

**REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY – JUNE 10, 2015
7:30 PM
CITY COMMISSION ROOM
151 MARTIN STREET, BIRMINGHAM**

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **May 13, 2015 and May 27, 2015**
- C. Chairpersons' Comments
- D. Review of the Agenda

- E. Community Impact Statement Review
 - 1. **2100 E. Maple (former Urgent Care)** –Request for approval of a Community Impact Study to review the construction of a new one story, 46,500 sq.ft. retail building for Whole Foods Market (**Postponed from May 27, 2015**).

- F. Preliminary Site Plan Review
 - 1. **2100 E. Maple (former Urgent Care)** – Request for approval of Preliminary Site Plan to allow the construction of a new one story, 46,500 sq.ft. retail building for Whole Foods Market (**Postponed from May 27, 2015, New request to postpone to July 8, 2015**).

- G. Rezoning Requests
 - 1. **555 S. Old Woodward, 555 Building** - Application for rezoning of the property from D-4 in the Downtown Overlay District to D-5, a new zoning classification proposed for the Downtown Overlay District, to allow the renovation and expansion of the existing mixed use building (**Postponed from May 27, 2015, New request to postpone to July 8, 2015**).

- H. Final Site Plan Review
 - 1. **1691/1693 Haynes** – Request for approval of two new garages on site.

Notice: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

I. Study Session Items

Rules of Procedure for Study Sessions: Site Plan and Design Review, Special Land Use Permit Review and other review decisions will not be made during study sessions; Each person (member of the public) will be allowed to speak at the end of the study session; Each person will be allowed to speak only once; The length of time for each person to speak will be decided by the Chairman at the beginning of the meeting; Board members may seek information from the public at any time during the meeting.

1. **D5 – Proposed Gateway Zone in the Downtown Birmingham Overlay District.**

J. Pre-Application Discussion

1. 856 N. Old Woodward

K. Meeting Open to the Public for items not on the Agenda

L. Miscellaneous Business and Communications:

- a. Communications
- b. **Administrative Approval** Correspondence –
 - (i) Citgo/Shell request for Administrative Approval at **33588 Woodward** (canopy material)
 - (ii) Triple Nickel request for Administrative Approval at **555 S. Old Woodward** (kitchen layout)
- c. Draft Agenda for the next Regular Planning Board Meeting (**June 24, 2015**)
- d. Other Business

M. Planning Division Action Items

- a. Staff Report on Previous Requests
- b. Additional Items from tonight's meeting

N. Adjournment