

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, AUGUST 24, 2016**

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<p>PRELIMINARY SITE PLAN REVIEW 602 Riverside Drive Request for Preliminary Site Plan approval to add an additional single-family home to the previously approved single-family cluster</p>	2
<p style="padding-left: 40px;">Motion by Ms. Whipple-Boyce Seconded by Mr. Boyle to approve the Preliminary Site Plan for 602 Riverside Dr. with the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant must provide calculations indicating that the structure meets the maximum height requirements; 2. The applicant must provide calculations indicating that the lower level is at least 51% submerged below grade so that it is not counted as a story; 3. Applicant provide material samples at Final Site Plan Review; and 4. Applicant addresses the concerns of all City Departments, including environmental issues. <p>Motion carried, 7-0.</p>	2
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**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, AUGUST 24, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 24, 2016. Vice-Chairperson Gillian Lazar convened the meeting at 7:30 p.m.

Present: Vice-Chairperson Gillian Lazar; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Member Lisa Prasad; Student Representative Colin Cousimano

Absent: Chairman Scott Clein; Alternate Board Member Daniel Share

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

08-148-16

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING OF
AUGUST 10, 2016**

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to approve the Minutes of August 10, 2016 as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Williams, Whipple-Boyce, Koseck, Lazar

Nays: None

Abstain: Boyle, Jeffares, Prasad

Absent: Clein

08-149-16

CHAIRPERSON'S COMMENTS (none)

08-150-16

APPROVAL OF THE AGENDA (no changes)

PRELIMINARY SITE PLAN REVIEW

602 Riverside Drive

Request for Preliminary Site Plan approval to add an additional single-family home to the previously approved single-family cluster

Mr. Baka offered background. The subject site is a 2.4 acre parcel located on the west side of Southfield Rd. between W. Maple Rd. and Lincoln in the R-1 Zoning District. The property was approved to be developed as a single-family cluster by the Planning Board on September 9, 1998 with seven (7) new homes and one existing home that was to be renovated. Since that time four (4) of the new homes have been constructed and the existing home was renovated. The current applicant is now proposing to construct a new single-family home on one of the remaining three (3) parcels. However, the Preliminary Site Plan Approval has expired. Accordingly, the applicant is required to obtain both Preliminary and Final Site Plan Approval.

Design Review

A complete design review will be conducted at Final Site Plan Review. However, the applicant has provided color renderings and is currently proposing the following materials:

- Shake siding – rear and north body of the house;
- Stone – body of all elevations;
- Cedar Shake Roof Shingles – roof of building.

Mr. Boyle noted the environmental regulations have probably changed in the intervening years. This development is right beside the Rouge River and he asked whether there are any additional elements the board might want to consider because of the location. Mr. Baka responded the Engineering Dept. would alert the board, but nothing has been identified at this time.

Mr. Williams requested that the Engineering Dept. sign off on that before Final Site Plan Approval. Mr. Baka added he would also check with the Building Dept.

Mr. Dominick Tringali, the architect, described the home as being cottage style, full stone, a shake roof, full walk-out in the back, and having a Nantucket feel.

There was no discussion from the public at 7:43 p.m.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Boyle to approve the Preliminary Site Plan for 602 Riverside Dr. with the following conditions:

- 1. The applicant must provide calculations indicating that the structure meets the maximum height requirements;**
- 2. The applicant must provide calculations indicating that the lower level is at least 51% submerged below grade so that it is not counted as a story;**
- 3. Applicant provide material samples at Final Site Plan Review; and**
- 4. Applicant addresses the concerns of all City Departments, including environmental issues.**

There were no comments from members of the audience at 7:44 p.m.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Whipple-Boyce, Boyle, Jeffares, Koseck, Lazar, Prasad, Williams

Nays: None

Absent: Clein

08-152-16

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA (none)

08-153-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

- a. Communications (none)
- b. Administrative Approval Correspondence (none)
- c. Draft Agenda for the Regular Planning Board Meeting on September 14, 2016
 - Study session regarding dormers;
 - Study session on bringing non-conforming buildings into compliance.
- d. Other Business
 - Mr. Williams asked that the last three sets of City Commission Minutes be sent to the board members plus the revised Action List.
 - Mr. Jeffares reported that the 555 Building has wire running through the concrete and therefore they must be very specific on where they drill for attachment points. The building had to be x-rayed before drilling could take place.
 - Mr. Williams requested an update on future plans for the 555 Building.
 - It was discussed that parking meters are being bagged Downtown right next to sections of concrete that will be replaced.
 - Mr. Baka announced that the City Commission has passed the outdoor storage ordinance amendments proposed by the Planning Board.

08-154-16

PLANNING DIVISION ACTION ITEMS

- a. Staff report on previous requests (none)
- b. Additional items from tonight's meeting (none)

08-155-16

ADJOURNMENT

No further business being evident, the chairman adjourned the meeting at 7:47 p.m.

Matthew Baka
Sr. Planner

APPROVED