

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, FEBRUARY 11, 2015**

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1. The applicant will be required to provide the required screenwalls or obtain a variance from the BZA;	
2. The size of all parking spaces must be increased to 180 sq. ft. or the applicant must obtain a variance from the BZA;	
3. The applicant will be required to provide an accurate photometric plan that is compliant with the Zoning Ordinance for review at Final Site Plan;	
4. The applicant modify the sign plan so that the total amount of signage proposed does not exceed 73 sq. ft.	
5. The applicant will be required to provide 70% glazing on all sides of the building or obtain a variance from the BZA;	
6. Compliance with the requirements of the City Departments.	
Motion carried, 5-2.	7

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<p>SPECIAL LAND USE PERMIT ("SLUP") FINAL SITE PLAN REVIEW 260 N. Old Woodward Ave. Au Cochon and Arthur Ave.</p>	<p>7</p>
<p>Motion by Mr. DeWeese Seconded by Mr. Williams that the Planning Board recommend approval of the applicant's request for a Final Site Plan and SLUP approval to permit Au Cochon and Arthur Ave. to operate at 260 N. Old Woodward Ave. with the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant execute a contract with the City outlining the details of the proposed restaurants; 2. Reconfigure the on-street platform in accordance with the direction of the Advisory Parking Committee; 3. Repair sidewalk as required by the Engineering Dept.; 4. Provide specification sheets for the proposed service station and trash receptacle; 5. The applicant provide full details on the heights of the railings, spacing, and load specifications, and clarify which material will be used for the outdoor dining deck platforms; 6. The applicant enter into a license agreement with the City for use of the public right-of-way to provide the required insurance and to obtain an outdoor dining permit; 7. The applicant provide minimum 5 ft. barrier free clearance on the sidewalk, applicant may use tree grate towards their 5 ft.; and 8. The applicant meet all departmental requirements. 	<p>9</p>
<p>Motion carried, 7-0.</p>	<p>10</p>
<p>FINAL SITE PLAN REVIEW 2200 Holland St. Mercedes-Benz for Bloomfield Hills Auto Prep and Storage Facility</p>	<p>10</p>
<p>Motion by Mr. Share Seconded by Mr. DeWeese to recommend approval of the Final Site Plan for 2200 Holland to the City Commission subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant revises the photometric plan to meet the requirements of the Zoning or obtain a variance from the BZA; 2. The applicant submit material samples to the City Commission; 3. The applicant meet departmental requirements. 	<p>12</p>
<p>Motion failed, 1-6.</p>	<p>12</p>

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Motion by Mr. DeWeese Seconded by Mr. Koseck to postpone the Final Site Plan Review for 2200 Holland St., Mercedes-Benz for Bloomfield Hills Auto Prep and Storage Facility, to March 11, 2015 and applicant bring materials and other appropriate information as needed.	12
Motion carried, 7-0.	12

APPROVED

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, FEBRUARY 11, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on February 11, 2015. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Carroll DeWeese, Bert Koseck, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Daniel Share, Stuart Jeffares; Student Representatives Scott Jaspersen, Andrea Laverty

Absent: Board Members Robin Boyle, Gillian Lazar

Administration: Matthew Baka, Senior Planner
Ken Cooper, Asst. Building Official
Jana Ecker, Planning Director
Scott Lenhart, Building Inspector
Bruce Johnson, Building Official
Carole Salutes, Recording Secretary

02-22-15

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING
HELD JANUARY 28, 2015**

Ms. Whipple-Boyce:
Page 8 - Delete the first sentence in the second paragraph from the bottom and replace with: "Ms. Whipple-Boyce was pleased they have taken away parking but disappointed they received storage in return."

Motion by Mr. DeWeese

Seconded by Ms. Whipple-Boyce to approve the Minutes of the regular Planning Board meeting on January 28, 2015 as amended.

Motion carried, 7-0.

VOICE VOTE

Yeas: DeWeese, Whipple-Boyce, Clein, Koseck, Jeffares, Share, Williams

Nays: None

Absent: Boyle, Lazar

The chairman welcomed the two new student representatives.

02-22-15

CHAIRPERSON'S COMMENTS (none)

02-23-15

APPROVAL OF THE AGENDA

Motion by Ms. Whipple-Boyce

Seconded by Mr. Jeffares to move Garage Front Houses to first on the agenda.

Motion carried, 7-0.

VOICE VOTE

Yeas: Whipple-Boyce, Jeffares, Clein, DeWeese, Koseck, Share, Williams

Nays: None

Absent: Boyle, Lazar

02-24-15

STUDY SESSION

Garage Front House Ordinance (postponed from the meeting of January 14, 2015)

Ms. Ecker recalled that on November 19, 2014, staff conducted a PowerPoint presentation that offered a history of home design in the City that illustrated why a provision to control the placement of garages was originally desired, and how home designs have been altered over the years as a result of the existing attached garage regulations.

On November 19, 2014, the Planning Board also discussed the maximum width of front-facing garage doors to allow easier maneuvering of vehicles into the garage. The Planning Board indicated their support to increase the maximum width for front-facing garage doors to 9 ft. in width, while maintaining the requirement for such doors to be separated by a jamb at least 8 in. in width. After much discussion, board members stated that they were in favor of allowing living space above attached garages. The board thus directed staff to keep in the provision that the front façade of attached garages cannot exceed 50% of the width of the front of the house and must be set back a minimum of 5 ft. from the front of the house, but refining clearly what portion of the front façade the garage must be set back from.

Therefore, ordinance language was presented at the January 28, 2015 Planning Board meeting that incorporated each of these refinements requested. The consensus was to keep the regulations simple and easy to understand and enforce. Board members discussed the importance of maintaining a prominent front entry while downplaying the dominance of attached garages. They also discussed the dominance of side-facing attached garages on corner lots, and made recommendations to allow only single 9 ft.

wide garage doors on the side elevations when they are visible from the street on corner lots.

Accordingly, the draft ordinance language proposed this evening will force the garage back behind the house, therefore increasing the prominence of the front door. Also, the garage is limited in width to only 50% of the front elevation. This is coupled with a proposed amendment to section 4.59 to address both the size and placement of attached garages with doors visible from side streets on corner lots.

In response to Mr. Share, Mr. Cooper explained why a 40 ft. wide corner lot would be the most affected with this ordinance language. Also, he noted side elevation garages can become very dominant on a street that has a lot of traffic.

Mr. Cooper went on to show photos of existing homes in Birmingham to illustrate both the design outcome of the proposed ordinance changes, and to further the discussion on requiring entry doors on the front facade of homes with attached garages.

In answer to a question, Ms. Ecker advised that if an existing house burned down it would keep its grandfather status unless it was damaged by more than 75%.

Motion by Mr. Williams

Seconded by Mr. DeWeese to set a public hearing date for March 11, 2015 to consider recommending to the City Commission the adoption of ordinance amendments to Section 4.59 and 4.70 of the Zoning Ordinance to amend the regulations controlling the size and placement of private, attached, single-family residential garages.

There were no comments from members of the public at 7:58 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, DeWeese, Clein, Jeffares, Koseck, Share, Whipple-Boyce

Nays: None

Absent: Boyle, Lazar

02-25-15

SPECIAL LAND USE PERMIT ("SLUP")

PRELIMINARY SITE PLAN REVIEW

2483 W. Maple Rd.

DFCU Financial (postponed from the meeting of January 28, 2015)

New construction of one-story drive-through bank building

Mr. Baka advised that the site located at 2483 W. Maple is the current location of Cranbrook Auto Care. The petitioner intends to demolish the current building and construct a one-story bank with a drive-through.

The existing site is zoned B-1. The bank use is permitted; however the drive-in teller

requires a SLUP. Should Preliminary and Final Site Plan approval be granted by the Planning Board, a public hearing will be held by the City Commission to consider granting the proposed SLUP.

The applicant appeared before the Planning Board at the January 28, 2015 meeting. At that time the Preliminary Site Plan review and SLUP were postponed in order to give the applicant additional time to address circulation and safety concerns. The applicant has submitted revised plans with several changes aimed at addressing these issues.

The applicant is now proposing to retain the existing screenwall along the west side of the property in order to screen the parking next to the building. However, the existing screenwall does not fully screen the spaces from the northwest side of the site. ***The applicant will be required to provide the required screenwalls or obtain a variance from the Board of Zoning Appeals ("BZA").***

The petitioner proposes to maintain the block wall along the east and south property lines sides of the parking facility. ***The applicant will be required to increase the height of the screenwall by 6 in. or obtain a variance from the BZA.***

Several of the parking spaces on the plan are 162 sq. ft. ***The size of all parking spaces must be increased to 180 sq. ft. or the applicant must obtain a variance from the BZA.***

Design Review

The design review for the site and building will be covered in greater detail during Final Site Plan Review. The applicant has submitted preliminary design plans and material usage for each façade. The building as proposed will be primarily constructed of red face brick with limestone head caps above the windows and almond color porcelain tile on the soffit. The roof is proposed to be black asphalt shingles. In addition, the applicant will be required to comply with the window standards of Article 04 section 4.83 WN-01, which requires that 70% glazing be provided on any ground floor façade that faces a street, plaza, park or parking area. Accordingly, ***the applicant will be required to provide 70% glazing on all sides of the building or obtain a variance from the BZA.***

Ms. Ecker noted the applicant feels they have covered all of the board's concerns from the last meeting with this proposal. Mr. Koseck said he would want the confidence that the brick screenwall is in good condition and that it matches the building. Further, he noted the sidewalk is wider at this location. Mr. Share was concerned about the pedestrian path just being painting on the pavement.

Mr. Vince Pangle, Strategic Property Services, noted they moved the building back north and east into the property line to allow for a better view corridor as cars exit the drive-through coming around the corner. The intent is to put in a stop sign to notify pedestrians using this path that there is opposing traffic. The plan is to construct a raised speed table to make people aware of the fact that there is traffic coming out of the drive-through lanes exiting onto Cranbrook. As part of their plan, two existing curb cuts will be removed. Also, the condition of the wall is "pretty decent." If the present

screenwall doesn't match the building, he is sure it is in DFC's interest to have it match and to be harmonious with the overall project.

Mr. Rich Fosick, Civil Engineer, indicated the raised speed table might have to be tapered down at the southeast corner depending on how the drainage works.

At 8:10 p.m. there were no questions or comments from the audience.

Mr. Fosick said it is their intention to replace any areas of the sidewalk that need to be upgraded or repaired.

Mr. Williams noted he still didn't like the traffic patterns in the southwest portion of the property. He won't vote for the proposal until traffic becomes one-way in from Maple Rd. and one-way out onto Cranbrook. When questioned, Mr. Pangle did not offer an economic reason for not restricting the driveway traffic to one-way. He offered the alternative of restricting circulation to right in and right out off of Cranbrook. He added that Oakland County will mandate what happens with the curb cut. Ms. Whipple-Boyce thought Mr. Pangle's proposal might be okay because this is a low intensity use. Mr. Share also thought there is too much going on in the southwest corner of the parking lot. Something more needs to be done to alleviate the congestion.

Chairman Clein wished the five parking spaces along the side of the building were on the northern portion of the façade. He did not know if one-way traffic out would necessarily accomplish much. The county will decide whether right-in, right-out is a requirement. The focus should be made on people backing out of their parking space, people coming out of the parking area to the north, people coming out of the teller area. To him that is the potential conflict. He encouraged the applicant to make the raised pedestrian speed table as wide and as visual as they feel comfortable with. Additionally, the outer island that is holding the canopy might be brought down for pedestrian refuge. Given the use and the nature of this, he thought it would be okay.

Mr. Mark Winnik, DFC Financial, indicated that three or four people an hour will ordinarily be using the branch. He didn't expect the parking lot would get filled up.

Mr. Fosick said they have actually considered all of the objections that have been made and had difficulties trying to get the site configuration to work. He expressed concerns about making the driveway one-way out only. Mr. Jeffares noted the proposal has some compromises but he felt it is about as good as they can do on this property.

Motion by Mr. Jeffares

Seconded by Ms. Whipple-Boyce to recommend approval of the Preliminary Site Plan Review and SLUP to the City Commission for 2483 W. Maple Rd., DFCU Financial with the following conditions:

- 1. The applicant will be required to provide the required screenwalls or obtain a variance from the BZA;**
- 2. The size of all parking spaces must be increased to 180 sq. ft. or the applicant must obtain a variance from the BZA;**
- 3. The applicant will be required to provide an accurate photometric plan that is compliant with the Zoning Ordinance for review at Final Site Plan;**

4. The applicant modify the sign plan so that the total amount of signage proposed does not exceed 73 sq. ft.
5. The applicant will be required to provide 70% glazing on all sides of the building or obtain a variance from the BZA;
6. Compliance with the requirements of the City Departments.

Motion carried, 5-2.

ROLLCALL VOTE

Yeas: Jeffares, Whipple-Boyce, Clein, DeWeese, Koseck

Nays: Share, Williams

Absent: Boyle, Lazar

02-26-15

SPECIAL LAND USE PERMIT ("SLUP")

FINAL SITE PLAN REVIEW

260 N. Old Woodward Ave.

Au Cochon and Arthur Ave.

Renovation of the former Chen Chow restaurant into two new restaurants with a shared kitchen and shared office facilities

Ms. Ecker reported the subject site is located on the west side of the existing Palladium Building, in the former Chen Chow restaurant space. The parcel is zoned B-4, Business-Residential and D-4 in the Downtown Overlay District.

Ms. Ecker advised that the applicant, the owner of two new restaurants by the names of 'Au Cochon' and 'Arthur Ave.', is seeking approval of the transfer of ownership of one of the Class C liquor licenses that has long been associated with the Palladium Building to allow the owner to operate the two new restaurants under Chapter 10, Alcoholic Liquors, of the City Code. The seller of this Class C license is Crowley Restaurant, LLC, who sold the liquor license to Mr. Jonna's entity, The Palladium of Birmingham, LLC, which license was simultaneously submitted for a transfer from The Palladium of Birmingham, LLC to Bellar Birmingham Ventures, LLC, which will own and operate the two new licensed restaurants. The two new restaurants are proposed to operate under one liquor license using a Direct Connect endorsement as both restaurants will share a kitchen and office and storage space.

Au Cochon and Arthur Ave. will be required to obtain a recommendation from the Planning Board on the Final Site Plan and SLUP, and then obtain approval from the City Commission for the Final Site Plan and SLUP, and for the transfer of ownership of the existing liquor license.

Design Review

Au Cochon Storefront:

- New glass door and transom windows with steel frames to replace existing entry system;
- Installation of retractable Nanawall folding panels in Jet Black 9005 to replace the existing storefront window system;

- A horizontal band of Marine Ply Oak panel painted in Benjamin Moore Chestnut 2082-10 in the sign band area above the windows to highlight the proposed gooseneck light fixtures; and
- Metal trim bands with brass finish along top edge of building base and across the new storefronts above the storefront window system.

Arthur Ave. Storefront:

- New glass door and sidelight with steel frames to create a new entry;
- Installation of retractable Nanawall folding panels in Jet Black 9005 to replace the existing storefront window system;
- Curved metal awning 19.5 ft. in length with a high gloss finish, with stripes painted in Benjamin Moore Dragon's Breath 1547, Benjamin Moore Minced Onion OC-128, and Benjamin Moore Heavenly Blue 709; and
- Metal trim bands with brass finish along top edge of building base and across the new storefronts above the storefront window system.

Outdoor Dining Areas:

In addition to the façade changes noted above, the applicant is also proposing two new outdoor dining platforms to be constructed out of IPE decking in a dark walnut color, which is also known as Brazilian Walnut. One outdoor dining deck is proposed to be installed adjacent to the storefront to create an indoor/outdoor dining experience when the Nanawalls are open. The second outdoor dining platform is proposed to be constructed of IPE decking to match and built across four on-street parking spaces on N. Old Woodward Ave. in front of the two new restaurant spaces. Both outdoor dining areas will be enclosed with a blackened steel guard rail and with oval, circular and rectangular design elements, with a matching black railing on the sidewalk deck.

Signage:

The signage proposed for Au Cochon is individual laser cut metal letters with a brass finish. The proposed signage is within the total sign area allowed (maximum of 44 sq. ft.). "Au Cochon" is also proposed to be etched into the transom window above the entry. Five goose neck fixtures, 100 watts each are proposed to shine down on the sign.

The signage proposed for the Arthur Ave. restaurant will consist of laser cut aluminum sided letters (11.5 sq. ft.). The letters will have a powder coat finish to match the gray stripe on the awning below. This signage is proposed to be lit by LED strip lighting that will shine up and externally illuminate the sign.

Ms. Whipple-Boyce observed there appears to be two sets of Nanawalls on each restaurant. It was noted that updated plans were just submitted and Ms. Ecker explained the changes.

Mr. Zack Sklar, Chef Owner Operator, said the two rows of Nanawalls are for exceptionally hot days when they will be closed to keep the inside cool. The restaurants will most likely use valet parking in the wintertime and not when their

dining deck is out. The on-street dining area will be shared between the two restaurants. He walked the board through the layout and flow of the restaurants.

Ms. Whipple-Boyce noted the interior Nanawalls stack into where there is seating. It appears all of the tables are three-top and she thought they should be two or four-tops, or something that could accommodate different sized parties. Also, she noticed there is no way to service people sitting at the two ends of the outside sidewalk patio. Further, all of the people seated in the interior patio have their backs to the activity on the street. Mr. Sklar explained the Nanawalls will be opened or closed before the guests arrive.

Mr. Josh Humphrey, Chief Operations Officer, explained why he feels there is enough room to service the tables. Ms. Whipple-Boyce thought the patio is too congested. Mr. Humphrey agreed to look at that. Mr. Koseck felt in order to be more visible the signage for Arthur Avenue should be centered over the canopy. Also, add a blade sign for pedestrians. Mr. DeWeese encouraged the applicant to look at how customers can get to the end tables before they go before the City Commission.

There were no comments from the members of the public at 9:34 p.m.

With regard to planters on the dining deck, Mr. Humphrey said they designed the deck planters and type of plants as requested by the city engineer so as not impede the sight distance of people backing out of parking spaces.

Motion by Mr. DeWeese

Seconded by Mr. Williams that the Planning Board recommend approval of the applicant's request for a Final Site Plan and SLUP approval to permit Au Cochon and Arthur Ave. to operate at 260 N. Old Woodward Ave. with the following conditions:

- 1. The applicant execute a contract with the City outlining the details of the proposed restaurants;**
- 2. Reconfigure the on-street platforms in accordance with the direction of the Advisory Parking Committee;**
- 3. Repair sidewalk as required by the Engineering Dept.;**
- 4. Provide specification sheets for the proposed service station and trash receptacle;**
- 5. The applicant provide full details on the heights of the railings, spacing, and load specifications, and clarify which material will be used for the outdoor dining deck platforms;**
- 6. The applicant enter into a license agreement with the City for use of the public right-of-way to provide the required insurance and to obtain an outdoor dining permit;**
- 7. The applicant provide minimum 5 ft. barrier free clearance on the sidewalk; applicant may use tree grate towards their 5 ft.; and**
- 8. The applicant meet all departmental requirements.**

There were no comments on the motion from the public at 9:45 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: DeWeese, Williams, Clein, Jeffares, Koseck, Share, Whipple-Boyce

Nays: None

Absent: Boyle, Lazar

02-27-15

FINAL SITE PLAN REVIEW

2200 Holland St.

Mercedes-Benz for Bloomfield Hills Auto Prep and Storage Facility

New construction of a single-story building 16,400 sq. ft. in size adjacent to an existing one-story office building (currently vacant)

One correspondence has been received in support of this proposal.

Mr. Baka advised the subject property located at 2200 Holland currently contains five (5) warehouse structures of various sizes. The applicant proposes to demolish four (4) of the existing buildings and construct a 16,400 sq. ft. warehouse building. The plan proposes to incorporate a mix of uses on the site by preserving the existing office building and constructing the warehouse behind it. The existing 2,597 sq. ft. office building on the property will remain and is proposed to be rented to an office user who will be separate from the Mercedes operation. The new warehouse will be used as the auto prep and storage facility for the Mercedes-Benz of Bloomfield Hills dealership.

The proposed building will have the capacity to store 100 cars. All buildings over 6,000 sq. ft. in the MX District are required to obtain a SLUP. Accordingly, the Planning Board will perform the Preliminary and Final Site Plan Reviews for the project and then make a recommendation to the City Commission on whether or not to approve the proposal for a Special Land Use Permit ("SLUP"). The applicant received a recommendation to approve the Preliminary Site Plan and SLUP at the December 10, 2014 Planning Board meeting along with several conditions.

The applicant appeared before the Board of Zoning Appeals ("BZA") on January 13, 2015. The BZA granted variances to permit parking between the front facade and the frontage line and also to provide less than the required 70% glazing on the new warehouse.

The plans call for six pole mounted light fixtures proposed to be 27.5 ft. in height. The Zoning Ordinance restricts the height of pole mounted lights to 16 ft. in height.

Accordingly, the applicant will be required to revise the photometric plan to meet the requirements of the Zoning Ordinance or obtain a variance from the BZA.

Design Review

Front (east) elevation:

The front elevation of the new warehouse structure is proposed to be primarily constructed of split face block in a beige color. There are six clear glass windows proposed. One single door is proposed in the center of the front elevation with a small

canopy overhead. The upper portion of the front façade will be constructed of beige translucent panels. A Mercedes-Benz logo is proposed to be centered on the front facade approximately 22 ft. above grade.

North/South elevations:

The north and south elevations of the warehouse are proposed to be constructed of beige metal panels from grade to 16 ft. with beige overhead doors lining each side. The upper 5 ft. of the side elevations will be constructed of beige translucent panels.

Rear (west) elevation:

The rear elevation is proposed to be constructed completely of beige metal panels with one large overhead door in the center. A Mercedes-Benz logo is proposed to be centered on the rear facade approximately 22 ft. above grade.

Existing office building:

The brick exterior and windows of the office building will be retained with the exception of the Mansard roof, which will be replaced with siding panels to match the warehouse building.

Mr. Koseck noticed that no material samples were submitted. He wanted to see the colors.

Ms. Ecker said the Application Form lists material samples as a required submittal. Mr. Jeffares observed the building will be very prominent as seen from the bridge at the train station.

Mr. Jerry Kwapis, Architect for the project, indicated they will meet the photometric standards. The metal panels are beige and the translucent panels are milky white.

Board members struggled as to whether or not the applicant had submitted the information required for Final Site Plan Review.

Motion by Mr. Share

Seconded by Mr. DeWeese to recommend approval of the Final Site Plan for 2200 Holland to the City Commission subject to the following conditions:

- 1. The applicant revises the photometric plan to meet the requirements of the Zoning or obtain a variance from the BZA;**
- 2. The applicant submit material samples to the City Commission;**
- 3. The applicant meet departmental requirements.**

Mr. Koseck, Mr. DeWeese, Mr. Jeffares, and Chairman Clein all expressed their concerns about supporting the motion. The only material samples the board has received are color photos of some other site. They thought the building could be a lot better.

There were no comments from members of the audience on the motion at 10:12 p.m.

Motion failed, 1-6.

ROLLCALL VOTE

Yeas: Share

Nays: DeWeese, Koseck, Clein, Jeffares, Whipple-Boyce, Williams

Absent: Boyle, Lazar

Motion by Mr. DeWeese

Seconded by Mr. Koseck to postpone the Final Site Plan Review for 2200 Holland St., Mercedes-Benz for Bloomfield Hills Auto Prep and Storage Facility, to March 11, 2015 and applicant bring materials and other appropriate information as needed.

At 10:15 p.m. there were no comments from members of the audience.

Motion carried, 7-0.

VOICE VOTE

Yeas: DeWeese, Koseck, Clein, Jeffares, Share, Whipple-Boyce, Williams

Nays: None

Absent: Boyle, Lazar

02-28-15

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA (no discussion)

02-29-15

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

- a. Communications
- b. Administrative Approvals (none)
- c. Draft Agenda for the Regular Planning Board Meeting on February 26, 2015
 - 2159 E. Lincoln, Final Site Plan Review;
 - Ordinance amendments for the MX District;
 - Medical marijuana issue to clarify where it may be permitted;
 - Site Plan Review Standards.
- d. Other Business
 - Ms. Ecker agreed to e-mail her presentation to the City Commission on parking to the members.

02-30-15

PLANNING DIVISION ACTION ITEMS

- a. Staff report on previous requests (none)

- b. Additional items from tonight's meeting (none)

02-31-15

ADJOURNMENT

No further business being evident, board members motioned to adjourn at 10:25 p.m.

Jana Ecker
Planning Director

APPROVED