

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, APRIL 26, 2017**

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<p>(2) Provide details regarding the type and placement of all mechanical equipment and associated screening at Final Site Plan Review; (3) Add one street tree along S. Old Woodward Ave. or obtain a variance from the BZA; (4) Provide a detailed streetscape plan that incorporates all of the proposed design changes for the reconstruction of Old Woodward Ave., including required lighting, benches, pavement materials etc.;; (5) Applicant meet the minimum size requirement for the proposed parking spaces or obtain a variance from the BZA; (6) Increase the size of the proposed loading space to meet minimum requirements or obtain a variance from the BZA; (7) Submit a photometric plan and specification sheets on all proposed lighting at Final Site Plan Review; (8) Comply with the requirements of all City departments; (9) Provide material samples and specification sheets at Final Site Plan Review; and (10) Applicant address issues concerning car movement, vehicle loading/unloading, and storage with a traffic management plan.</p> <p>Motion carried, 5-0.</p>	
<p>2. 2010 Cole St.</p>	
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<p>Seconded by Mr. Koseck to accept the CIS as provided by the applicant for the proposed development at 2010 Cole St. with outstanding issues 1 - 7, except that item 2 read "Verification that the contamination from neighboring property at 2006 Cole has not migrated to the subject site; but if it has, the applicant report to the Planning Board the nature of the contamination and the proposed method to address it."</p>	<p>10</p>
<p>Motion carried, 7-0.</p>	
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<p>Motion carried, 7-0.</p>	

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, APRIL 26, 2017
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on April 26, 2017. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Stuart Jeffares, Bert Koseck, Vice Chairperson Gillian Lazar, Janelle Whipple-Boyce (arrived at 7:40 p.m.; Alternate Board Members Lisa Prasad, Daniel Share; Student Representatives Ariana Afrakhteh (left at 9:40 p.m.), Isabella Niskar

Absent: Board Members Robin Boyle, Bryan Williams

Administration: Matthew Baka, Sr. Planner
Sean Campbell, Asst. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

Also present: Mike Labadie from Fleis & Vandenbrink
("F&V"), Transportation Engineering Consultants for the City

04-77-17

APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING OF MARCH 29, 2017

Mr. Jeffares made a change:
Page 7 - Third paragraph, insert "and Mr. Boyle suggested" in front of Hinsdale, IL.

**Motion by Mr. Share
Seconded by Mr. Jeffares to approve the Planning Board Minutes of March 29, 2017
as amended.**

Motion carried, 6-0.

VOICE VOTE
Yeas: Share, Jeffares, Clein
Nays: None
Abstain: Koseck, Lazar Prasad
Absent: Boyle, Whipple-Boyce, Williams

As there was not a quorum for approval, the Minutes of March 29, 2017 were tabled to the next meeting.

04-78-17

CHAIRPERSON'S COMMENTS (none)

04-79-17

APPROVAL OF THE AGENDA (no change)

04-80-17

**SPECIAL LAND USE PERMIT ("SLUP")
FINAL SITE PLAN REVIEW**

- 1. 160 W. Maple Rd.
Dick O'Dow's Irish Pub
Request for SLUP to allow re-design of the rear of the building to open into the
via for open air dining**

Mr. Campbell explained the subject site is located on the north side of W. Maple Rd. west of Pierce. The parcel is zoned B-4, Business-Residential and D-4 in the Downtown Overlay District. The applicant, Dick O'Dow's, is proposing to renovate the rear façade of the building for open air dining and to make interior modifications. The establishment operates with an existing Class C quota liquor license. Article 06, section 6.02(A)(5) Continuance of Non-conformity, requires that any establishment with alcoholic beverage sales (on-premise consumption) shall obtain a SLUP upon change in ownership or name of establishment, or upon application for a site plan review. Accordingly, the applicant is 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. As the proposed establishment is located within the Central Business District Historic District, the applicant is also required to appear before the Historic District Commission ("HDC"). The applicant is scheduled to appear at the May 3, 2017 HDC meeting.

Design Review

The applicant is proposing to renovate the existing rear façade by installing a large glass roll-up door, eliminating the dumpster enclosure, and reducing the existing double entrance door down to a single door. The applicant is also proposing extensive renovation to the interior of the building.

Rear Façade

The proposed roll-up door will have insulated glass in an aluminum frame on bi-fold steel straps by "Schweiss Doors." The double door at the west end of the rear façade is proposed to be replaced with a single wood and glass door that will be accented with a small steel canopy above constructed on a steel tube frame. The remainder of the rear façade is concrete block which is proposed to be painted BM2126-20 "Raccoon Fur."

Interior changes

The back half of the building interior is proposed to be demolished and rearranged to create a second bar and seating area. The new bar is proposed to have 18 seats and the table seating is proposed at 62 seats for a grand total of 80 seats.

Signage

No signage changes are proposed at this time.

Mr. Christopher Longe, Architect, spoke for the business owner, Mr. Mitch Black who was present. Mr. Longe explained they plan to expose the interesting steel trusses in the new bar seating area. The whole idea is to have a craft beer bar/restaurant off of the Willits Alley. In response to the Chairman, he noted there is no intention to have live music in the new bar. There will be doors that will act as a sound buffer between it and music coming from the front.

Mr. Mitch Black explained their idea is to try and re-energize the back area. It will be a quieter environment than up-front. In order to create space they have moved their dumpster back into a corner by the building near the main service door.

Chairman Clein took comments from members of the public at 7:55 p.m.

Dr. Marvin Siegel, a resident of the Willits Building, noted the noise and activity from the beer restaurant will echo through the alley until 2 a.m. The residents should be considered.

Ms. Linda Kenyon said she also lives on the back side of the Willits. She thought there should be barriers to prevent bar customers from pushing out onto the alley. She was concerned about gatherings of people becoming rowdy. Drawings need to be clearer before anything moves forward.

Mr. John Demar, who lives at the Willits, said there could be a real problem in the alley unless it is delineated that people can't spill out of the beer restaurant area.

Dr. Siegel mentioned also that there will be a lot more car traffic in the alley from dropping people off and picking them up.

Ms. Ecker reported that two letters were received from Cheryl Anobile, 111 Willits, along with a video regarding noise concerns.

Motion by Ms. Lazar

Seconded by Mr. Share to accept the letters for the packet.

Motion carried, 7-0.

VOICE VOTE

Yeas: Lazar, Share, Clein, Jeffares, Koseck, Prasad, Whipple-Boyce

Nays: None

Absent: Boyle, Williams

Ms. Lazar was in agreement that the board ought to see more finite drawings to provide assurance there is a demarcation line between the restaurant seating and the alley. Mr. Share did not think the alley doors should be open past midnight. Mr. Share further noted it may be difficult for the Planning Board to legislate noise coming from patrons outside in the alley.

Mr. Black spoke to say he has no problem with a restriction on the hours the rear door can be open or closed. They are looking to be a great neighbor. With the new beer restaurant opening up they will have a lot better idea of what is going on in the alley and be able to monitor it because of the increased visibility into the alley and the increase in staffing in the rear portion of the restaurant.

Ms. Niskar thought if noise has been an issue for a very long time, this is a good time for the establishment to make the transition.

Motion by Mr. Share

Seconded by Ms. Prasad that the Planning Board approve the Final Site Plan and a SLUP for 160 W. Maple Rd, Dick O'Dow's, as presented subject to the following conditions:

- 1. No outdoor seating is allowed under this current proposal;**
- 2. That the rear door not be open after midnight; and**
- 3. That when the rear door is open live music only be at the south end of the facility on the south side of the dividing doors.**

Public comment on the motion was allowed at 8:18 p.m.

Ms. Cheryl Anobile stated that noise coming from groups of smokers in the back is extremely loud and it echoes through the alley. Additionally, their smoke wafts upward toward balconies in the Willits.

Motion carried, 6-1.

ROLLCALL VOTE

Yeas: Share, Prasad, Clein, Jeffares, Koseck, Whipple-Boyce

Nays: Lazar

Absent: Boyle, Williams

04-81-17

COMMUNITY IMPACT STUDY ("CIS") AND PRELIMINARY SITE PLAN REVIEW

- 1. 298 S. Old Woodward Ave.
New boutique hotel (currently vacant Drs. House Call Building)**

Request for CIS and Preliminary Site Plan Review to allow the construction of a new five-story boutique hotel with first-floor retail and fifth floor residential uses

Ms. Lazar indicated she is recusing herself based on a familial relationship with the applicant. Chairman Clein said he is recusing himself on this matter as well because his firm, Giffels Webster, is involved in the development.

Motion by Mr. Share

Seconded by Ms. Lazar to nominate Ms. Whipple-Boyce as Chairperson to take over on this matter.

Motion carried, 7-0,

VOICE VOTE

Yeas: Share, Lazar, Clein, Jeffares, Koseck, Prasad, Whipple-Boyce

Nays: None

Absent: Boyle, Williams

CIS

Ms. Ecker described the site. It currently contains two vacant office buildings and a surface parking lot, and has a total land area of .618 acres. It is located on the northwest corner of S. Old Woodward Ave. and Brown St. The site is zoned B-4, Business Residential, and D-4 in the Downtown Overlay District.

The applicant is proposing to demolish the existing buildings and surface parking lot to construct a 25,182 sq. ft., five-story mixed use building. The building will provide ground floor retail, three floors of hotel guest rooms, and the fifth floor will contain 17 residential units. Parking for the residential units will be provided in the lower level of the building. As the building is located within the Parking Assessment District, no on-site parking is required for the commercial uses.

The applicant was required to prepare a CIS in accordance with Article 7, section 7.27(E) of the Zoning Ordinance, as they are proposing a new building containing more than 20,000 sq. ft. of gross floor area.

CIS

Ms. Ecker highlighted the CIS and reported the following issues remain outstanding with regard to the CIS:

- (1) Submit a drainage plan for review and approval;
- (2) Provide the volume of excavated soils to be removed from the site and/ or delivered to the site, and a map of the proposed haul routes;
- (3) Confirm that all new utility lines will run underground;
- (4) Provide information on the details of on-site recycling separation and collection;
- (5) Provide details of the proposed water connections for approval by the Engineering Dept.;
- (6) Provide details of the proposed security system for the building for approval by the Police Dept.;
- (7) Revise the traffic and parking study to address the comments provided by F & V regarding the trip generation and parking generation assumptions; and
- (8) Respond to the concerns and requests of all City departments and provide all necessary information.

Ms. Ecker confirmed the applicant meets the parking requirements of the City Code.

Mr. Mike Darga with Giffels Webster said they intend to work with the City on the new streetscape for S. Old Woodward Ave.

Mr. Labadie discussed the traffic and parking study that was completed for the proposed hotel development. Below are several of his comments:

- The proposed trip generation analysis should be compared with the typical trip generation analysis that is consistent with accepted engineering practice.
- The trip generation forecast assumes the meeting rooms and banquet rooms would not be used concurrently; however, there is no basis for this assumption.
The applicant needs to figure out a traffic management plan for events.

- The projected queue lengths on southbound Old Woodward Ave/ are expected to block the proposed valet area during peak periods.

Ms. Ecker noted a letter has been received from Robert Carson, Carson Fischer, PLC that emphasizes particular concerns with regards to traffic. Also there is a letter from Midwestern Consulting that critiques the traffic study and indicates the scope should be expanded.

Motion by Mr. Share

Seconded by Mr. Jeffares to accept the letters into the record with the request that Mr. Carson indicate who his client is.

Motion carried, 7-0,

VOICE VOTE

Yeas: Share, Jeffares, Clein, Koseck, Lazar, Prasad, Whipple-Boyce

Nays: None

Absent: Boyle, Williams

Mr. Robert Carson indicated that he represents Sillman Enterprises at 380 N. Old Woodward Ave.

Mr. Rick Rattner, Attorney, said this is one of the most exciting projects he has seen. He listed ten people from all disciplines who were present to answer questions.

Mr. Koseck thought most issues with the CIS are simple to resolve. The last matter can be left to the traffic engineers to determine.

In response to a question from Mr. Share about the proposed plan for the 17 residential units with kitchenettes on the fifth floor, Mr. Charlie Stetson, from Booth Hanson Architects said they would be residential and not hotel units that are leased to executives for extended periods.

Motion by Mr. Koseck

Seconded by Mr. Jeffares to postpone to May 24, 2017 the CIS as provided by the applicant for the proposed development at 298 S. Old Woodward Ave., pending resolution of the outstanding issues 1 - 8.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Jeffares, Clein, Koseck, Lazar, Prasad, Whipple-Boyce

Nays: None

Absent: Boyle, Williams

Preliminary Site Plan

Ms. Ecker stated the parking spaces do not meet the minimum size requirement of 180 sq. ft., as some are shown at 139 and 144 sq. ft. ***The applicant will need to meet the minimum size requirement for the proposed parking spaces or obtain a variance from the Board of Zoning Appeals ("BZA").***

The applicant will need to add one street tree along S. Old Woodward Ave. or obtain a variance from the BZA.

In accordance with Article 3, section 3.04 (B) (7), Downtown Birmingham Overlay District, doors for access to interior loading docks and service areas shall not face a public street. **Thus, the applicant will be required to relocate the loading space garage door away from the public street or obtain a variance from the BZA.**

In addition, the loading space that is proposed does not meet the required dimensions. The proposed space is 41 ft. x 8 ft. x 14 ft. and the required dimensions are 40 ft. x 12 ft. x 14 ft. **The applicant must increase the size of the proposed loading space to meet minimum requirements or obtain a variance from the BZA.**

Design Review

The applicant is proposing to utilize the following materials for the construction of the five-story mixed-use building:

- Granite for the base of the building;
- Stone cladding for the façade of the first – fourth floor facades;
- Coated metal cladding for the façade on the fifth story;
- Various varieties of vegetation for the green roof on the mezzanine, second level, and fifth level terraces;
- Aluminum window systems along all elevations;
- Coated metal to surround the windows;
- Coated metal coping along the top of the fourth and the fifth floor;
- A coated metal canopy at the main entrance on S. Old Woodward Ave.;
- Metal panels to screen the rooftop mechanical units; and
- Aluminum and glass skylights on the S. Old Woodward Ave. elevation.

It is unclear at this time as to whether at least 90% of the exterior finish of the building is cast stone, granite and glass (due to metal cladding on fifth floor) and whether the storefront windows have mullion systems with doorways and signage integrally designed and meet the glazing requirements required by Article 3 of the Zoning Ordinance. The Planning Division will reserve detailed analysis and comments regarding architectural standards and design related issues for the Final Site Plan and Design Review.

In response to an inquiry from Mr. Koseck, Mr. Labadie said the ideal drop-off spot for the hotel entry should be shifted to the north away from the intersection.

Mr. Charlie Stetson stated their team plans to go back and consider everything that has been talked about today. Mr. Koseck said he would like to see the curb cut on N. Old Woodward Ave. shifted somewhere else, and it would make room for another retail component. Mr. Stetson thought that is something they could look at.

The Chairperson asked for public comment at 9:50 p.m.

Mr. Robert Carson noted that the lack of parking availability will impact the Traffic Study. If there are no vacant spots, people will re-circulate around again. Further, Brown will shut down for a semi backing in. Also, there is the question of where deliveries for ancillary uses will park.

Mr. Jeffares noted it would be a perfect storm when both hotels have big events and need to use the decks.

Mr. Steven Ferich who operates the valet service at the Townsend Hotel stated they don't have enough parking as it is when there is an event. Ms. Ecker advised that an RFQ is out for qualified development firms to submit to expand the N. Old Woodward Parking Deck with regard to increasing parking downtown. Mr. Ferich observed that when the parking structures get backed up it could take anywhere from 10 to 20 minutes to get out. He tries to avoid them and uses a rented lot off of Brown.

Motion by Mr. Koseck

Seconded by Mr. Jeffares to postpone the Preliminary Site Plan approval for 298 S. Old Woodward Ave. to May 25, 2017 pending resolution of the following:

- (1) The applicant will need to relocate the garage door for trash collection and loading away from the public street or obtain a variance from the BZA;**
- (2) Provide details regarding the type and placement of all mechanical equipment and associated screening at Final Site Plan Review;**
- (3) Add one street tree along S. Old Woodward Ave. or obtain a variance from the BZA;**
- (4) Provide a detailed streetscape plan that incorporates all of the proposed design changes for the reconstruction of Old Woodward Ave., including required lighting, benches, pavement materials etc.;**
- (5) Applicant meet the minimum size requirement for the proposed parking spaces or obtain a variance from the BZA;**
- (6) Increase the size of the proposed loading space to meet minimum requirements or obtain a variance from the BZA;**
- (7) Submit a photometric plan and specification sheets on all proposed lighting at Final Site Plan Review;**
- (8) Comply with the requirements of all City departments;**
- (9) Provide material samples and specification sheets at Final Site Plan Review;**
- (10) Applicant address issues concerning car movement, vehicle loading/unloading, and storage with a traffic management plan.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Koseck, Jeffares, Prasad, Share, Whipple-Boyce

Nays: None

Recused: Clein, Lazar

Absent: Boyle, Williams

Board members took a short recess at 10:05 p.m. and following that Chairman Clein took back the gavel.

04-82-17

2. 2010 Cole St.

New mixed-use building (partially demolished building)

Request for Community Impact Study ("CIS") and Preliminary Site Plan Review to allow the construction of a new three-story mixed-use building

Ms. Lazar announced that she will be recusing herself for this hearing.

Mr. Baka advised the subject site is a 0.77 acre parcel. The applicant has demolished a portion of an existing commercial building and is proposing to expand the first story and construct two additional stories above. The proposed first story will have 10,230 sq. ft. of gross floor area and consist of retail, fitness, and enclosed private residential parking spaces. The second story will have 8,498 sq. ft. of gross floor area and contain office space; and the third story will have 6,875 sq. ft. of gross floor area and consist of two residential units, giving the proposed building a grand total of 25,603 sq. ft.

The applicant is required to prepare a Community Impact Study ("CIS") in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing a new building containing more than 20,000 sq. ft. of gross floor area.

CIS

It was noted that the following issues remain outstanding with regard to the CIS:

- (1) Soil boring information within the building; the area of the building that was demolished in 2015; the footprints of the former USTs in the area of two former 20,000-gallon ASTs; and behind the building where exterior storage took place;
- (2) Verification that contamination from the neighboring property, 2006 Cole, has not migrated to the subject site;
- (3) Storm water detention plans;
- (4) Information on all life safety issues and Fire Dept. approval;
- (5) Information on the proposed security system for approval by the Police Dept.;
- (6) Elevator plans; and
- (7) Plans demonstrating on-site bike racks.

Mr. Share received clarification that if it is discovered there is migrating contamination from the adjacent property the applicant must provide details on how it will be addressed.

Mr. Jason Krieger with Krieger Klatt Architects affirmed there will not be a restaurant on the ground floor. Mr. Labadie said he has no concerns with the applicant's traffic study.

No one from the public wished to come forward to discuss the CIS at 10:28 p.m.

Motion by Mr. Share

Seconded by Mr. Koseck to accept the CIS as provided by the applicant for the proposed development at 2010 Cole St. with outstanding issues 1 - 7, except that item 2 read "Verification that the contamination from neighboring property at 2006 Cole has not migrated to the subject site; but if it has, the applicant report to the Planning Board the nature of the contamination and the proposed method to address it."

Motion carried, 7-0.

There was no discussion from the audience on the motion at 10:29 p.m.

VOICE VOTE

Yeas: Share, Koseck, Clein, Jeffares, Prasad, Whipple-Boyce

Nays: None

Recused: Lazar

Absent: Boyle, Williams

Preliminary Site Plan Review

Mr. Baka explained the applicant is proposing a 9.7 ft. setback from the frontage line, creating a front walk to the entrance. The applicant must reduce the front yard setback so the building is on the frontage line. However, the Planning Board may allow the proposed setback if they find that it is appropriate.

The applicant is proposing the first story to have a finished floor-to-ceiling height of 11 ft. However, in accordance with Article 4, Section 4.81(A)(9), Structure Standards, the first-floor space must have a 12 ft. minimum clearance between the finished floor and finished ceiling. ***Thus, the applicant must increase the first floor ceiling height to at least 12 ft. or obtain a variance from the Board of Zoning Appeals ("BZA").***

Design Review

The proposed building consists of three stories arranged in a staggered formation. The flat rooftop above the first story will serve as a patio for the second-story office space. The third story will also include a patio formed by the flat rooftop of the second story.

At this time, the applicant has provided elevation drawings, but specific detail or specification sheets on the materials have not yet been provided. Also, glazing calculations will be required at Final Site Plan Review. The plans indicate that the applicant is proposing to utilize the following materials:

- Metal building panel;
- Brick, common; and
- Concrete masonry units.

Mr. Baka summarized an e-mail received from Mr. Barry Meier, who is a tenant located across the street at 2139 Cole St.. Basically Mr. Meier states that the site has not been properly maintained for quite some time and he asks that it be tended to. Ms. Ecker noted the e-mail has been forwarded to Code Enforcement.

Motion by Mr. Jeffares

Seconded by Mr. Share to add the e-mail from Mr. Meier to the packet.

Motion carried, 7-0.

VOICE VOTE

Yeas: Jeffares, Share, Clein, Koseck, Prasad, Lazar

Nays: None

Abstain: Lazar

Absent: Boyle, Williams

Mr. Jason Krieger presented a quick PowerPoint that walked through the building and the site plan. They plan to encapsulate the slab because it is not feasible to demolish everything due to the environmental factors existing on site.

Mr. Koseck noticed that vehicles must back out of the dead end parking lots if there are no spaces available. It is unsafe to back out on Cole St. If the back of the building is clipped off, vehicles could loop around. He further suggested rotating the building 90 degrees to get more frontage on Cole St.

Chairman Clein agreed. He would like to see more of the building on Cole St. and he doesn't like the two dead ends that force vehicles to back up 200 ft. across a sidewalk and onto Cole St. Mr. Krieger announced his intention to look into solutions for these issues.

Motion by Mr. Koseck

Seconded by Ms. Prasad to extend the meeting 15 minutes to 11:15 p.m.

Motion carried, 7-0.

Mr. Share said that a vapor barrier should be installed.

Mr. Krieger expressed his intention to consider an access easement for shared parking with the property to the west.

Motion by Mr. Share

Seconded by Mr. Koseck to postpone the ~~CIS~~ and Preliminary Site Plan Review for 2010 Cole St. to May 24, 2017.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Share, Koseck, Clein, Jeffares. Prasad, Whipple-Boyce

Nays: None

Recused: Lazar

Absent: Boyle, Williams

04-83-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications

b. Administrative Approval Correspondence

- 588 S. Old Woodward Ave., Phoenicia - To put in a shed behind the building.
- 2410 E. Lincoln, Forest Hills Swim Club - Approval for installation of built-in gas grills and countertops.
- 555 S. Old Woodward Ave. – Addition of radio modules to existing cell site antennae.
- Graefield Condominium Assoc.- Paint color approval.
- 856 N. Old Woodward Ave., The Pearl has requested alternative materials for portions of the exterior of the building. Mr. Krieger said their proposal is to do a cast concrete facade along with a stucco finish on the upper levels. He passed around samples of the proposed materials.

Motion by Mr. Koseck

Seconded by Ms. Prasad to extend the meeting 6 minutes to 11:21 p.m.

Motion carried, 7-0.

Mr. Koseck expressed support of the change in materials. Mr. Share was troubled by the lack of justification that has been presented to the board. Mr. Krieger replied when the quotes came in from several constructors the owner realized something needed to be done to reduce the cost. Chairman Clein noted what bothers him is the element and the fear of bait and switch. General consensus was reached to provide administrative approval for the new materials presented this evening.

c. Draft Agenda for the Regular Planning Board Meeting on May 10, 2017

- Public hearing on TZ-2, creation of a zoning district;
- Continuation of the public hearing on Social;
- Continuation of the study session items on the definition of retail;
- Parking Standards;
- Glazing requirements.

d. Other Business (none)

04-84-17

PLANNING DIVISION ACTION ITEMS

a. Staff report on previous requests (none)

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

04-85-17

ADJOURNMENT

No further business being evident, the Chairman adjourned the meeting at 11:21 p.m.

Jana Ecker
Planning Director