

**CITY OF BIRMINGHAM  
PLANNING BOARD ACTION ITEMS  
OF WEDNESDAY, SEPTEMBER 24, 2014**

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<p><b>PRELIMINARY SITE PLAN REVIEW</b>  <b>2159 and 2295 E. Lincoln</b> (postponed by the applicant to the meeting of September 24, 2014)  <b>The District Live/Work Apartments</b>  <b>New construction of a four-story mixed-use live/work building with parking</b></p>	2
<p style="padding-left: 40px;"><b>Motion by Mr. DeWeese</b>  <b>Seconded by Mr. Williams to approve the Preliminary Site Plan for 2159 and 2295 E. Lincoln subject to the following conditions:</b></p> <p>(1) Planning Board approves the adjustment of the front setback to 4 ft.;</p> <p>(2) The applicant shift the first floor parking back 10 ft. from the front façade of the building or obtain a variance from the Board of Zoning Appeals, or a favorable interpretation by the building official;</p> <p>(3) Applicant provide specification sheets for mechanical equipment and screening, all lighting and a photometric plan for Final Site Plan and Design Review;</p> <p>(4) Applicant provide a detailed landscape plan to demonstrate compliance with all landscape requirements;</p> <p>(5) Applicant add two additional light fixtures in the ROW along Cole;</p> <p>(6) Applicant add three evergreen trees or obtain a variance from the Board of Zoning Appeals;</p> <p>(7) Applicant address the first floor glazing requirements at Final Site Plan and Design Review; and</p> <p>(8) Compliance with City Department requests; and</p> <p>(9) Lots must be combined.</p>	3
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<p style="padding-left: 40px;"><b>Motion by Mr. DeWeese</b>  <b>Seconded by Mr. Williams to approve the Design Review for 543 E. Lincoln as it meets the requirements established in Article 4, section 4.09 of the Zoning Ordinance.</b></p>	5

Item	Page
<b>Motion carried, 5-0.</b>	<b>5</b>

APPROVED

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**CITY OF BIRMINGHAM  
REGULAR MEETING OF THE PLANNING BOARD  
WEDNESDAY, SEPTEMBER 24, 2014  
City Commission Room  
151 Martin Street, Birmingham, Michigan**

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Minutes of the regular meeting of the City of Birmingham Planning Board held September 24, 2014. Chairman Scott Clein convened the meeting at 7:30 p.m.

**Present:** Chairman Scott Clein; Board Members Carroll DeWeese, Bert Koseck, Gillian Lazar, Bryan Williams; Student Representatives Jack Moore, Shelby Wilson

**Absent:** Board Member Janelle Whipple-Boyce

**Administration:** Matt Baka, Senior Planner  
Jana Ecker, Planning Director  
Carole Salutes, Recording Secretary

**09-139-14**

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING  
HELD SEPTEMBER 10, 2014**

Chairman Clein:  
Page 2 - First paragraph, correct spelling of his name.

**Motion by Mr. DeWeese  
Seconded by Ms. Lazar to approve the Minutes of the regular Planning Board  
meeting held on September 10, 2014 with the change.**

**Motion carried, 5-0.**

VOICE VOTE  
Yeas: DeWeese, Lazar, Clein, Koseck, Williams  
Nays: None  
Absent: Whipple-Boyce

**09-140-14**

**CHAIRPERSON'S COMMENTS**

Chairman Clein explained he will be taking over the chair from Robin Boyle who is out of the country on sabbatical from Wayne State University.

09-141-14

**APPROVAL OF THE AGENDA** (approved)

09-142-14

**PRELIMINARY SITE PLAN REVIEW**

**2159 and 2295 E. Lincoln** (postponed by the applicant to the meeting of September 24, 2014)

**The District Live/Work Apartments**

**New construction of a four-story mixed-use live/work building with parking**

Ms. Ecker advised that the subject sites, 2159 & 2295 E. Lincoln, are currently two parcels. The parcel at 2295 E. Lincoln contains an existing two-story commercial/industrial building and associated parking. No changes are proposed to this building or parking area. The parcel at 2159 E. Lincoln contains a vacant building and parking area. The applicant has advised that they intend to combine both parcels into one parcel. The combined site has a total land area of 2.07 acres and is located on the north side of Lincoln east of Eton Rd.

At this time, the applicant is proposing to demolish the existing former bus repair structure and surrounding pavement and fencing to construct a four-story live/work mixed-use building. A majority of the enclosed first floor is proposed to contain on-site parking while the second, third and fourth floor will contain 36 live/work units. Additional parking is also provided in a surface lot to the north of the building and on-street. The applicant was required to prepare a Community Impact Study in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing one new building containing more than 20,000 sq. ft. of gross floor area. The CIS was accepted on August 27, 2014 by the Planning Board with several conditions. The City's traffic consultant has weighed in and indicated his agreement with everything in the Traffic Study.

Ms. Ecker advised that along the E. Lincoln frontage, the building is required to be on or within 3 ft. of the frontage line. The proposed building is set back 4 ft. In accordance with Article 4, Section 4.76, SS-08, the Planning Board may adjust this requirement. ***If the Planning Board does not approve an adjustment, the applicant will be required to obtain a variance from the Board of Zoning Appeals ("BZA")***. In addition, in accordance with Article 4, Section 4.52 PK-08, any off-street parking contained in the first story shall not be permitted within 10 ft. of any building façade on a frontage line or between the building façade and the frontage line. ***Thus, the applicant will be required to shift the first floor parking back 10 ft. from the front façade of the building or obtain a variance from the BZA.*** The applicant has filed a request for an Interpretation from the building official on this issue and is awaiting a ruling on that.

The revised plans now include a fully functional interior lobby that is accessible from both the front and rear of the building as requested by the Planning Board in August. This lobby includes an elevator, a staircase, a restroom, an office, a janitor's supply

closet and the mail pickup area. No pedestrian walkways are proposed throughout or along the edges of the parking lot. Also as discussed at the August Planning Board meeting, the applicant will be required to ensure safe pedestrian circulation throughout the parking area at Final Site Plan and Design Review. One other thing that the board asked for was more emphasis on the signage, so a new sign element has been proposed next to the front lobby.

Mr. Williams thought the lobby and signage are significantly improved from the previous plans.

Mr. Thom Phillips, Hobbs & Black Architects, was present with the owners, Mr. Ron Hughes, Mr. Don Bailey, and Mr. Sean Havera. Mr. Phillips noted there was a great effort to address the liveliness and life that the building projects onto the street. The parking layout is a result of losing three covered parking spaces in order to make the lobby more usable for pedestrians. If the board desires to add a sidewalk to access the parking lot they could do that, but they view the plan as providing sufficient access. The display windows along the frontage will potentially feature art work and/or interior images of the rental units. The windows will be 24 in. deep. Chutes next to the elevator are planned for disposal of trash. Their plan for the second parcel is not to change anything.

Mr. Havera said the original intent was to have 39 parking spaces which allowed for each unit to have at least one covered space. So, from a leasability standpoint having 36 spaces is a vital component to being able to market the building.

Mr. Williams thought the main lobby has been changed favorably and is consistent with what the board's concerns were at the last meeting. Discussion concerned the reason for the striped areas shown at the rear of the parking lot. Mr. Havera indicated they accommodate the turning radiuses for emergency vehicles but they plan to consult with the city engineer in this regard.

There was no discussion from the public at 8:10 p.m.

**Motion by Mr. DeWeese**

**Seconded by Mr. Williams to approve the Preliminary Site Plan for 2159 and 2295 E. Lincoln subject to the following conditions:**

- (1) Planning Board approves the adjustment of the front setback to 4 ft.;**
- (2) The applicant shift the first floor parking back 10 ft. from the front façade of the building or obtain a variance from the Board of Zoning Appeals, or a favorable interpretation by the building official;**
- (3) Applicant provide specification sheets for mechanical equipment and screening, all lighting and a photometric plan for Final Site Plan and Design Review;**
- (4) Applicant provide a detailed landscape plan to demonstrate compliance with all landscape requirements;**
- (5) Applicant add two additional light fixtures in the ROW along Cole;**
- (6) Applicant add three evergreen trees or obtain a variance from the Board of Zoning Appeals;**

- (7) Applicant address the first floor glazing requirements at Final Site Plan and Design Review; and**
- (8) Compliance with City Department requests; and**
- (9) Lots must be combined.**

Mr. Koseck thought this is a great building for that district.

There were no final comments from the public at 8:14 p.m.

Mr. Havera noted that lot combination is typically a requirement of the Final Site Plan and is usually tied to the final Certificate of Occupancy. Ms. Ecker clarified the motion requires the lots to be combined but it doesn't say when.

**Motion carried, 5-0.**

VOICE VOTE

Yeas: DeWeese, Williams, Clein, Koseck, Lazar

Nays: None

Absent: Whipple-Boyce

**09-143-14**

## **DESIGN REVIEW**

### **543 E. Lincoln**

#### **Installation of solar panels**

Mr. Baka advised the subject site is located on the north side of E. Lincoln and west of Grant. This is a single-family home in the R-3 residential area. At this time, the property owner is seeking approval to install solar panels on the roof of the home.

There will be approximately 29 panels, 15 of which are proposed to be mounted on the south/front elevation of the home. The panels are non-integrated and flush mounted. They will be mounted to the roof with 1.22 in. fixed location brackets. The panels will not move or actuate. They will not project above the roof of the home nor will they project higher than the maximum building height in this zone.

The roof pitch is 4 in. of slope for every 12 in. of length. This would generally be considered a very moderate pitch which will limit the visibility of the panels from the ground.

Mr. DeWeese commented the roof is metal and the panels are compatible with the architecture.

Ms. Debbie Vernacki with Michigan Solar Solutions said on the south facing roofline they were able to add one extra panel on the last row, so they now propose six panels there. The 30 total panels follow the slope and pitch of the roof. The neighbor to the west already has solar panels that face E. Lincoln. The home is situated right across the street from a commercial area and trees block the view.

Chairman Clein asked for comments from the public at 8:20 p.m.

Mr. Jeffery Otto, 509 E. Lincoln, said he installed his solar panels three years ago and asked that the board make it easier for people to have solar panels. They are a great thing for the community and he was in support of the proposal.

**Motion by Mr. DeWeese**

**Seconded by Mr. Williams to approve the Design Review for 543 E. Lincoln as it meets the requirements established in Article 4, section 4.09 of the Zoning Ordinance.**

Mr. Koseck observed that over time these panels have become thinner and more minimalist.

There were no comments from members of the public at 8:21 p.m.

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: DeWeese, Williams, Clein, Koseck, Lazar

Nays: None

Absent: Whipple-Boyce

**09-144-14**

**MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA** (no one spoke)

**09-145-14**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

a. Communications (none)

b. Administrative Approvals

- 34660 Woodward Ave., Birmingham Players Theater – New fence and gate.
- 33353 Woodward Ave. – Request to change the roofing materials on the building to Duro-Last from an asphalt based material (upgrade).

c. Draft Agenda for the Regular Planning Board Meeting on October 8, 2014

- 2200 Holland, Mercedes Benz Building;
- Another Site Plan and CIS on E. Lincoln submitted by tonight's applicant.

d. Other Business

- Joint meeting with the City Commission is October 20. The topic will be the Duany report.
- The group should devote more time to pure study sessions.
- Deficiencies in the current ordinance need to be identified.

**09-146-14**

**PLANNING DIVISION ACTION ITEMS**

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

**09-147-14**

**ADJOURNMENT**

No further business being evident, board members motioned to adjourn at 8:28 p.m.

Jana Ecker  
Planning Director