

**CITY OF BIRMINGHAM  
PLANNING BOARD ACTION ITEMS  
OF WEDNESDAY, NOVEMBER 8, 2017**

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<p>submitted before approval of any occupancy of this space, and for the evaluation of this space for the allowable occupant load; and  <b>3. Compliance with the requests of all City departments.</b></p> <p><b>Motion carried, 6-0.</b></p>	<p><b>6</b></p>
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<p><b>STUDY SESSION</b></p>	<p><b>10</b></p>
<p><b>1. Personal Services Definition</b></p> <p><b>Motion by Ms Whipple-Boyce</b>  <b>Seconded by Mr. Jeffares that the information with respect to the 17 communities and the list of uses including pros, cons, comments, and current examples with the addition of travel agencies be forwarded to the City Commission in accordance with their request.</b></p>	<p><b>10</b></p> <p><b>11</b></p>
<p><b>Motion carried, 5-0.</b></p>	<p><b>12</b></p>

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**CITY OF BIRMINGHAM  
REGULAR MEETING OF THE PLANNING BOARD  
WEDNESDAY, NOVEMBER 8, 2017  
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 on November 8, 2017. Vice Chairperson Gillian Lazar convened the meeting at 7:32 p.m.

**Present:** Vice-Chairperson Gillian Lazar; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Janelle Whipple-Boyce, Bryan Williams; Student Representative Isabella Niskar

**Absent:** Chairman Scott Clein; Alternate Board Members Lisa Prasad, Daniel Share; Student Representative Ariana Afrakhteh

**Administration:** Brooks Cowan, Asst. Planner  
Jana Ecker, Planning Director  
Carole Salutes, Recording Secretary

**11-201-17**

In the Chairman's absence, Vice-Chairperson Lazar took over the chair.

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING OF OCTOBER 25, 2017**

Vice Chairperson Lazar:  
Page 13 - Change "Wesh" to "Wesch."

**Motion by Mr. Williams**

**Seconded by Mr. Jeffares to approve the Minutes of the Regular Planning Board Meeting of October 25, 2017 as corrected.**

**Motion carried, 6-0.**

**VOICE VOTE**

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

Nays: None

Absent: Clein

**11-202-17**

**CHAIRPERSON'S COMMENTS** (none)

**11-203-17**

**APPROVAL OF THE AGENDA** (no change)

**11-204-17**

**FINAL SITE PLAN AND DESIGN REVIEW**

**1. 33363 Woodward Ave., Wesch Cleaners**

**Plan to allow for proposed design and site plan changes from previous approval**

Mr. Cowan explained the property is located on the west side of Woodward Ave. between 14 Mile Rd. and Lincoln and is zoned B-2B General Business. The applicant is proposing interior changes to the customer service area as well as changes to the exterior façade. The proposal is to reconfigure the storefront window system; to provide new entry doors; provide a new concrete walk; replace and extend the parapet; add awnings; improve the facade with stucco in certain areas; and add a new sign. The previous Final Site Plan was approved on June 24th, 2009 by the Planning Board as well as on June 17th, 2009 by the Design Review Board. The applicant is now resubmitting a portion of the exterior renovation work that was not undertaken in 2009.

The applicant is proposing to redo the landscaping along the east elevation. The Final Site Plan was approved on June 24, 2009 with the condition that the applicant add green space and landscaping to the southeast corner of the parking lot adjacent to Woodward Ave. The applicant has yet to meet this condition. They submitted a letter to the Planning Dept. on Tuesday, November 7, 2017 saying that a 32 in. high landscape wall was constructed in place of the landscape hedge.

According to Article 4, section 4.21 (F) (2), parking facility circulation areas shall have a minimum illumination level of 0.2 foot-candles, but the plan indicates values less than the 0.2 or has no data for the circulation area. ***The applicant must provide photometric plans that indicate foot-candle levels of 0.2 or greater throughout the circulation areas, or obtain a variance from the Board of Zoning Appeals ("BZA")***. The applicant submitted a response on Tuesday, November 7, 2017 noting two new wall-mounted light fixtures, as well as a revised photometric plan; however the plan still did not cover the entire circulation area of the parking lot.

*Design Review*

The applicant is making an interior change to the customer service area along Woodward Ave. as well as exterior changes to support the interior refresh.

On Tuesday, November 7, 2017 the applicant submitted plans showing the glazing calculation ratio of 72% which meets the ordinance. The VLT ratio for the new clear glass windows and doors was 90% which also satisfies the ordinance requirement.

Signage: The applicant is proposing one new name letter sign for the storefront, and a new coat of paint (Sharkskin by Benjamin Moore) on the existing pylon sign located at the south side of the property. The name letter sign will read "Wesch Cleaners" in white acrylic text. All of the letters will be internally lit and pinned to the stucco walls. The horizontal width of the building is 93.3 ft., making the allowable sign square footage 140 sq. ft. The tenant space of the principal

building frontage is not parallel to Woodward Ave.; therefore the horizontal width of the building was used. The sum of the proposed pylon sign (2 sided @ 49 sq. ft. = 98 sq. ft.) and the proposed wall sign (52.57 sq. ft.) is 150.57 sq. ft. The applicant has now submitted plans totaling 138 sq. ft. which meets the permissible square footage.

Ms. Ecker responded to Mr. Jeffaries referencing the existing pole sign. Such signage is no longer allowed, but as long as it is the same business and the same owner as of February 1, 2005, the sign is grandfathered in and only the face and the message can be changed.

Mr. Koseck observed the sign is grandfathered as long as the applicant is not before this board for site plan changes.

Mr. Victor Saroki, Architect for Wesch Cleaners, was present with Mr. Wayne Widecka, the business owner. Mr. Saroki explained the front facade will be done in cement stucco; it will have all new storefront glass and doors; a nice awning across the front with lighting that will shine down to illuminate the sidewalk; a new sign on the front facade; quartzite stone on the base of the building. Everything will be painted warm grey and new landscaping will go in. One new window is being added on the north side. They reduced the amount of signage to meet the ordinance requirement. He noted it is Mr. Widecka's strong feeling that the existing pole sign is important because it will be seen by the traffic along Woodward Ave. The sign will be painted dark green to make it more subtle and only "Wesch Cleaners" will be illuminated. They feel it is better to have brick screenwalls rather than a landscape hedge where there are parking spaces. A pocket of landscaping will be planted in the recess.

Two wall wash fixtures have been added, one on each side of the building, to illuminate the maneuvering lanes in the parking lot. However, there is one small pocket that falls a little short. They can add one more fixture and submit it for administrative approval. He passed around photos of the material colors.

Mr. Koseck commented this a great improvement that has been beautifully done. However, he thought the pole sign detracts from the development. People will find this business without a problem, so he will never support keeping the pole sign.

Mr. Wayne Widecka replied the pole sign is part of their business identity, plus it affords visibility along the street. He asked the board to leave the sign in and let them proceed with the plan as it is.

Mr. Boyle remembered coffee being served. Mr. Saroki confirmed that Mr. Widecka serves Starbucks coffee in the store for his customers.

There were no comments from the public at 7:56 p.m.

Further discussion centered around the pole sign. Mr. Koseck noted that once an applicant is in front of the Planning Board making significant changes to the site and to the building everything is up for deliberation. There is a reason that the Zoning Ordinance no longer allows pole signs. The sign looks like something that is left over from the past.

Mr. Widecka noted they did get approval from the Design Review Board ("DRB") in 2009 with the sign as-is. The only reason they are back before the board is because they made some additional improvements to the facade.

Mr. Williams observed the City has changed its rules as to who reviews the site plan along with the sign. Therefore, if the Planning Board follows Mr. Koseck's thoughts, they would be reversing the DRB's action in 2009 when that board decided it was appropriate to keep the pole sign. After that, the Planning Board approved the plan. Mr. Williams went on to say that the process is not necessarily fair.

Mr. Koseck said if he felt in any way that removing the pole sign would negatively affect the business, then he might view this differently.

Mr. Jeffares agreed with him that the pole sign looks like something left over from the past. New businesses don't have pole signs and new communities don't have pole signs. However, he wrestles with the fact that the sign is grandfathered in.

Mr. Saroki said the improvements they are making to the building and to the pole sign add a more sophisticated and subdued look to the site.

There were no further comments from the audience at 8:10 p.m.

**Motion by Mr. Boyle**

**Seconded by Mr. Williams that based on a review of the site plans submitted, the Planning Board recommends approval to the City Commission of the applicant's request for Final Site Plan and Design Review for 33633 Woodward Ave., Wesch Cleaners, with the following conditions:**

- **The applicant must submit a photometric plan indicating illumination levels of 0.2 foot-candles or greater for parking circulation areas;**
- **The applicant add green space to the southeast corner of the parking lot adjacent to Woodward Ave.**

**Friendly Amendment by Ms. Whipple-Boyce**

**And accepted by the makers of the motion**

- **That it is not necessary to require landscaping in the corner next to the brick wall.**

Ms. Whipple-Boyce commented she will not be able to support the motion that keeps the pole sign. The time for pole signs has passed and this is the opportunity to see one less.

Mr. Koseck reiterated that the pole sign is not allowed by the ordinance and now this board has a chance to approve the plan without it. So again, he will not support the motion.

The Chairperson took comments from the public at 8:15 p.m.

Mr. Widecka thought what they have done is very tasteful. He felt that to remove the pole sign and increase the signage on the building facing south would not enhance the project.

**Motion carried, 4-2.**

ROLLCALL VOTE

Yeas: Boyle, Williams, Jeffares, Lazar

Nays: Koseck, Whipple-Boyce

Absent: Clein

**UNFINISHED BUSINESS**

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

**1. 220 E. Merrill, 220 Restaurant**

**Request for approval of a Final Site Plan and SLUP Amendment to expand the establishment into the lower level of the building**

Ms. Ecker advised the subject site, currently 220 Restaurant, is located on the south side of Merrill, west of Old Woodward Ave. The parcel is located in the B-4 Business-Residential Zoning District and is also zoned D-4 in the Downtown Overlay District, and is located in a Historic District.

She explained there are two issues, the State Licensing issue and the City zoning issue. At the State, the lower level is already included in the applicant's licensed premises area and they have a Class C Liquor License with an Entertainment Permit. From the City's standpoint, the approval of 220 Restaurant did not include the basement.

At this time, the applicant is proposing to utilize a portion of the basement of the building for special events, private parties, and the public as an extension of the 220 Restaurant on the first floor. The applicant has indicated that the proposed lower level of the restaurant will offer a food menu (the same as that offered on the main floor of the existing restaurant) and will host low-key entertainment, such as jazz music and piano music, in the space.

Business hours would be the same as those of the main restaurant.

The only issue outside has been called out by the Dept. of Public Services ("DPS") who says the applicant has not added the required street tree to the existing open tree well in the front,

No changes to the existing building facade or first floor plan are proposed. As no exterior changes are proposed to the building, historic review by the Historic District Commission is not required at this time.

*Design Review*

No interior changes are proposed for the first floor at this time. The applicant is now proposing to incorporate the lower level of the building (formerly Edison's) into the existing 220 Restaurant on the first floor.

The addition of the lower level will add 77 seats in the open area around the bar, and nine seats at the bar. A piano is also proposed to provide low key entertainment for guests. The furniture plan for the lower level appears to be lounge style seating with cocktail tables. Only three full size dining tables are provided in the area between the bar and the piano, thus suggesting more of a lounge atmosphere than the first floor restaurant space. With the addition of the lower level to the restaurant, a total of 256 seats will be provided between the dining areas, lounge areas and the upper and lower bar areas.

Ms. Kelly Allen, Attorney, was present with Mr. Zaid Elia on behalf of 220 Restaurant. She explained for Mr. Boyle that an Entertainment Permit allows 220 to have music, karaoke, closed

circuit television, and stand-up comedians. An entertainment agreement with the City is pretty strict with regard to what kind of entertainment is allowed.

There were no comments from the public at 8:26 p.m.

**Motion by Mr. Williams**

**Seconded by Mr. Boyle that based on a review of the site plans submitted, the Planning Board recommends approval to the City Commission of the applicant's request for Final Site Plan and a SLUP Amendment for 220 E. Merrill, 220 Restaurant, with the following conditions:**

- 1. Add the required street tree to the existing open tree well, with a minimum caliper of 3 in. DBH at the time of planting;**
- 2. Complete and legible plans, with all required information, will need to be submitted before approval of any occupancy of this space, and for the evaluation of this space for the allowable occupant load; and**
- 3. Compliance with the requests of all City departments.**

No one from the public commented on the motion at 7:27 p.m.

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

Absent: Clein

**11-206-17**

**2. 210 S. Old Woodward Ave., The Bird & the Bread**

**Request for approval of a Final Site Plan and SLUP Amendment to allow for a concept change of the Bird & the Bread to Vinoteca, with interior and exterior changes proposed**

Ms. Ecker responded to Mr. Williams' question regarding the City's position on Eisenglass. It was permitted on a couple of bistro establishments that were approved. Since the approvals, the City has received a number of complaints and concerns. The Planning Board has been charged with updating the development standards for bistros and one of the items is to put in place regulations concerning Eisenglass. Right now there is no specific regulation that states Eisenglass is or is not permitted. It is a case-by-case judgment by this board.

Mr. Cowan advised the subject site is located on the west side of S. Old Woodward Ave., just south of Merrill. The applicant is the owner of the current restaurant on site, The Bird and the Bread, and intends to change the name and re-concept the current restaurant into Vinoteca which will have a wine focus with European food pairings. According to Article 6, Section 6.02(A)(5) of the Zoning Ordinance, existing and new establishments with alcoholic beverage sales shall obtain a SLUP Amendment upon change in ownership or name of establishment, or upon application for a Site Plan Review. The parcel is zoned B-4 Business-Residential and D-4 in the Downtown Overlay District.

The applicant is proposing new signage and enclosing the existing outdoor café with framing and retractable Eisenglass. They are also proposing minor remodeling for the interior that



includes the construction of a stage for low key entertainment. The applicant will be operating with the existing Class C Liquor License controlled by the property owner which is currently in use by The Bird and the Bread. Article 02, section 2.37(B)(4) permits food or drink establishments with alcoholic beverage sales (on-premises consumption) as an accessory permitted use provided that the establishment obtain SLUP approval. Accordingly, the applicant is required to obtain a recommendation from the Planning Board on the Final Site Plan and SLUP Amendment, and then obtain approval from the City Commission for the Final Site Plan and SLUP Amendment. As the proposed establishment is located within the Central Business District Historic District, the applicant will also be required to appear before the Historic District Commission.

#### *Design Review*

Awning and Signage: The applicant is proposing to install two new awnings with signage along the building frontage. The two awnings are to be constructed of fabricated aluminum tubing with Sunbrella black fabric non-illuminated skins. They have 3.88 in. applied white vinyl text in the 9 in. valences. The awnings project 2 ft. from the building façade. Each valance totals is 8.125 sq. ft., while the proposed valance signage text totals 2.61 sq. ft. for each awning, satisfying the Sign Ordinance requirement in Section 1.05 (B), Table B of no more than 33% of the valance area.

The applicant is also proposing a halo lit wall sign with the restaurant name "VINOTECCA", as well as a logo above it. The sign will utilize halo style white LED backlighting through a transparent burgundy film to produce a color shift to purple/red. The wall sign and the logo sign total 20.8 sq. ft. The total linear building frontage is 130 ft. 5 in. which allows 130.5 sq. ft. of sign area. There are currently four other tenants with approved signage for the building; Chase Bank, Rivage, K&W Domaine, and Ahmet Karaca MD. that have a total of 97.16 sq. ft. of signage. The addition of Vinoteca's sign will bring the total to 117.96 sq. ft. which satisfies the maximum square footage permissible according to the Sign Ordinance Section 1.05 (B), Table B.

The height of the name letter sign is less than 24 in. and the logo sign is less than 36 in. which also satisfies the Sign Ordinance Section 1.05 (B), Table B.

Interior: The applicant is proposing minor remodeling that includes the construction of a small stage for low key entertainment.

Outdoor Dining Area: The applicant is also proposing to enclose the outdoor seating with roll down Eisenglass panels. The panels will be stabilized by 2x6 framing with ¾ in. plywood cladding on faces and jambs that are primed and painted flat black. There will be 2 in. of continuous reveal on the top and sides. A 3 ft. x 7 ft. wood door with clear plex is proposed on the north elevation with egress only that does not swing into the pedestrian entryway. No changes to the outdoor seating layout are proposed.

In response to a question from the Board, Ms. Ecker indicated that both she and Mr. Baka have warned the applicant that Eisenglass is not currently in favor and the board would have concerns about it.

Ms. Kristin Jonna addressed the board on behalf of The Bird and the Bread. They have streamlined their process by getting back to two wine bar concepts in Ann Arbor and in Birmingham. They intend to continue bringing entertainment to the establishment.

Their reasons for proposing Eisenglass are not to expand seating. Rather they are to bring more energy right up to Old Woodward Ave. and to protect their patio from the dust of upcoming street and hotel construction, Expanding their patio season would be nice because that is where people want to sit. They didn't find more options for temporary enclosure other than Eisenglass.

Mr. Koseck advised that there are other options. He thinks Eisenglass would cheapen the place so he will not support it. Ms. Jonna indicated that other treatments will cost a lot of money and cost is a big factor for them. They tried to design it in a way that would have the least impact of a plastic material being there. Responding to the board's discussion about allowing a temporary Eisenglass installation or having it only on the hotel side, Ms. Jonna said it would not be worth installing if it would be temporary.

Mr. Boyle observed that in order to keep out the cold other establishments have added padding to keep the drafts out. However that starts to degrade the appearance of the facility. To him, bringing in Eisenglass is a grave mistake for this establishment and for Downtown Birmingham. Therefore, he urged Ms. Jonna to go back to her architect to find other options. He will not support the plan tonight with the Eisenglass.

Mr. Boyle asked if the board can divide the request and postpone the Eisenglass proposal as a separate item but still covered by the same SLUP. Ms. Ecker indicated the board has never done that before. Therefore, she would have check with the City Attorney, plus she didn't know how the Commission would react if half of a SLUP application was brought to them.

Mr. Koseck stated the Planning Board shouldn't be making long-term decisions based on the fact that it will take 19 months to construct the hotel. Further, the board should not be designing the project. He knows there are options out there for the applicant to consider.

Mr. Williams suggested that the City Attorney and the Building Dept. be consulted as to what the City will permit on an interim basis during construction, not only on this facility but on the other facilities. These are not necessarily Planning Board issues, but issues that the City should address.

**Motion by Mr. Williams**

**Seconded by Mr. Koseck to postpone consideration of the applicant's request for Final Site Plan and a SLUP Amendment for 210 S. Old Woodward - Vinoteca, until November 29th, 2017.**

Mr. Jeffares observed that costs cannot be compared to Eisenglass, which is really not an option.

Public comments were heard at 9:10 p.m.

Mr. James Eshaki, the landlord, suggested the board allow a temporary remedy to keep away the dust.

Mr. Derrick Dickow, a Downtown resident, said Eisenglass doesn't bother him as much as it bothers other people so he would support it to control dust. He went on to thank the Jonna Family for their investment in Downtown Birmingham. He urged a motion tonight so they can move forward with their plans.

**Motion failed, 6-0.**

ROLLCALL VOTE

Yeas: None

Nays: Williams, Koseck, Boyle, Jeffares, Lazar, Whipple-Boyce

Absent: Clein

**Motion by Mr. Boyle**

**Seconded by Mr. Koseck that based on a review of the site plans submitted, the Planning Board recommends approval of the applicant's request for Final Site Plan and a SLUP Amendment for 210 S. Old Woodward Ave, Vinotecca, with the following conditions:**

- 1. The applicant obtains approval from the Historic District Commission; and**
- 2. The proposed Eisenglass is not to be considered as part of this approval.**

No one from the public commented on the motion at 9:15 p.m.

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

Absent: Clein

**11-207-17**

**STUDY SESSION**

**Personal Services Definition**

Chairperson Lazar recused herself because of a familial relationship with a property owner.

Mr. Williams took over the chair.

Temporary Chairman Williams recalled that on September 25, 2017, the City Commission asked the Planning Board to provide them with their list of personal service uses discussed at the joint meeting. As there was no such list previously created, the Planning Division prepared for the Planning Board's review a sample list of potential uses, along with the pros and cons for potentially allowing such uses in the Redline Retail District. The Commission requested that the list include the rationale of the advantages and disadvantages for each category of use.

During the City Commission meeting on September 25, 2017, the City Commission also expressed concern that the Planning Board had not considered enough sample definitions of personal services in other communities. Planning Staff indicated that a number of sample definitions were selected from the research completed to provide the Planning Board with multiple options to consider for Birmingham. Based on the concern expressed that more definitions were not discussed, five sample definitions that were previously provided as options in previous agenda packets were included, along with 12 additional definitions from other communities to supplement the ones originally selected as possible options.

At their last meeting on October 25, 2017, the Planning Board reviewed the draft chart of potential personal service uses prepared by the Planning Division staff, and made modifications to the pros and cons of each use. In addition, the Planning Board requested that the last two columns be removed as to whether a use should or should not be allowed, and a comments column be added to note where there was not a unanimous opinion of the entire Planning Board. The requested changes have been made, and the chart now provides the following columns: Category, Uses, Pros, Cons, Comments, and Current Examples.

Temporary Chairman Williams added there are examples of businesses currently in the Redline Retail District that would not be permitted under the refined definition and the categories of uses that the board has come up with. The City Attorney has pointed out that those existing businesses would be grandfathered.

Ms. Ecker noted that on October 30, 2017, the City Commission set a public hearing date for November 13, 2017 to consider the proposed definition of personal services that was forwarded by the Planning Board on August 9, 2017:

*Definition of Personal Services*

An establishment that is open to the general public and engaged primarily in providing services directly to individual consumers including, but not limited to personal care services, services for the care of apparel and other personal items; but not including business-to-business services, medical, dental, and/or mental health services.

Temporary Chairman Williams noted the board has said it is not in favor of this whole concept but they have tried to follow through on the specific request of the City Commission to the best of their ability.

Mr. Boyle noticed that Travel Agencies is not mentioned as a category. Ms. Ecker thought it could be added under Other Services:

- Pros - Provides services to local residents and businesses and a potentially vibrant window display
- Cons - Parking demand

**Motion by Ms Whipple-Boyce**

**Seconded by Mr. Jeffares that the information with respect to the 17 communities and the list of uses including pros, cons, comments, and current examples with the addition of travel agencies be forwarded to the City Commission in accordance with their request.**

The Temporary Chairman took discussion from the audience at 9:34 p.m.

Mr. James Eshaki, Essco Development Co., asked for an explanation of what the first 20 ft. means before a use is allowed. Ms. Ecker answered that in the Redline Retail District the first 20 ft. of a business must be a Retail or a Personal Services use. Then behind that there could be something else, but in the D-4 not more than two floors of office. Mr. Eshaki did not know why the issue of defining Personal Services cannot wait for a Master Plan to be developed. Temporary Chairman Williams noted the board has responded specifically to a direction by the City Commission.

Ms. Jeanette Smith, Core Partners, received confirmation that when Google moves out the next tenant will have to adhere to the mandate of the Redline Retail District for their first 20 ft. An RFP for a Comprehensive Master Plan may go out the first of next year, but that is up to the City Commission.

Mr. Brian Najor, Najor Companies, commended the board members for the time and effort they have put into this study. He added that some new use will always come up. Temporary Chairman Williams clarified the board has only furnished the list of uses to the Commission as additional information. The definition of Personal Services has not changed and their public hearing is on the definition that was forwarded to them. Mr. Najor asked whether the definition should have been altered, considering all the new information. Ms. Ecker replied that at this point the Planning Board was not asked to alter the definition.

Ms. Whipple-Boyce said it is not exactly true that the board does not agree to this but they are doing it at the request of the City Commission. There are people on the board that do believe that some businesses are not in the appropriate place. The growing trend of businesses like Shift Digital in Downtown is what brought this to the board's attention. There is a concern that the City Commission believes to be true, and some board members agree and some don't.

Mr. Koseck said several first-floor tenants have come to the Planning Board and indicated they don't want office on either side of their business. Temporary Chairman Williams noted that to be fair, they have had people the other way too.

**Motion carried, 5-0.**

ROLLCALL

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

Nays: None

Recused: Lazar

Absent: Clein

Chairperson Lazar took back the gavel.

**11-208-17**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

- a. Communications (none)
- b. Administrative Approval Requests (none)
- c. Draft Agenda for the Regular Planning Board Meeting on November 8, 2017
  - 1669 W. Maple Rd. - SLUP for signage changes;
  - 885 Redding, Two-Family unit
  - 271-273 Euclid, FSP
  - 2010 Cole, FSP
- e. Other Business (none)

**11-209-17**

## **PLANNING DIVISION ACTION ITEMS**

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

Chairperson Lazar made the following three observations:

1. Shelves and boxes are visible through the windows of Whole Foods;
2. Hawthorne Appliance still has paper on their windows;
3. There is a flashing neon sign in front of the nail place in the 555 Building.

Mr. Boyle noted that large SUVs park with their front end hanging over the pedestrian pathway in the rear parking lot of Whole Foods.

Ms. Whipple-Boyce wondered why a right turn is not allowed from east-bound Maple Rd. into the Whole Foods parking lot. Mr. Williams was sure the thought was that there would be an accident with someone coming from N. Eton Rd. going straight through on their green. An accident there would cover both of the eastbound lanes and no traffic could get through.

Mr. Boyle thought the Whole Foods restaurant would be more of an actual sit-down place.

**11-210-17**

**ADJOURNMENT**

No further business being evident, the Chairperson adjourned the meeting at 10 p.m.

Jana L. Ecker  
Planning Director

APPROVED