



Agenda
City Commission Joint Meeting
Monday, June 15, 2026 - 7:00 PM
851 S Eton St, Birmingham, MI 48009, Birmingham, MI
Birmingham Public Services Department

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Clinton Baller, Mayor

2. ROLL CALL

Alexandria Bingham, City Clerk

3. PUBLIC COMMENT

The City of Birmingham welcomes public comment limited at the Mayor's discretion to allow for an efficient meeting. The Commission will not participate in a question and answer session and will take no action on any item not appearing on the posted agenda. The public can also speak to agenda items as they occur when the presiding officer opens the floor to the public. When recognized by the presiding officer, state your name for the record, and direct all comments or questions to the presiding officer.

4. DISCUSSION TOPICS

A. Zoning Ordinance Update Project

B. Short Term Rentals

5. COMMUNICATIONS

6. ADJOURN

City boards and committees meet in person, and most have a virtual option available to the public. Members of the public may attend the City Commission meeting in person at Birmingham City Hall or attend virtually.

Link to Access Virtual Meeting: <https://zoom.us/j/655079760>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: **655 079 760**

City Hall is open to the public during regular business hours, Monday through Friday from 8 a.m. – 5 p.m. The Police Department lobby entrance on the east side of City Hall on Pierce Street operates as the after-hours public entrance.

Individuals requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street.

Persons who require mobility, visual, hearing, or other assistance for effective participation in this public meeting should contact the City Clerk's Office at (248) 530-1880, or (248) 644-3405 (TDD) at least one day

before the meeting to request help.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-3405 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964)



MEMORANDUM

Planning Department

DATE: June 15, 2026
TO: Jana Ecker, City Manager
FROM: Nick Dupuis, Planning Director
SUBJECT: Zoning Ordinance Update Project

INTRODUCTION:

[Chapter 82, Article 2, Section 82-33](#) of the Birmingham Code of Ordinances requires that joint meetings of the City Commission and of the Planning Board shall be held at least semi-annually, at a time designated by the mayor.

BACKGROUND:

On January 12, 2026 ([Agenda – Minutes](#)), the City Commission moved to select Houseal Lavigne for the purposes of performing a comprehensive Zoning Ordinance Update for the City in accordance with the specifications contained within Houseal Lavigne’s response to the City’s Request for Proposals.

Over the last 5 months, the Planning Department has been working with Houseal Lavigne and the Planning Board on the first 2 steps of the 7-step process: Project Initiation and Community Engagement. These two steps are critical enablers of the ensuing steps, and are vital in providing context to the project and shaping the critical local perspective that will ultimately be blended together with best practices and the recommendations of the Birmingham Plan 2040 to provide the City with its new ordinance language.

At this time, Houseal Lavigne has been diligently working on step 3 – Existing Zoning Ordinance Analysis and Preliminary Recommendations. It is at this step that the technical work begins to take shape, and will involve many conversations and meetings, as well as a strategic communications campaign to disseminate the information in a manner that is conducive to public engagement (meaning the use of plain language, recognizable issues, and perhaps graphics).

All the while, the Planning and Communications Departments have been maintaining the project website (www.bhamgov.org/zoningordinanceupdate) and have provided updates in the [April](#), [May](#), and [June](#) 2026 editions of the Around Town E-Newsletter, as well as the [Spring 2026](#) edition of the Birmingham Beat, which will continue on a regular basis.

Questions/Discussion:

- Does the City Commission have any feedback on the project thus far or any major considerations that they would like the Planning Board to consider in continuing this process?

LEGAL REVIEW:

N/A

FISCAL IMPACT:

N/A

SUSTAINABILITY:

N/A

DESIGN CONSIDERATIONS:

N/A

PUBLIC COMMUNICATIONS:

N/A

SUMMARY:

N/A

ATTACHMENTS:

None

SUGGESTED COMMISSION ACTION:

N/A



MEMORANDUM

Planning Department

DATE: June 15, 2026
TO: Jana Ecker, City Manager
FROM: Nick Dupuis, Planning Director
SUBJECT: Short Term Rentals

INTRODUCTION:

[Chapter 82, Article 2, Section 82-33](#) of the Birmingham Code of Ordinances requires that joint meetings of the City Commission and of the Planning Board shall be held at least semi-annually, at a time designated by the mayor.

BACKGROUND:

On April 27, 2026 ([Agenda – Video](#)), the City Commission moved to place a six-month moratorium on the specific activity of providing either a temporary or annual license for renting or leasing, or of offering possession or occupancy of a dwelling in the City of Birmingham for thirty (30) days or less in which the owner does not reside in that property, and offering the possession or occupancy to another who is not the legal owner of record pursuant to a written or oral agreement.

In addition, the City Commission directed the Planning Board to review the current general and zoning ordinances and determine if all rental premises should be regulated and controlled by the Birmingham Zoning Ordinance, including all necessary regulations to ensure the health, safety and welfare of Birmingham residents. The directive included a desire to review how best to protect the character and peace of the City's neighborhoods by determining if the City should, at the minimum, regulate and/or consider the following as a part of the Zoning Ordinance:

- Establish a minimum rental occupancy of thirty (30) days.
- Evaluate the impact of rental housing density.
- Provide key contacts online for community complaints and enforcement actions.
- Enforce behavior and nuisance rules with hosts being held responsible for noise, parking, and property maintenance.
- Establish inspection and enforcement protocols that carry penalties with fees for each complaint, and consequences that can lead to revoking licenses.
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The City Commission continued a conversation regarding short-term rentals on May 4, 2026 ([Agenda – Video](#)), which reinforced the action taken during the April 27 meeting.

On May 13, 2026 ([Agenda - Video](#)), the Planning Board reviewed a report and preliminary ordinance amendments regarding the City Commission directive and began to outline several steps, discussions, and findings that the Planning Board will need to make before furnishing a recommendation to the City Commission. Planning Department staff were directed to bring back data on rentals in Birmingham, relevant research, and more example ordinance language, if available, from other communities.

As the Planning Board continues to do its diligence on the directive, the City Commission has been receiving monthly reports from the Building, Planning and Police Departments regarding updates on enforcement, the zoning ordinance study, and any other happenings related to short-term rentals. On May 18, 2026 ([Agenda - Video](#)), the City Commission reviewed a report containing a summary of the May 13, 2026 Planning Board meeting and requested that the Planning Department provide them with the list of questions posed by the Planning Board so that they may discuss them and provide direction at their next meeting. On June 8, 2026 ([Agenda - Video](#)), the City Commission reviewed the questions and provided the Planning Department with direction for each.

During the Planning Board meeting on June 10, 2026, the Planning Department reported data from the Building Department all of the rental data from the 2025 rental certificate application cycle, as the 2026 cycle has not yet been fully realized and may not provide the fullest picture. The data received suggests that there are 2,321 certified rental units in Birmingham, 1,181 (51%) of which appear to be within multiple-family dwellings. According to the same data, only 775 units (33%) have rental certificates owned by persons or entities with Birmingham addresses. The United States Census 2024 American Community Survey 5-year estimates (B25002) suggest that there are a total of 10,342 housing units in Birmingham, which would indicate that around 22% of the housing units in Birmingham are certified rentals. The attached maps attempt to demonstrate the locations of all the certified rental units.

The issues that have arisen from the onset and rise in popularity of platforms such as Airbnb and VRBO have complicated the rental environment for many local governments. Based on the feedback of the Planning Board, City Commission and the public, as well as research into the subject, the following issues appear to rise to the top when considering ordinance amendments (whether Zoning Ordinance or the broader Code of Ordinances):

Changes to Neighborhood Character

Traditional residential neighborhoods are generally designed to provide stability, predictability, and long-term community relationships. Short-term rentals introduce a transient lodging use into these areas. In Birmingham, housing in mixed-use areas such as Downtown, the Triangle District, or the Rail District are also often considered neighborhoods with the same or similar qualities. As noted by the Planning Board at their last meeting, neighborhood character is a focus of the Birmingham Plan 2040. Common concerns include:

- Frequent turnover of occupants.
- Reduced opportunities for neighbor-to-neighbor relationships, and increases in adversarial interactions.
- Increased visitor traffic and unsafe driving.
- Changes in the residential atmosphere of neighborhoods.

- Perception that homes are functioning as commercial lodging businesses rather than residences.
- Lack of upkeep or investment in properties.

Noise, Nuisance, and Quality of Life Complaints

Birmingham has received complaints related to short-term rentals that relate to both the rental ordinances in Chapter 22, but also the nuisance ordinances in Chapter 50 of the Birmingham Code of Ordinances. Although it can be assumed that many residential communities have similar ordinances, they may be unfamiliar to transient renters, who may not be aware of or understand said regulations. Some common issues that have been raised by residents are as follows:

- Excessive noise.
- Parties and events.
- Parking congestion.
- Trash and refuse accumulation.
- Increased traffic on local streets.
- Disturbances during nighttime hours.
- The potential for violence.

Public Safety and Emergency Response Concerns

Short-term rental properties may create unique public safety challenges for both the Police and Fire departments of Birmingham, but also those of neighboring municipalities who provide a joint response in dangerous situations. Potential issues include:

- Unknown and/or uncontrolled occupancy levels.
- Lack of local property management presence.
- Inadequate emergency contact information and challenges with landlords who may not be within a reasonable distance of the property (accountability).
- Insufficient fire safety measures.
- Parking conditions that impede emergency access.

Enforcement Challenges

Enforcing rental regulations was already resource-intensive, predominantly for the Birmingham Building Department, who reviews all rental certificates, performs inspections, and manages Code Enforcement. The onset of short-term rentals has escalated the need for Code Enforcement officials, as well as Police Officers, to strengthen their systems and provide more resources for the enforcement of such. Since the moratorium was issued in April 2026, Code Enforcement officials have issued over 70 tickets for various violations, including building code violations, failed inspections, lack of rental certificate, and other issues. The City expects to continue to experience the following types of issues:

- Identifying unlicensed rentals.
- Monitoring online listings.
- Investigating complaints.
- Tracking repeat violations.

- Coordinating enforcement among multiple departments.

As observed in the approach of other communities, short-term rentals have been regulated in many different ways – but there appears to be a central theme throughout that suggests that short-term rentals have a demonstrated effect on how neighbors connect and how neighborhoods bond through feelings of trust, safety, familiarity and pride in the places they live. Transience by definition refers to the state or quality of being temporary, fleeting or short-lived – all of which can erode the rich neighborhood fabric that is formed over generations. As Birmingham continues to implement its planning and land use goals, especially those of the 2040 Plan, it is important to consider these issues as vital to keeping vibrant and safe neighborhoods.

On June 10, 2026 ([Agenda](#) – [Video](#)), the Planning Board met to discuss the above information, as well as the feedback given from the City Commission to the questions posed about the future ordinance language. Ultimately, much has been settled. However, a few questions remain. In addition to the above, the Planning Department provided links at the end of the report to more information related to the study to provide more context and depth to the eventual findings and ordinance amendments.

Questions/Discussion:

- Much of the focus for restricting short-term rentals is transience and the negative externalities of commercial uses in residential areas. The Planning Board is unsure of how much we can restrict short-term rentals in areas that allow such transient and commercial uses and will be asking the City Attorney for guidance. That said, the Planning Board has not reached agreement on whether the City should restrict short-term rentals in commercial or mixed-use districts and would like to discuss this with the Commission.
- The Planning Board is unclear regarding the Commission’s position and rationale on exempting owner-occupied rentals from the 30-day minimum and therefore is having difficulty recommending the appropriate language. Indeed, the Planning Board views such an exemption with much doubt and would like to discuss the matter more fully.
- Does the City Commission wish the Planning Board to consider any additional issues related to short-term rentals?

Helpful Direct Links:

1. [Chapter 22, Article VI, Division 4 – License for Rented, Leased Premises](#)
2. [Staff Report to City Commission – May 18, 2028](#)
3. [Staff Report to City Commission – June 8, 2026](#)
4. [April 27, 2026 City Commission Rental Property Resolution](#)
5. [Annual Rental License Application](#)
6. [Airbnb, Short-Term Rentals and The Future of Housing](#)
7. [Regulating Short-Term Rentals - Platform-Based Property Rentals in European Cities: The Policy Debates](#)
8. [The Economic Impacts of Short-Term Rentals and Regulations: A Literature](#)

Review

LEGAL REVIEW:

N/A

FISCAL IMPACT:

N/A

SUSTAINABILITY:

N/A

DESIGN CONSIDERATIONS:

N/A

PUBLIC COMMUNICATIONS:

N/A

SUMMARY:

N/A

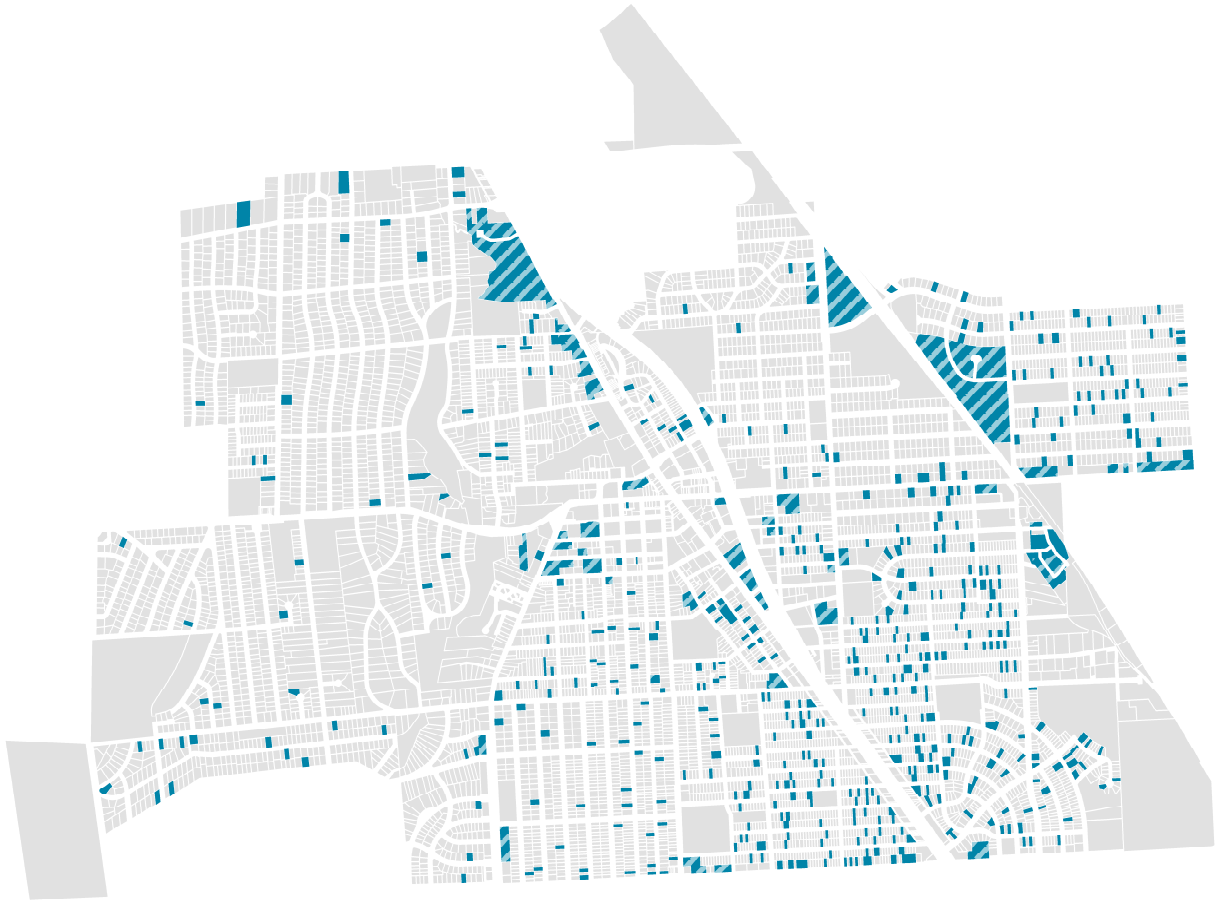
ATTACHMENTS:

1. Certified Rental Map (2025)

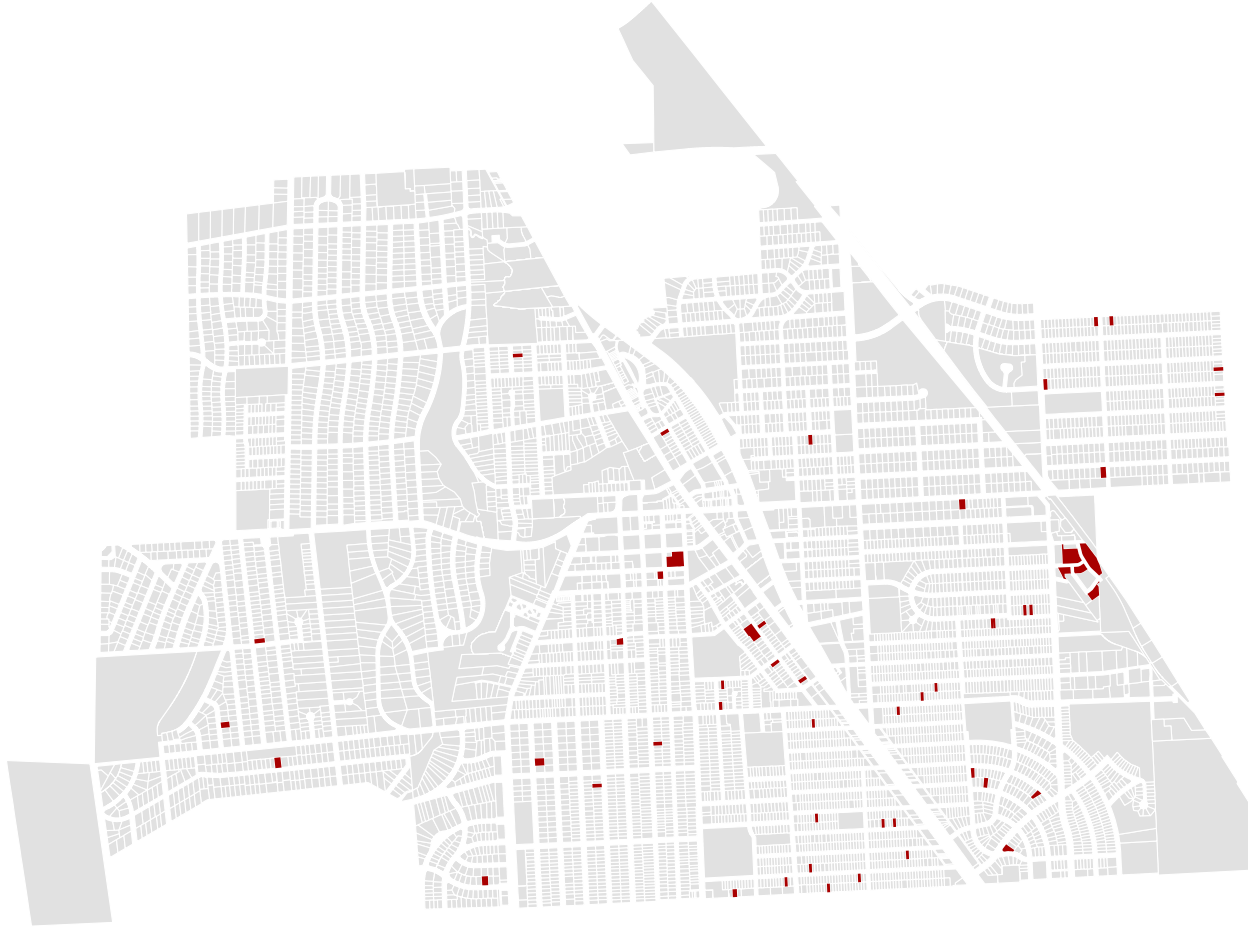
SUGGESTED COMMISSION ACTION:

N/A

LONG TERM RENTALS



SHORT TERM RENTALS



BIRMINGHAM RENTALS

