

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, DECEMBER 10, 2014**

Item	Page
SPECIAL LAND USE PERMIT ("SLUP") PRELIMINARY SITE PLAN REVIEW 2200 Holland St. Mercedes-Benz of Bloomfield Hills Prep and Storage Facility	2
<p style="padding-left: 40px;">Motion by Mr. DeWeese Seconded by Ms. Whipple-Boyce to recommend to the City Commission approval of the SLUP for 2200 Holland St., Mercedes-Benz of Bloomfield Hills Prep and Storage Facility.</p>	3
<p>Motion carried, 6-0.</p>	4
<p style="padding-left: 40px;">Motion by Mr. DeWeese Seconded by Mr. Williams to approve the Preliminary Site Plan and SLUP for 2200 Holland subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant obtains a ruling by the building official or a variance from the Board of Zoning Appeals for the placement of the building off of the frontage line; 2. The applicant will be required to provide 70% glazing on the first floor or obtain a variance from the Board of Zoning Appeals; 3. Eliminate the parking between the building and the frontage line or obtain a variance from the Board of Zoning Appeals; and 4. The applicant add nine additional canopy trees to the parking lot interior and provide the dimensions of the landscaped area at Final Site Plan Review or obtain a variance from the Board of Zoning Appeals. 	3
<p>Motion carried, 6-0.</p>	4
SPECIAL LAND USE PERMIT ("SLUP") FINAL SITE PLAN REVIEW 820 E. Maple Rd. All Seasons Senior Living	5
<p style="padding-left: 40px;">Motion by Mr. DeWeese Seconded by Ms. Whipple-Boyce to recommend approval of the applicant's request for Final Site Plan and SLUP to permit an Economic License for All Seasons at 820 E. Maple Rd. with the following condition: The applicant obtains a variance from the Board of Zoning Appeals to</p>	6

Item	Page
operate with a liquor license on the south portion of the property.	6
Motion carried, 5-0.	6
<p>FINAL SITE PLAN REVIEW 2000-2070 Villa (former Bldg. #6 of Eton Street Station, Crosswinds)</p>	6
<p>Motion by Mr. DeWeese Seconded by Mr. Williams to approve the Final Site Plan and Design for 2000 - 2070 Villa subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant provide specification sheets for the mechanical equipment, revise the plans for consistency as to the placement of such equipment, and submit same for administrative approval; 2. The applicant submit specification sheets for the proposed roofing material; 3. Replace the proposed 17 Burning Bushes with another shrub species and submit for administrative approval; 4. The applicant select a finish for the proposed lighting fixtures for administrative approval; and 5. The applicant make payment of \$17,400 to the City for the outstanding bill for the installation of two street lights on Villa. 	7
Motion carried, 6-0.	7
<p>PRELIMINARY SITE PLAN REVIEW 2400 and 2430 E. Lincoln The East District Live/work Apartments</p>	8
<p>Motion by Ms. Whipple-Boyce Seconded by Mr. DeWeese to approve the Preliminary Site Plan for 2400 and 2430 E. Lincoln subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Applicant combine the two lots prior to obtaining a building permit; 2. Planning Board approves the adjustment of the front setback to 15 ft. 3. Applicant provide specification sheets on all proposed mechanical equipment and lighting and a photometric plan for Final Site Plan and Design Review; 4. Applicant add at least one bench to the new pocket park at the northeastern corner of the site; 5. Applicant increase the size of all parking spaces to 180 sq. ft. or obtain a variance from the Board of Zoning Appeals or approval from the building official; 6. Mark all entry doors on site plan and ensure all plans are consistent; 	9

Item	Page
<p>7. Revise the sidewalk configuration up to and across the underground parking access drive to clearly and delineate a safe pedestrian pattern; 8. Applicant install 8 in. water main to service site, and provide the City with a 12 ft. easement for same; 9. Applicant provide all on-site storm water detention details and address all easement issues on site; 10. Applicant provide irrigation for all landscaped areas, including street tree wells; 11. Applicant provide a Knox box and meet all NFPA requirements; 12. Applicant add exterior bike racks; 13. Applicant draw in the street parking on E. Lincoln; and 14. Applicant work with staff and the Engineering Dept. to determine a plan for street parking on the N/S street and show it on the drawings.</p> <p>Motion carried, 5-0.</p>	<p>9</p> <p>9</p>

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, DECEMBER 10, 2014
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on December 10, 2014. 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 (left at 9:07 p.m.); Alternate Board Member Stuart Jeffares; Student Representatives Jack Moore (left at 9:40 p.m.), Shelby Wilson (left at 9:30 p.m.)

Absent: Board Member Gillian Lazar; Alternate Board Member Daniel Share

Administration: Matthew Baka, Senior Planner
Jana Ecker, Planning Director
Shalaka Puranik, Asst. City Planner
Carole Salutes, Recording Secretary

12-178-14

**APPROVAL OF THE MINUTES OF THE SPECIAL PLANNING BOARD MEETING
HELD NOVEMBER 19, 2014**

Motion by Ms. Whipple-Boyce

Seconded by Mr. Koseck to approve the Minutes of the special Planning Board meeting on November 19, 2014 as presented.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Lazar

12-179-14

CHAIRPERSON'S COMMENTS

Chairman Clein welcomed the new alternate board member, Stuart Jeffares. Ms. Ecker explained the City Commission added alternate board members to ensure that a full board would be present to hear applicant reviews.

12-180-14

APPROVAL OF THE AGENDA (no changes)

12-181-14

SPECIAL LAND USE PERMIT ("SLUP")

PRELIMINARY SITE PLAN REVIEW

2200 Holland St.

Mercedes-Benz of Bloomfield Hills Prep and Storage Facility

New construction of one-story building 16,400 sq. ft. in size for the cleaning, detailing, light repair and storage of vehicles (postponed from October 22, 2014)

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 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 SLUP.

At the October 22nd meeting the Planning Board expressed concerns that the development of the site did not adequately incorporate the goals of the Eton Road Corridor Plan ("ERCP"). After a lengthy discussion, the Board moved to postpone the SLUP and PSP review to give the applicant time to consider ways to activate the site in line with the goals of the ERCP. Since that time, the applicant has submitted a new plan that proposes to incorporate a mix of uses on the site by preserving the existing office building and constructing the warehouse behind it. The office will be accessible from Holland at all times. There is a landscaped walkway proposed to run between the existing office building and the new warehouse.

Article 04 section 4.76 SS-08 A (1) states that *Front building facades at the first story shall be located at the frontage line. **Accordingly, the applicant will be required to obtain a variance from the Board of Zoning Appeals ("BZA") for the placement of the building off of the frontage line.*** A ruling from the building official will be solicited as to whether a variance is needed because the frontage line is the 30 ft that abuts the end of Holland. The existing small office building in the front is legally non-conforming.

In accordance with Article 04, section 4.52 PK-08 A (1), parking is not permitted between the building façade and the frontage line. **Accordingly, the applicant will be required to eliminate the parking between the building and the frontage line or obtain a variance from the BZA.**

This parcel is subject to the window requirements of Article 04 section 4.83 WN-01, which requires 70% glazing on any façade that faces a street, plaza, park or parking area. The plans as submitted do not meet this requirement. ***The applicant will be required to provide 70% glazing on the first floor or obtain a variance from the Board of Zoning Appeals.***

Design Review

A detailed design review for the proposal will be done at Final Site Plan Review.

After receiving a recommendation from the Planning Board, the City Commission reviews the site plan and design of the buildings and uses proposed. The City Commission's approval of any special land use application shall constitute approval of the site plan and design.

Ms. Ecker advised that the Birmingham Public Schools owns the property immediately along the northern property edge and running along the eastern property boundary all the way to Cole St. The strip is 30 ft. wide at its narrowest.

Mr. Gary Kwapis, the project architect, pointed out some of the issues they tried to address that concerned the board. They may use clear laminate glass to meet the 70% glazing requirement and secure the building.

At Mr. Koseck's request, Mr. Baka read the six standards that the City Commission should consider when they review a SLUP. Mr. Kwapis concluded the only standard the project is in conflict with is that all buildings over 6,000 sq. ft. in the MX District require a SLUP.

Mr. Chuck Gesquire, the owner of the dealership, emphasized the necessity for the warehouse to be secure.

The chairman thought the project fits with the spirit of how the Ordinance was written. Mr. Williams said it is important to note the applicant has come back several times with significant changes that are consistent with the Planning Board's requests. He likes that they have proposed office usage that will add life to the area.

Mr. Koseck suggested that the building could have a curb and landscape zone on the north side to set it up for possible future use.

There were no comments from members of the public at 8:15 p.m.

Motion by Mr. DeWeese

Seconded by Ms. Whipple-Boyce to recommend to the City Commission approval of the SLUP for 2200 Holland St., Mercedes-Benz of Bloomfield Hills Prep and Storage Facility.

No one from the audience wished to comment at 8:17 p.m.

Motion carried, 6-0.

ROLLCALL VOTE

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

Nays: Koseck

Absent: Lazar

Mr. Koseck thought the applicant could plant elsewhere on the property the additional canopy trees that are required for the parking lot interior.

Ms. Whipple-Boyce commented she wants to see 70% glazing because of the future uses that could go on in the building. She felt the applicant could achieve the glazing requirement and still maintain security for the building. Additionally she hopes they can achieve their parking lot landscape requirement by adding green space in another place on the property. She appreciates the first building being an office use because it could potentially bring in more pedestrians.

Motion by Mr. DeWeese

Seconded by Mr. Williams to approve the Preliminary Site Plan and SLUP for 2200 Holland subject to the following conditions:

- 1. The applicant obtains a ruling by the building official or a variance from the Board of Zoning Appeals for the placement of the building off of the frontage line;**
- 2. The applicant will be required to provide 70% glazing on the first floor or obtain a variance from the Board of Zoning Appeals;**
- 3. Eliminate the parking between the building and the frontage line or obtain a variance from the Board of Zoning Appeals; and**
- 4. The applicant add nine additional canopy trees to the parking lot interior and provides the dimension of the landscaped area at Final Site Plan Review or obtain a variance from the Board of Zoning Appeals.**

There were no comments from the public at 8:19 p.m.

Motion carried, 6-0.

ROLLCALL VOTE

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

Nays: None

Absent: Lazar

12-182-14

SPECIAL LAND USE PERMIT ("SLUP")

FINAL SITE PLAN REVIEW

820 E. Maple Rd.

All Seasons Senior Living

Request for Economic Development License (postponed from October 22, 2014)

Chairman Clein recused himself on this matter because of a business relationship with the applicant.

Mr. Williams took over as chairman for this application.

Ms. Ecker recalled that the application was missing a lot of detail last time. They have submitted a whole new package for this hearing. The city attorney has recommended that the applicant apply for a use variance based on the location of the license portion of the establishment on the southern portion of the property,

Mr. Baka explained the subject site is located on the south side of Maple Rd., on the southeast corner of Maple Rd. and Elm. The parcel is located in the Triangle District and zoned MU-5 in the front along Maple Rd., and MU-3 in the rear adjacent to single-family residential. Ms. Ecker added that at the time the Planning Board and the City Commission decided to draw the Economic Development License at the same location as the MU-5 designation. Mr. DeWeese commented this is a City imposed technicality because in spirit the applicant is fully meeting the requirements for an Economic Development License.

All Seasons of Birmingham is seeking approval of an Economic Development Liquor License under Chapter 10, Alcoholic Liquors, of the City Code. Chapter 10 requires that the applicant obtain a SLUP and approval from the City Commission to operate an establishment with an Economic Development License within the City of Birmingham. Accordingly, the applicant 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, Special Land Use Permit, and for the use of an Economic Development License.

The proposed location of the food service areas where alcohol service is proposed is almost entirely on the southern portion of the property, which is outside of the Economic Development License map. ***Thus, the applicant will be required to move the areas dedicated to the service of alcohol to the northern portion of the property or obtain a variance from the Board of Zoning Appeals.***

The food service areas in which alcohol will be served include the open dining area, the café area and bar, the formal dining room, the game room and the club dining area and lounge. The eating areas are designed to provide a "country club" lifestyle experience for residents.

Mr. Seth Tompkins, Attorney for the applicant, was present with Mr. Bob Goyette, Executive Vice-President of the All Seasons Facilities. Mr. Tompkins provided the correct number of seats in the dining areas: Dining Room, 62; Cafe, 26; Living Room, 55. If they located the dining area where it is zoned for an Economic Development License, they wouldn't be able to have storefronts and office space on E. Maple Rd.

There were no comments from the public at 8:55 p.m.

Motion by Mr. DeWeese

**Seconded by Ms. Whipple-Boyce to recommend approval of the applicant's request for Final Site Plan and SLUP to permit an Economic License for All Seasons at 820 E. Maple Rd. with the following condition:
The applicant obtains a variance from the Board of Zoning Appeals to operate with a liquor license on the south portion of the property.**

There was no discussion from the audience at 8:57 p.m.

Motion carried, 5-0.

ROLLCALL VOTE

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

Nays: None

Recused: Clein

Absent: Lazar

12-183-14

FINAL SITE PLAN REVIEW

2000-2070 Villa (former Bldg. #6 of Eton Street Station, Crosswinds)

Request for approval of new construction of two-story building previously approved

Ms. Ecker explained the proposed building is located on the east side of S. Eton St. south of Villa. The current applicant purchased the lot that was to house the former building #6 in the Eton Street Station (Crosswinds Development), and was approved on March 28, 2012 to make design changes to the previously approved Crosswinds building. The applicant appeared before the Planning Board on April 24, 2013 and again on September 25, 2013 for an extension of the approved Final Site Plan, which was granted to June 28, 2014. The approved Final Site Plan has since expired, and the applicant is now ready to proceed with construction and thus is seeking re-approval of the former Final Site Plan.

The applicant has advised that no significant changes are proposed from the plans that were last

approved by the Planning Board, with the exception of making all changes as required as conditions of the previous approval. Such changes required by the Planning Board included providing a public plaza space at the corner of Villa and Lewis with two benches and a trash receptacle; adding four more evergreen trees and two more deciduous trees; adding two street lights adjacent to the new building on Villa; and extending the concrete sidewalk to the curb. In addition, the applicant has also now provided a survey, specification sheets for all proposed building materials and light fixtures, along with a photometric plan as requested by the Planning Board back in 2012. **The applicant has not yet provided specification sheets on all mechanical units or the roofing material as previously requested by the Planning Board.**

Design Review

The applicant was previously approved to change the design of the former Crosswinds building #6 from a four-story traditional styled pitched roof structure to a more

contemporary two and one-half story flat roof design building that blends traditional materials such as brick and stone with the use of metal detailing on the upper floors and railings. No changes are proposed from the design previously approved by the Planning Board on March 28, 2012.

The applicant, Mr. David Steuer said they are not asking for anything different than what the Planning Board previously approved. They are looking forward to proceeding and the City is ready to issue a Building Permit subject to this approval.

The chairman called for comments from members of the public at 9:03 p.m.

Dr. Tej Desai received confirmation that the roof is the same height as in the previous proposal. It is lower than his building. He thinks the building looks great.

Motion by Mr. DeWeese

Seconded by Mr. Williams to approve the Final Site Plan and Design for 2000 - 2070 Villa subject to the following conditions:

- 1. The applicant provide specification sheets for the mechanical equipment, revise the plans for consistency as to the placement of such equipment, and submit same for administrative approval;**
- 2. The applicant submit specification sheets for the proposed roofing material;**
- 3. Replace the proposed 17 Burning Bushes with another shrub species and submit for administrative approval;**
- 4. The applicant select a finish for the proposed lighting fixtures for administrative approval; and**
- 5. The applicant make payment of \$17,400 to the City for the outstanding bill for the installation of two street lights on Villa.**

There was no discussion on the motion from the public at 9:05 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: DeWeese, Williams, Clinein, Jeffares, Koseck, Whipple-Boyce

Nays: None

Absent: Lazar

12-184-14

PRELIMINARY SITE PLAN REVIEW

2400 and 2430 E. Lincoln

The East District Live/work Apartments

New construction of a four-story mixed-use live/work building with parking
(postponed from October 8, 2014)

Mr. Williams recused himself from this review because his law firm represents the owner of the subject property. Mr. Williams left the meeting at this point.

Ms. Ecker recalled that on October 8, 2014, the Planning Board reviewed the Community Impact Study ("CIS") and Preliminary Site Plan for this project, and voted to accept the CIS with several conditions. She went on to cover the changes since last time.

Ms. Ecker advised that the proposed building is set back 15 ft. for the majority of the frontage and is located on the frontage line where the R-O-W line drops south to accommodate the existing hammerhead turnaround. In lieu of the building being on the frontage line the applicant is proposing to use a 32 in. high evergreen fence to create front courtyards and to define a street wall. Further, the applicant has added a sidewalk connection at the northeast corner of the site to connect to a future sidewalk running north in the area

that a future bike and pedestrian connection may be made for a linear park. The plans have also been revised to show a detention basin in the undeveloped lower southeast portion of the site. This basin is proposed to be planted with sod. All other conditions must be resolved prior to obtaining a building permit to begin construction.

On November 11, 2014 the applicant appeared before the Board of Zoning Appeals ("BZA") for an appeal of the interpretation of the building official on Article 4, Section 4.52 (A)(1) of the Zoning Ordinance; or in the alternative, a dimensional variance to allow parking to be located within 10 ft. of the front facade of the proposed building. This application was in regards to 2159 E. Lincoln; however the same issues arose with the development at 2400 and 2430 E. Lincoln. After much discussion, both the appeal and the variance were denied by the BZA.

As a result of these decisions, the applicant has re-worked their plans for this site to comply with the Zoning Ordinance. One level of underground parking is now proposed, and all parking contained within the building on the first floor is set back more than 10 ft. from the front building facade. The exterior parking spaces on grade are located to the rear and side of the building and are screened from the public right-of-way by the building. Four new commercial units have been added along the N/S street, and six live/work units w/two bedrooms have been added on the first floor along E. Lincoln. The 70% glazing requirement is now proposed to be met along E. Lincoln and the N/S street. The applicant has provided the required number of parking spaces; however the spaces shown on the revised plans do not meet the minimum size requirement of 180 sq. ft. ***The applicant will be required to increase the size of the parking spaces or obtain a variance from the BZA.***

Design Review

Detailed discussion regarding architectural standards and design related issues will take place at Final Site Plan and Design Review.

Chairman Clein received clarification that the minimum side setback is zero and there is no maximum. Mr. Koseck was in favor of recommending parallel parking along E. Lincoln to the Engineering Dept. Also since the N/S street is not yet built he thought it should be designed to accommodate parking on both sides. He suggested leaving the street edge as it is; pulling it back to create parallel parking; then eliminate the landscaping and have the hardscape flow right to the building. Chairman Clein thought

in finalizing their plans with the Engineering Dept. the applicant might discuss with them the requirements and abilities for that.

Mr. Sean Havera with 2400 Lincoln Properties was present with Mr. Ronald Hughes and Mr. Don Bailey, principals of the development team, and Mr. Thom Phillips, Hobbs & Black Architects. Mr. Havera highlighted some of the changes they incorporated that were taken from comments made at the last meeting. Pulling the underground parking back from the property line allows them to use traditional construction methods so they don't encounter earth retention issues that become extremely costly. They are not against adding some form of exterior bike parking. They plan to add one bench at the very end of the development rather than two because that section probably will not be utilized by many pedestrians. Mr. Havera advised they can shorten the sidewalk width to 5 ft. and reduce green space by 2 ft. in order to make the parking spaces larger. They meet their parking requirement with or without on-street parking.

Ms. Ecker suggested several places where bike racks could be worked in on the concrete. Mr. DeWeese thought this plan is a tremendous improvement in all respects. The 15 ft. setback seems to make the whole atmosphere more inviting.

Chairman Clein observed that the commercial spaces along the N/S street seem somewhat walled off from the street by landscaping. Mr. Havera said he will consult with the landscape architect to discover the intent. Mr. Koseck wanted to see for Final Site Plan Review a drawing of what the streetscape looks like on the north side of E. Lincoln. Chairman Clein said at final he will need to know exactly how the storm water detention pond will operate. Ms. Whipple-Boyce questioned whether there is an alternative to an open pond. Mr. Havera replied that underground detention is extremely more expensive. Chairman Clein thought he could learn to deal with a properly designed dry pond.

There were no comments or questions from the public at 10:10 p.m.

Ms. Whipple-Boyce stated this is a much improved plan and she is looking forward to it moving ahead. She thinks the applicant has done a fantastic job.

Motion by Ms. Whipple-Boyce

Seconded by Mr. DeWeese to approve the Preliminary Site Plan for 2400 and 2430 E. Lincoln subject to the following conditions:

- 1. Applicant combine the two lots prior to obtaining a building permit;**
- 2. Planning Board approves the adjustment of the front setback to 15 ft.**
- 3. Applicant provide specification sheets on all proposed mechanical equipment and lighting and a photometric plan for Final Site Plan and Design Review;**
- 4. Applicant add at least one bench to the new pocket park at the northeastern corner of the site;**
- 5. Applicant increase the size of all parking spaces to 180 sq. ft. or obtain a variance from the Board of Zoning Appeals or approval from the building official;**
- 6. Mark all entry doors on site plan and ensure all plans are consistent;**
- 7. Revise the sidewalk configuration up to and across the underground parking access drive to clearly and delineate a safe pedestrian pattern;**
- 8. Applicant install 8 in. water main to service site, and provide the City with a**

- 12 ft. easement for same;
- 9. Applicant provide all on-site storm water detention details and address all easement issues on site;
- 10. Applicant provide irrigation for all landscaped areas, including street tree wells;
- 11. Applicant provide a Knox box and meet all NFPA requirements;
- 12. Applicant add exterior bike racks;
- 13. Applicant draw in the street parking on E. Lincoln; and
- 14. Applicant work with staff and the Engineering Dept. to determine a plan for street parking on the N/S street and show it on the drawings.

There were no final comments from the public at 10:12 p.m.

Motion carried, 5-0.

VOICE VOTE

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

Nays: None

Recused: Williams

Absent: Lazar

12-185-14

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA (no one was left to speak)

12-186-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

- a. Communications (none)
- b. Administrative Approvals
 - 2666 W. Fourteen Mile Rd., unmanned wireless telecom facility - Modification to existing wireless antenna facility: Install three new antennas, three new radio units, one new cabinet, one new low-profile platform, one hybrid cable, 27 small jumper cables. Relocate existing antennas to new platform and remove existing T-arms.
 - 2450 Cole St. - Replace old windows with new thermal windows with no tinting; one aluminum/glass door.
- c. Draft Agenda for the Regular Planning Board Meeting on January 14, 2015
 - Eton Academy, SLUP and site plan;
 - Mobil Gas Station to add TVs to the pumps, SLUP and site plan;
 - Griffin Claw for addition to the building and new entry to the restaurant, SLUP and site plan; and

- Study session on garage houses.

Motion by Mr. DeWeese

Seconded by Mr. Koseck to suspend the rules for the January 14 Planning Board meeting to hear site plan reviews along with a study session.

Motion carried, 5-0.

VOICE VOTE

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

Nays: None

Absent: Lazar

d. Other Business

Board members were in favor of adding a requirement to the site plan applications to require showing the context within 300 ft. of a proposed project. They suggested holding a study session to determine exactly what the board expects to see for Preliminary Site Plan Review.

12-187-14

PLANNING DIVISION ACTION ITEMS

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

12-188-14

ADJOURNMENT

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

Jana Ecker
Planning Director