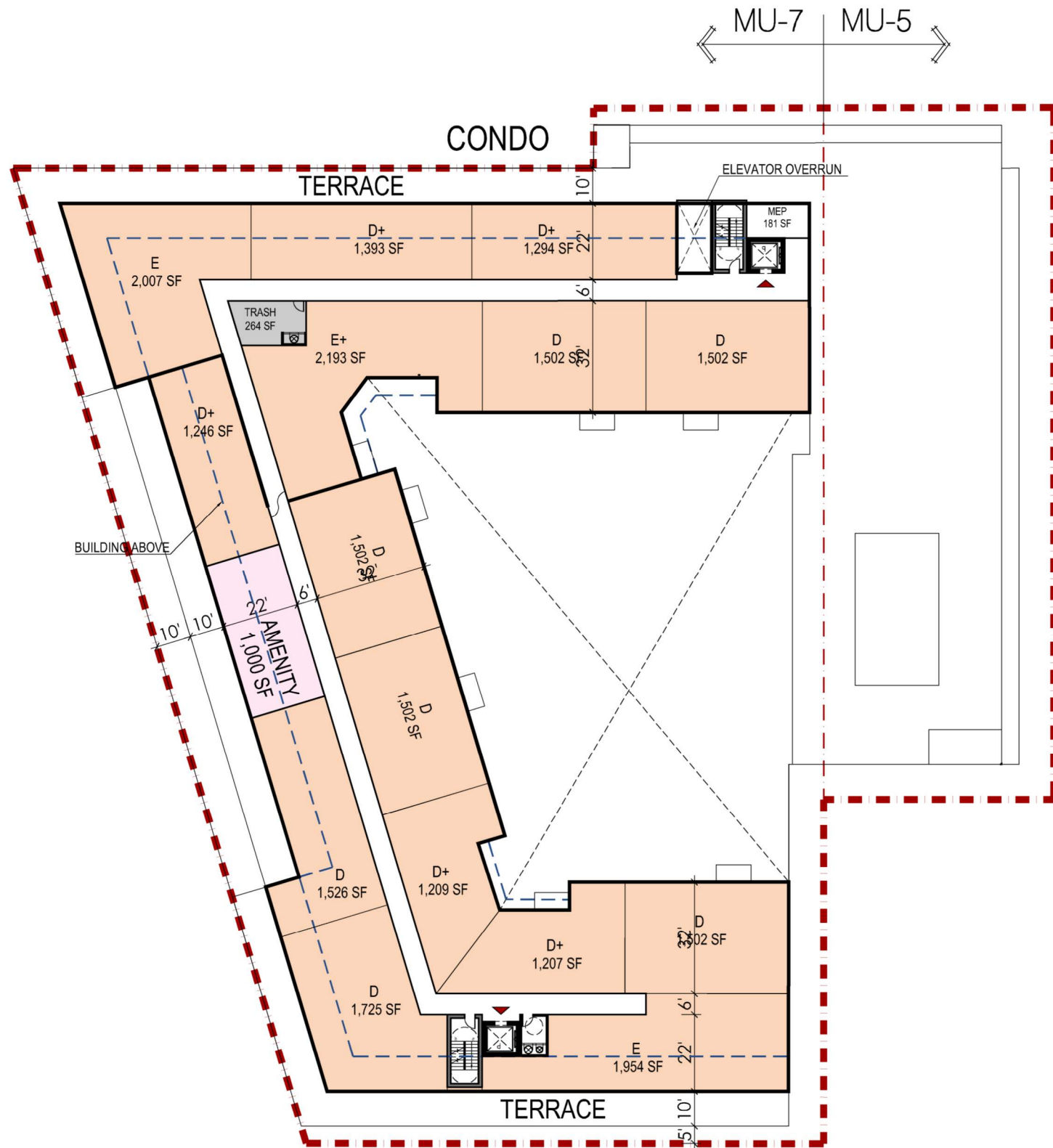
LEVELS 4-5 (2 LEVELS)	
BUILDING AREA:	45,924 SF
MEP:	1,092 SF
GROSS RES. AREA:	44,832 SF
CIRCULATION:	5,404 SF
NET RES. AREA:	39,428 SF
UNIT COUNT:	36 UNITS



LEGEND

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- CONDO UNIT
- MEP/STORAGE
- GREEN AREA

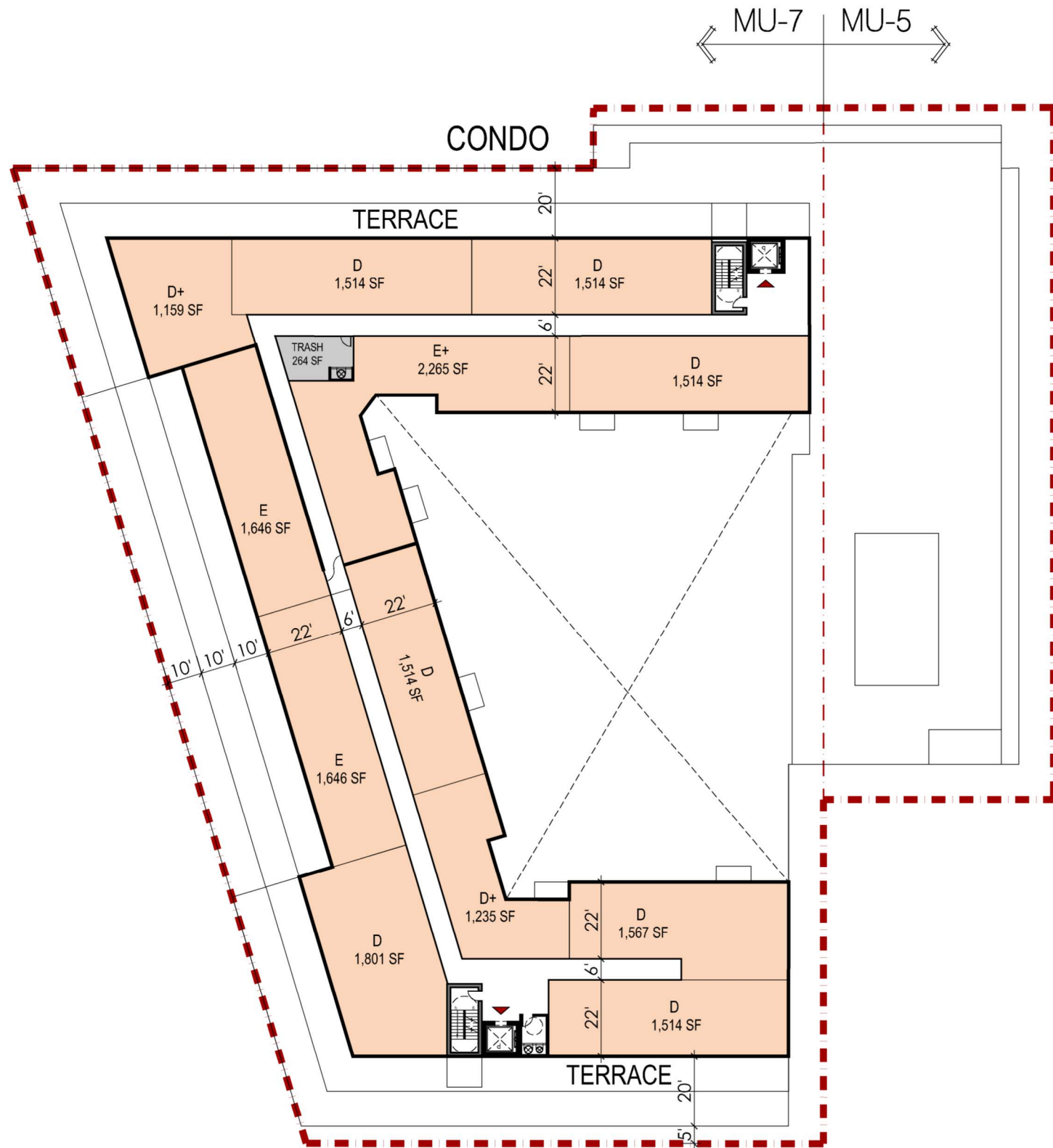
LEVEL 7	
BUILDING AREA:	35,208 SF
MEP:	517 SF
AMENITY:	618 SF
GROSS RES. AREA:	34,073 SF
CIRCULATION:	4,097 SF
NET RES. AREA:	29,976 SF
UNIT COUNT:	28 UNITS



LEGEND

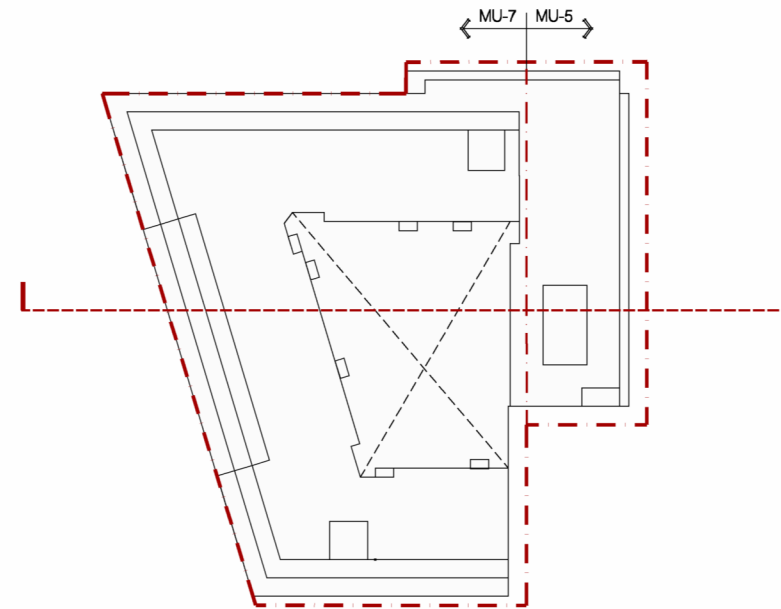
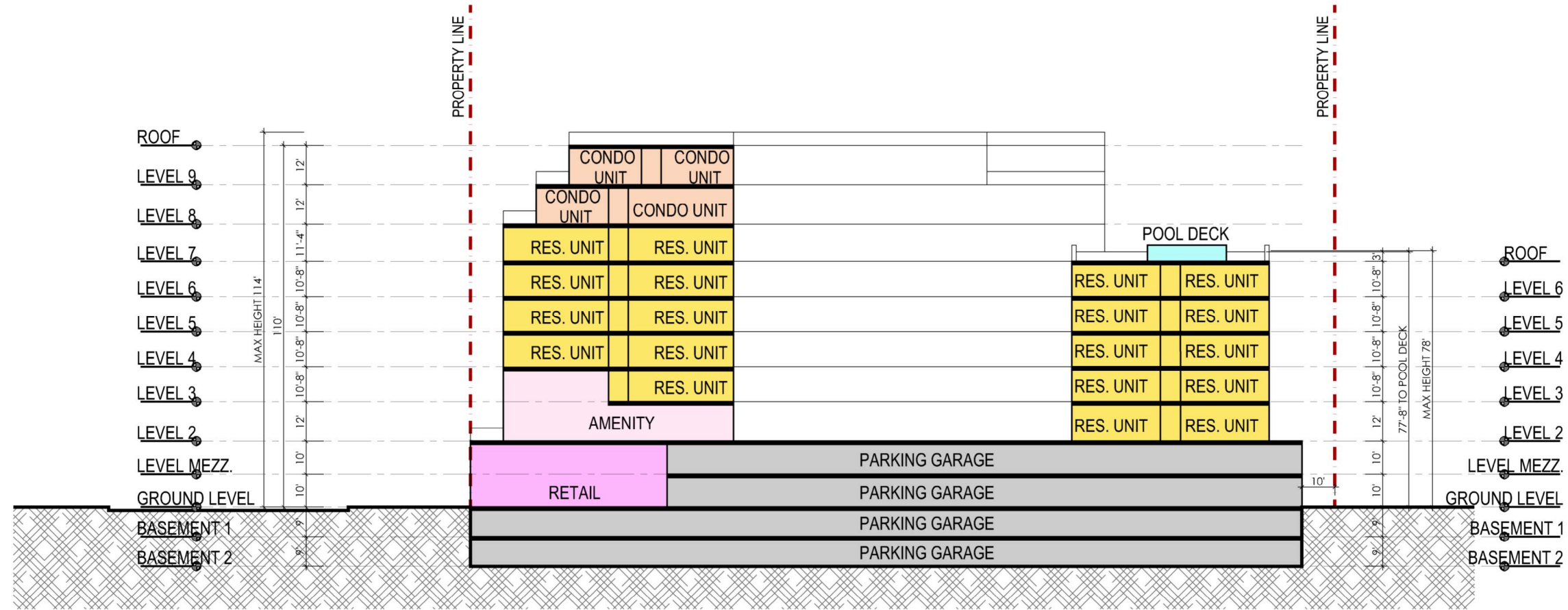
- LOBBY
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LEVEL 8	
BUILDING AREA:	28,491 SF
MEP:	445 SF
AMENITY:	1,000 SF
GROSS RES. AREA:	27,046 SF
CIRCULATION:	3,783 SF
NET RES. AREA:	23,263 SF
UNIT COUNT:	15 UNITS



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 - GREEN AREA

LEVEL 9	
BUILDING AREA:	22,911 SF
MEP:	264 SF
GROSS RES. AREA:	22,647 SF
CIRCULATION:	3,770 SF
NET RES. AREA:	18,877 SF
UNIT COUNT:	12 UNITS

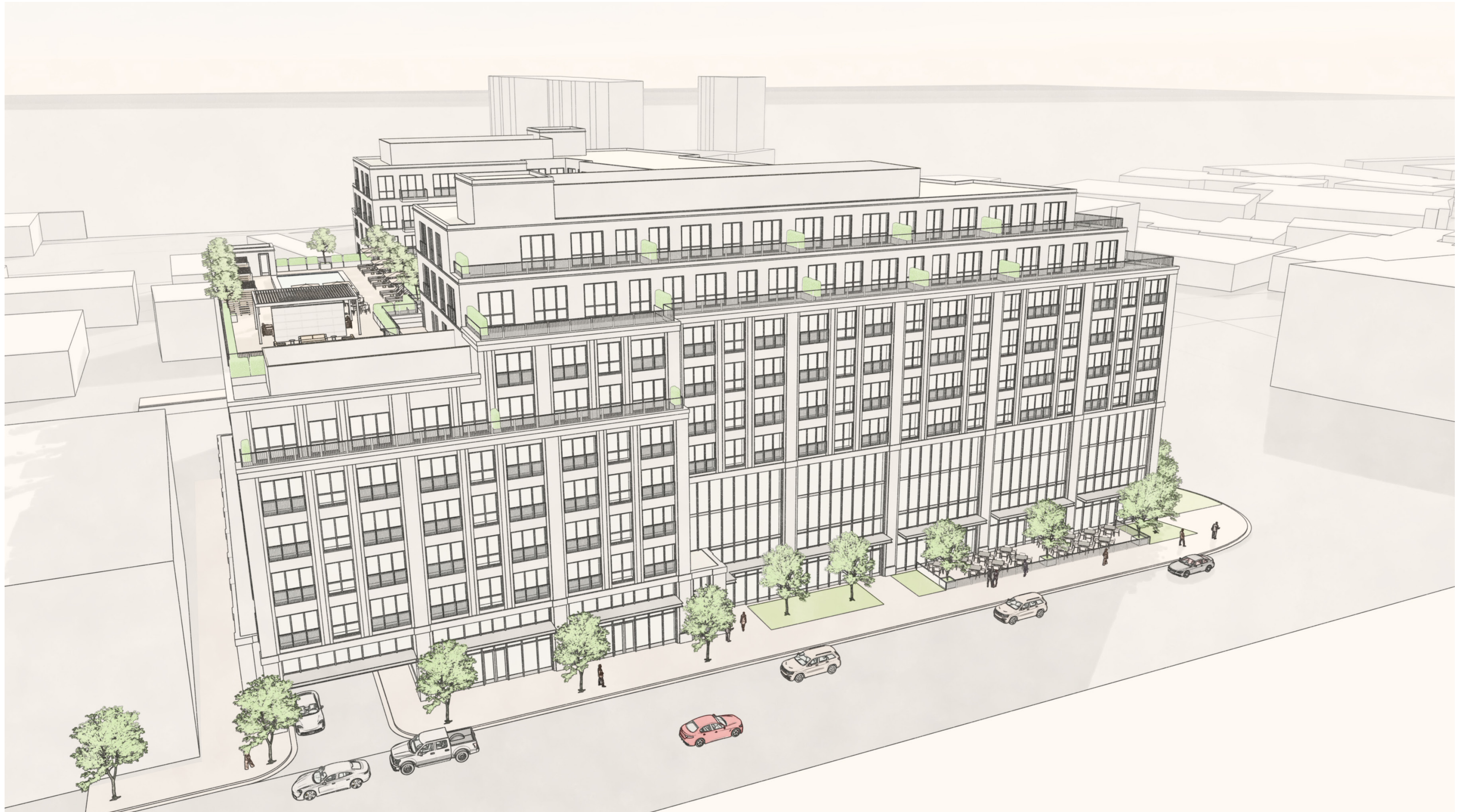




*Renderings are for illustration purposes only



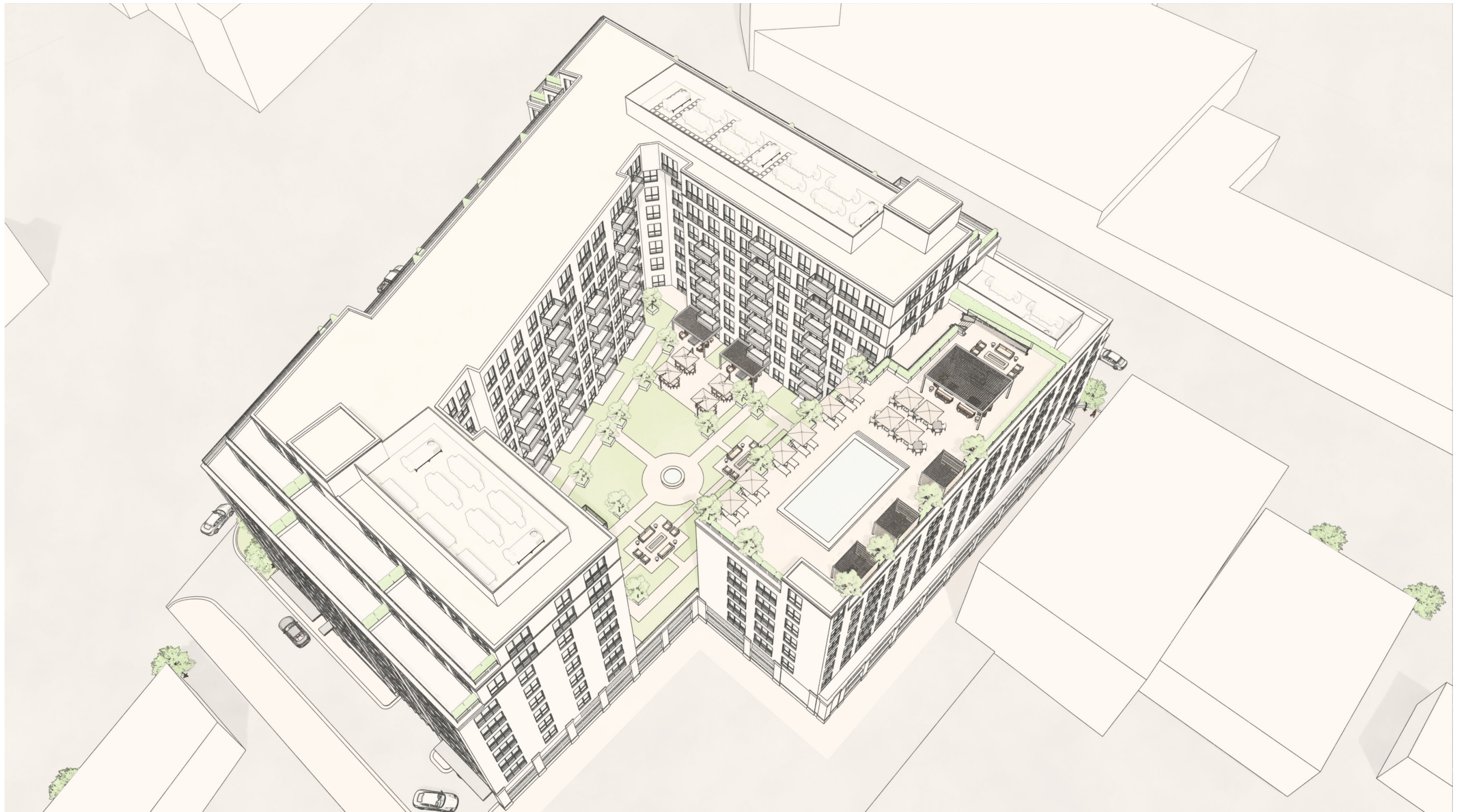
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MEMORANDUM

Planning Department

DATE: December 10, 2025

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Project Updates & Information

The following report contains the most recent updates on projects that have completed by the Planning Board and are on to the next steps of approval. In addition, other significant development-related projects that have been reviewed or embarked upon by boards/commissions such as the Historic District Commission, Design Review Board, Multi-Modal Transportation Board, or similar bodies have been included for reference as well.

Site Plan & Design Reviews

- 2159 E. Lincoln – Lincoln Yard – Temporary Certificate of Occupancy has been issued
- 35001 Woodward – Land lease executed by City Commission/design development, site plan extension granted on April 23, 2025
- 239 N Old Woodward – Bloom Bistro – Under construction
- 300 S. Old Woodward – Restoration Hardware – Under construction – Inspections
- 243 Merrill – La Strada – Final inspections
- 320 Martin – Birmingham Post Office – Construction
- 34350 Woodward – Fred Lavery Porsche – Permitting, site plan extension request granted on March 26, 2025.
- 479 S. Old Woodward – Birmingham Tower – Under construction
- 33866 Woodward – The Vault – Permitting
- 370 E. Brown – Under construction

City Commission

- 298 S. Old Woodward – Daxton – Public Hearing adjourned, awaiting submittals from Applicant.
- 36977 Woodward – InvestWise – Public hearing set for December 15, 2025.

Ordinance Amendments/Master Planning

- -

Non-Planning Board Projects

- 33680 Woodward – Petrucci Studio – Under construction, inspections.
- 138 W. Maple – Blakeslee Building – Façade renovations, construction.
- 106 S. Old Woodward – O’Neal Building – Façade renovations, construction

- Historic Preservation Master Plan – Final Draft Complete



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JANUARY 14, 2026 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **December 10, 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
- K.** Study Session
 - 1. **Zoning Ordinance Update**
- L.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **December 5, 2025 – January 9, 2026**
 - 4. Draft Agenda – **January 28, 2026**
 - 5. Action List – **2025/2026**
 - 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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AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JANUARY 28, 2026 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **January 14, 2026**
- 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
- K.** Study Session
 - 1. **Zoning Ordinance Update**
- L.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **January 9, 2026 – January 23, 2026**
 - 4. Draft Agenda – **February 11, 2026**
 - 5. Action List – **2025/2026**
 - 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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Planning Board Action List – 2025

Topic	General Goals	City Commission Directive?	2040 Plan	Quarter	Status	
					In Progress	Complete
Comprehensive Zoning Ordinance Update	Update the Zoning Ordinance based on recommendations of the 2040 Plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ongoing	<input type="checkbox"/>	<input type="checkbox"/>
Triangle District Bonus Height Requirements	Create a new list of bonus height provisions for the Triangle District	<input type="checkbox"/>	<input type="checkbox"/>	1 st (January-March)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impervious Surface, Open Space & Lot Coverage	Review and improve standards for impervious surfaces and ensure consistency with open space and lot coverage goals	<input type="checkbox"/>	<input type="checkbox"/>	1 st (January-March)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Project Review Process	Develop a comprehensive set of guidelines for the review of public development projects	<input type="checkbox"/>	<input type="checkbox"/>	2 nd (April-June)	<input type="checkbox"/>	<input type="checkbox"/>
“Create a Woodward Safety and Beautification Plan.”	Begin to address the Woodward divide.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 rd (July-September)	<input type="checkbox"/>	<input type="checkbox"/>
Ordinance Enforcement	Maintain a vibrant community.	<input type="checkbox"/>	<input type="checkbox"/>	4 th (October-December)	<input type="checkbox"/>	<input type="checkbox"/>