

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, SEPTEMBER 27, 2017**

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**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, SEPTEMBER 27, 2017
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 27, 2017. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Janelle Whipple-Boyce; Alternate Board Members Lisa Prasad, Daniel Share; Student Representatives Ariana Afrakhteh (arrived at 7:31 p.m.), Isabella Niskar (left at 9:25 p.m.)

Absent: Board Members Vice-Chairperson Gillian Lazar; Bryan Williams

Administration: Matthew Baka, Sr. Planner
Nicholas Dupuis, Planning Intern
Carole Salutes, Recording Secretary

09-180-17

APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING OF SEPTEMBER 13, 2017

**Motion by Mr. Boyle
Seconded by Mr. Koseck to approve the Minutes of the Regular Planning Board Meeting of September 13, 2017 as presented.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Boyle, Koseck, Clein, Jeffares

Nays: None

Abstain: Prasad, Share, Whipple-Boyce

Absent: Lazar, Williams

09-181-17

CHAIRPERSON'S COMMENTS (none)

09-182-17

APPROVAL OF THE AGENDA (no change)

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

1. 33353 Woodward Ave., Tide Dry Cleaners - Request for approval of a SLUP and Revised Final Site Plan and Design Review to allow a new business that provides services to patrons in their vehicles

Mr. Baka explained the subject site is replacing the former Tuffy Automotive building on the west side of Woodward Ave. between Davis and Smith. The Final Site Plan for the new development at 33353 Woodward Ave. was approved by the Planning Board on January 25, 2017. Currently under construction, the one-story 7,227 sq. ft. commercial/retail building and parking lot will be home to Tide Dry Cleaners. Tide Dry Cleaners is designed for a busy lifestyle and will be all about convenience. Therefore, the applicant is seeking a SLUP under Article 2, Section 2.31 (B2B – General Business) for a valet service for customers to pick up and/or drop off their garments. The valet service is considered a drive-in facility and requires a SLUP. The area will be located just outside of the west entrance along the alley and under an awning.

Design Review

The applicant is proposing the addition of one steel canopy covered parking space to the west elevation of the new building (back of building fronted on the alley). This area will be used by customers to pick up or drop off their garments. A customer service representative ("CSR") will come out to the parked vehicle and collect the form of payment and the garments to be cleaned, or deliver the cleaned clothes. The canopy will cover roughly the two parking spaces closest to the west entrance. Material samples were passed around to board members.

Signage

The linear principal building frontage on the north elevation is 72 ft., permitting 108 sq. ft. of sign area. The proposed name letter signs will measure 33.1 sq. ft. each. The wall sign proposed on the north elevation will measure 45.5 sq. ft. The total proposed signage for the site is 111.7 sq. ft. In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multitenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave,) for each linear foot of principal building frontage. **The proposal does not meet this requirement.**

The wall sign is proposed to be mounted 11.2 ft. above grade in accordance with Article 1.0, Table B of the Birmingham Sign Ordinance that states wall signs shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 ft. above public alley.

The proposed name letter signs on the east and west elevations will feature the Tide® logo, a yellow and orange "bullseye" with blue letters spelling out "Tide". The words "Dry Cleaners" will be located next to the logo in the same color blue. The wall sign proposed on the north elevation is proposed to be identical to the name letter signs except that it will be mounted to a white background.

The applicant must reduce the amount of signage by 3.6 sq. ft. In addition, the sign on the rear of the building facing the single-family residential to the west is not permitted to be illuminated.

Mr. John Abro of the design firm was present for the tenant applicant. The applicant explained how the operation would work. A customer service desk will be located at each end of the store. As soon as a car parks, the CSR will come out of the building and serve the customer. 24/7 drop-off is available as well as 24/7 pick-up from the kiosk located on the Woodward Ave. side of the building. Rather than blocking the alley when there is a queue for the canopy covered space, customers will be told to pull into a parking space and wait to be served. They are not expecting anyone to block the alley or driveway. It is thought that maybe four cars could show up at any one time.

Ms. Whipple-Boyce pointed out that the kiosk was not shown on the elevation drawings and she did not know how it would comply with glazing requirements. Mr. Abro said they can provide the actual percentage of glazing.

At 7:55 p.m. members of the public were invited to come forward with comments.

Ms. Jana Plata, 1308 Davis, said she knows there would be a back-up on Davis trying to get in and the residents do not want it.

Ms. Jackie Gatz, 1347 Smith, noted there would be a parking issue and that the alley will be much busier. The alley should be kept clear in case of a fire or police emergency.

Mr. Bob Kernen, 1387 Smith, received clarification that no signage is proposed for the south side of the building. The only condition of Final Site Plan Approval was to prevent a left turn onto Davis coming out of the alley.

Mr. Boyle inquired whether it would be possible to have this addition to service on Woodward Ave. rather than on the alley. The applicant said he understands that Tide wants all of their locations to be consistent. If there is no drive-through then they want to have curbside parking with a covered canopy. This location plans delivery service for their customers, and that will cut down on how many people will come to the store. The delivery vehicles will be parked on their property.

Chairman Clein observed that a lot of unanswered questions and new things have come up:

- Eating into the required parking;
- Adding new vehicles for delivery;
- Adding this service where it is further away from residential;
- Explaining the impacts;
- Discussing the number of vehicles and transportation issues.

He needs a full package that clearly delineates all of these matters in a manner that doesn't look like it will impinge upon the single-family residential neighborhood.

Mr. Share received clarification that the Zoning Ordinance classifies the canopy as a structure.

Mr. Scott Barbat, the landlord, responded for Mr. Koseck that this is a three-tenant building. Basically they are asking for a decorative canopy over the parking spot.

Ms. Whipple-Boyce stated the board will need a drawing of what the canopy will look like. Ms. Prasad asked if the kiosk would require special approval. Also she indicated that she likes this concept, as it is different and unique.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Jeffares to postpone the Final Site Plan and SLUP for 33353 Woodward Ave., Tide Dry Cleaners, to October 25, 2017.

Comments on the motion were taken from members of the audience.

Ms. Jackie Gatz spoke again and received clarification from the Chairman that the hearing on October 25 will be specifically about the Tide submittal related to the canopy, the exterior services and their impacts. A dry cleaner is allowed by right in that space but the applicant is asking for things that trigger special reviews.

Motion carried, 7-0.

VOICE VOTE

Yeas: Whipple-Boyce, Jeffares, Boyle, Clein, Koseck, Prasad, Share

Nays: None

Absent: Lazar, Williams

09-184-17

2. 505 N. Old Woodward Ave. (Salvatore Scallopini's) - Request for approval of a SLUP Amendment and Final Site Plan and Design Review to allow interior and exterior changes to an existing bistro

Mr. Baka provided background. The subject building, Salvatore Scallopini Bistro, lies at the corner of N. Old Woodward Ave. and Harmon St. The applicant is seeking a SLUP Amendment to make interior and exterior changes, including reworking the bar, expanding indoor seating to 64 seats, painting, re-cladding existing awnings, adding new awnings, removing the existing dining patio and installing a new mosaic tile base. The bar, with four seats, was previously approved when reviewed at Final Site Plan Review. The bar is simply being reworked and updated. The expansion of indoor seating remains within the boundaries of the Bistro Ordinance, which requires bistros to have no more than 65 indoor seats (proposal going from 62-64 seats).

With the removal of the outdoor dining platform along Harmon, the applicant is proposing to place new outdoor seating along the south elevation, and expand the existing outdoor seating on the east elevation along N. Old Woodward Ave. The previously approved amount of outdoor seating was 26, which the applicant wishes to expand to 36. The plans show that there will be a 5 ft. walking path for pedestrians, as well as new various sized planters to separate the dining area from the walking path. Salvatore Scallopini was approved for a Bistro License on June 27, 2007.

Design Review

The proposed changes are predominantly exterior. The indoor changes are to the previously approved bar and an indoor seat expansion from 62 to 64 seats. Exterior changes are mostly cosmetic (paint, new mosaic tile base, new awnings on south elevation, re-cladding existing awnings), with one proposed new sign, a multi-window replacement, and an outdoor seating change.

- The new sliding windows with screens will be made of wood and be stained and varnished. The color of the proposed wood will be Brazilnut and Banister Beige. The windows will not be tinted;

- The new canopies and existing canopies will be clad in Sunbrella Fabric (Color: Alpine). The canopies will be 8 ft. above grade.
- The building exterior will be painted "El Cajon Clay" by Benjamin Moore.
- The mosaic tile for the new base will come from American Olean. The tile will be unglazed and the color is "Cinnabar."

Material samples were passed around.

Signage

The proposed new sign is to be located at the southeast corner of the building. It will be a blade sign that protrudes into the right-of-way. Blade sign regulations are outlined in Article 1, Section 1.10 of the Birmingham Sign Ordinance. The ordinance states that the maximum sign area allowed is 7.5 sq. ft. per side, totaling 15 sq. ft. and the sign must be at least 8 ft. above grade. Wall mounted projecting signs are allowed to be illuminated and must not be within 20 ft. of any other projecting sign. The proposed blade sign measures 6 sq. ft. per side, and 12 sq. ft. total. The sign will feature a smiling chef with an impressive moustache. It will be made from cut wood and colored with gold leaf and black paint on both sides. The sign is proposed to be 8.5 ft. above grade, meeting requirements.

The applicant is also proposing to add signage to the canopy above the main entrance. The wording will be placed along the valence, and will read "Salvatore Scallopini" in gold lettering. Dimensions have been provided for the signage on the valence and the total amount of signage is well within the square footage limits allowed by the Sign Ordinance.

The existing street furniture and newspaper box will be removed to accommodate the improvements to the outside of the building. They will be integrated into another Downtown location. Chairman Clein noted the applicant is shifting the outdoor focus from Harmon to N. Old Woodward Ave.

Mr. Daryl Dingus with Ron & Roman Architects explained the existing building is being given an interior and exterior refresh and reconfiguration of some of the seating. Also, four windows are being replaced with sliding windows.

Ms. Whipple-Boyce had questions about the second door that comes off of the dining room. Mr. Dingus replied it will stay but not function as a door. She was also concerned that the randomly placed planters seem to end up in the right-of-way. Mr. Dingus said they do not want to create a problem for pedestrians.

Mr. Koseck asked why the applicant doesn't make the second door fit the interior configuration of the bistro. Mr. Dingus replied that was a consideration. Further, Mr. Koseck was really troubled about the thin tile at the base of the building. He encouraged the use of granite or some material with a longer life that could take winter abuse. Mr. Dingus explained the tile will be raised up from the sidewalk and trimmed with copper that will age to a green patina that will match new copper sills on all exterior windows.

No one from the public wished to comment at 8:20 p.m.

Motion by Mr. Boyle

Seconded by Mr. Jeffares to recommend approval to the City Commission of the request to amend the SLUP and approve the Final Site Plan and Design for 505 N. Old Woodward Ave., Salvatore Scallopini's.

Ms. Whipple-Boyce wanted some order to the planter boxes so they cannot be pushed into the right-of-way.

Amended by Ms. Whipple-Boyce and

Accepted by the makers of the motion to add the following conditions:

- **The non-operating door be filled in and turned into a window;**
- **The sill of the window to match all other windows across the facade of the building.**

Mr. Koseck stated there is no question in his mind that the tile is in the wrong location as it is only one eighth of an inch thick and can be easily cracked. There are other materials that are stronger and can provide the same sort of aesthetic.

Comments on the motion were taken from members of the public at 8:30 p.m.

Mr. Guy Simons, 563 Watkins, received confirmation that the street furniture and newspaper box being removed will go back to the City to be relocated in the same vicinity in order to provide the same amenity.

Motion carried, 4-3.

ROLLCALL VOTE

Yeas: Boyle, Jeffares, Clein, Share

Nays: Koseck, Prasad, Whipple-Boyce

Absent: Lazar, Williams

09-185-17

3. 2000-2070 Villa (vacant property) - Request for approval of a Final Site Plan and Design Review (former Bldg. #6 of Eton Street Station, Crosswinds) for a new two-story building that was previously approved (site plan has expired)

Mr. Baka noted the Crosswinds Development 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, and was approved on May 25, 2005. The Planning Board approved revised plans for the subject site after the current applicant purchased the property, with approval on March 28, 2012 that expired, and renewal again on December 10, 2014. The Planning Board granted the renewal a six-month extension on December 9, 2015 and a 90-day extension on June 8, 2016.

The applicant applied for and obtained a Building Permit; however work was not continuous on the site, and inactivity after six months caused the Building Permit to lapse. Thus, the applicant is required to apply for a new Building Permit, but the site plan has since expired. Accordingly, the applicant is seeking approval once again of the Final Site Plan and Design Review for this site. The applicant has advised that no changes are proposed from the plans that were previously approved.

The building proposed by the applicant at this time includes eight multi-family units, and is compatible in scale and height with adjacent residential neighborhoods. The proposed location

and footprint of the building is as recommended on the Future Land Use Plan, and parking is provided at the rear of the building only. The applicant is proposing to use stone and brick for the lower level and metal paneling on portions of the upper levels. Front walks are proposed from the sidewalk to each of the front porches that will mark the entries to each unit. Landscaping is also proposed between the building and the right-of-way, and on either end of the building. Lighting provided will be minimal and compatible with neighborhood ambient light levels.

Design Review

The applicant was previously approved to change the design of the former Crosswinds Building #6 from a four-story traditional style pitched roof structure to a more contemporary two-and-a-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 flat roof design most recently reviewed and approved by the Planning Board.

The applicant was previously approved to use the following materials, and proposes to use all of the same materials:

- Hanson brick from the Mid-West Collection, "Remington" in red with a blade cut sand coated texture for the main level and accent areas on the second level of the building;
- Shouldice Designer Stone in "Charmoix" with a tapestry texture for the base of the building and sill plates;
- Kynar 500 Acrylic Coated Galvalume panels manufactured by Metal Sales Manufacturing Corporation in beige on the upper level of the building;
- Weathershield Aluminum Clad Casement (bronze color) windows with clear glass; •Open metal overhangs above some of the upper windows in bronze to match the windows;
- Railcraft 1500 Series powder coated railings in bronze to match the windows to enclose the front porches; and
- Aluminum 22 ft. garage doors on the rear elevation.

The applicant has not provided any details or specifications on the finish of the light fixtures, the proposed roofing material, and the color and finish of the garage doors.

Mr. David Steuer, 30180 Orchard Lake Rd., Farmington Hills represented the owner. He stated they received an e-mail from the City in April 2017 saying that the permits were ready to issue. They closed on their bank loan in July and started construction in August. However they had to pull off site because the City was of the opinion that the Building Permit had expired at the end of December 2016. Now Bank of Ann Arbor has made the loan, and construction is ready to go. The City needs this board to re-approve the site plan so they can start construction.

Mr. Share inquired of Mr. Steuer whether his lender is prepared make advances for the full amount of the loan if the Site Plan is renewed and the Building Permit is issued in the course of a month or two. Mr. Steuer replied the loan has a requirement that construction must commence by the end of September (within three days) or the loan goes into default. He wanted to think if the Planning Board approves the site plan the Building Permit could just be re-issued. However, he has not yet received an answer from the Building Dept.

Mr. Share pointed out that minutes of this board will not be adopted until after September 30. Mr. Steuer indicated that he would like to focus on the positive.

Chairman Clein noted the Planning Board has an applicant who has submitted a plan with appropriate fees for a project that is in compliance with the Zoning Ordinance. He hoped the

board is not putting the applicant through a bit too much. Mr. Share said that he fears continuing inability to perform on the part of the applicant.

Mr. Koseck thought this would be a successful project but it certainly has taken a long time to get it out of the gate. There have been changes around the site since the first application.

At 8:57 p.m. no one from the public commented on this matter.

Mr. Share indicated he was willing to go forward one last time. However, he wanted the applicant to understand, at least from his point of view, that if the board approves the site plan and construction has not started within a year he will not be willing to extend again.

Responding to Mr. Koseck, Mr. Steuer said he hopes to complete the project by late summer 2018.

Ms. Whipple-Boyce said she guesses that it would not be possible for the applicant to get a permit tomorrow. The Building Dept. will probably want to review everything again. If the project doesn't happen this time and the site plan expires, the applicant can come back a year from now for a new site plan approval with a new set of plans with or without changes. She hopes this project will continue for only one more year.

Mr. Share said that by then he will have spent more time examining the project and there might be reasons - Mr. Koseck raised one - that what is proposed is not allowable.

Motion by Mr. Jeffares

Seconded by Ms. Whipple-Boyce to approve the Final Site Plan and Design for 2000-2070 Villa subject to the following condition:

- **The applicant select a finish for the proposed lighting fixtures and garage doors, and submit details on the proposed roofing materials.**

No one from the audience commented on the motion at 9:01 p.m.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Jeffares, Whipple-Boyce, Boyle, Clein, Koseck, Prasad, Share

Nays: None

Absent: Lazar, Williams

09-186-17

PRELIMINARY SITE PLAN REVIEW

1. 525 Southfield Rd. (Vasileff/Orchid Day Spa/Nine Short months) - Request for approval of a Preliminary Site Plan for the new construction of eight attached single-family residences

Mr. Baka explained the subject site is a 0.829 acre parcel confined by Southfield Rd. to the west, Brown St. to the north, and Watkins St. to the east in the R-8 Zoning District. The existing parcel currently contains a wellness center and parking lot. The applicant is proposing to demolish the existing building and parking lot to construct eight new attached single- family

residential units. The units are proposed to be erected side-by-side in a single building facing Brown St. Each attached single-family unit is proposed to be separated from the adjoining unit by a wall extending from the basement floor to the roof, with each separating wall meeting or exceeding an STC rating of 70. Finally, each residential unit has its own stairway and individual front door.

The applicant is proposing 18,100 sq. ft. of open space for the development. However, the plans do not show the required open space enclosure. ***The applicant will need to submit plans showing an enclosure made of solid wood or masonry with a minimum height of 6 ft., or obtain a variance from the Board of Zoning Appeals ("BZA").***

Design Review

A complete Design Review will be conducted at Final Site Plan Review. The applicant is currently proposing various materials for the building:

- Brick and stucco for the building facade;
- Limestone for accents and trim, entryways;
- Stone for the base of the building;
- Asphalt shingles for the main roof section;
- Copper flashing;
- Metal railings, roof and overhangs; and
- Painted wood trim.

In accordance with Article 4, section 4.62 of the Zoning Ordinance, the R-8 Zone requires a variation of front setbacks of dwelling units of at least 4 ft.; however, the Planning Board may reduce this requirement provided that the reduction shall not impair the free flow of air, light and other living amenities to the residents of the building and adjacent residential buildings. The proposed plans do not show a 4 ft. variation. The applicant has advised that the individual units are proposed to be distinguished by their architectural style, and a waiver of the 4 ft. variation is requested. ***The Planning Board may reduce the 4 ft. variation requirement, or the applicant will be required to obtain a variance from the BZA.***

Mr. Share noticed that nine units are proposed on the site plan. Mr. Baka replied there is a site condo that is not up for approval at this time.

Mr. Chris Longe, Architect, 124 Peabody, stated the future site condo is a place holder and not part of the approval. While it would be part of their ultimate plan, it would adhere to the R-2 Zoning of all the properties to the south. It acts as a buffer between the residential component and the R-8 on Brown St. If the square footage needed for the eight units is taken out, there is still enough footage for the R-2 unit.

The site consists of eight units in a row that face Brown St. In the absence of a 4 ft. variation between units, Mr. Longe said he chose to vary the architecture. The idea was to contrast the aesthetic, and to keep the material palate similar from unit to unit for continuity between all eight units.

In response to Mr. Koseck, Mr. Longe stated it is 28 ft. from the garage door to the wall, which is enough space to back out.

Mr. Boyle asked how the site will be finished. Mr. Longe explained the driveways will be depressed in order to enter the garages from the south at the lower level. While the driveways are depressed, the wall that sides with the site condo east to west is 6 ft. above grade. That

parcel will be open space until the condo is designed. Currently there is no plan for fencing to delineate the property from the residents along the southern property line.

The Chairman took comments from members of the public at 9:26 p.m.

Mr. Orin Gazaldo, 550 Watkins St., said he has two concerns about the plan:

- Access off Watkins St. which is a very narrow street with parking on one side. There is only room for one car to travel on the rest of it. What will happen when people are coming in and out. Further, there will be no parking for special events;
- What is causing the applicant not to put the site condo plans before the board.

Mr. Bob Vanheltmont said he lives and owns property just south of the proposed project. He noted:

- Parking will be a tough issue along Watkins St. People using their garages for other purposes will be forced to park on Brown St. or Watkins St.;
- Residents in the neighborhood have never seen the plans for the site condo, only the vacant land;
- The sides of the condos that face Watkins and Southfield are really ugly;
- He didn't see a place for AC condensers.

Mr. David Pearl, 600 Brown St., was mainly concerned with the unavailability of parking, especially for guests.

Mr. Guy Simons, 563 Watkins, predicted traffic will be doubling on Watkins St. He added that the units should have been oriented differently so there would be a driveway between the four units. Lastly he felt drainage will be a problem.

Ms. Deana Barrett, 611 Watkins St., asked about whether condominium residents will be given parking permits for Watkins St. Chairman Clein answered the Planning Board has no jurisdiction over those decisions.

Ms. Laurie Spec, 619 Southfield Rd. received clarification that the open space set aside for the site condo will be required to be grass. A complete landscape plan will be seen at Final Site Plan Review.

Ms. Pam Deno, 576 W. Brown St., wondered where everyone is going to park.

Mr. Guy Simons spoke again to ask where the construction equipment will sit.

Mr. Chris Longe responded to some of the questions from members of the audience:

- Construction materials will be staged at the south portion of the site.
- They intend to comply with the present ordinances for storm water retention.
- The site condo will act as a transition between R-8 and R-2. He could give up about 3 or 4 ft. from the site condo in order to get parallel parking along the wall.
- Further, a parking area could be created at the west side of the site.
- He does not think his proposal adds traffic to Watkins St., given the fact that what was there before was an office building.
- He does not feel it serves traffic to have an egress point off of Southfield Rd. from the project, or from the development to Southfield Rd., given its proximity to Brown St.

Mr. Boyle felt the underlying concern from the neighborhood is their lack of understanding about the southern site. Mr. Longe explained the thought was to make it a single-family home with the driveway on the north side. It has not been designed yet.

Mr. Chris Krokaj, 115 Maxwell Rd., the developer, said they didn't design the home yet in order to maintain flexibility. The second reason is they were going to use that vacant lot as a staging area.

Mr. Koseck thought this is a wonderful project with some great materials and quality architecture. He agrees with comments that much of the west elevation is blank wall. There is opportunity there to create something great just as exists on the front elevation. Regarding entry to the site, he thinks Southfield Rd. is the wrong place from a traffic standpoint. Also he is not in favor of dividing the site in half. Further, he is confident the applicant needs to deal with guest parking. Lastly, he likes the single-family house as a transition.

Ms. Prasad asked about a barrier at the south end that would define the single-family home from the residential neighborhood. Mr. Longe replied that personally he doesn't understand why anyone would want to wall that off. Mr. Chris Krokaj indicated he would work with the residents to incorporate their thoughts into a final landscape plan.

Mr. Jeffares received confirmation that unlike other single-family homes, this one would receive a full Site Plan Review because it is part of a condominium complex. He likes the proposal.

Further deliberation considered whether the board should see this proposal one more time before Final Site Plan Review. Chairman Clein noted the applicant has not yet applied for a single-family house on the south portion of the property.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Jeffares to approve the Preliminary Site Plan for 525 Southfield Rd. with eight units fronting on Brown and approval of a waiver of the required 4 ft. variation in front setbacks between units with the following conditions:

- 1. The applicant submit specification sheets for the parking area screenwall and all mechanical units, and submit a rooftop plan at Final Site Plan Review;**
- 2. The applicant submit a landscaping plan for the entire site and photometric plan that complies with the ordinance requirements at Final Site Plan Review;**
- 3. The applicant submit plans showing an open space enclosure made of solid wood or masonry with a minimum height of 6 ft., or obtain a variance from the BZA;**
- 4. The applicant add additional on-site parking; and**
- 5. The applicant revise the side elevations to show more interest.**

Public comment on the motion was taken at 10:15 p.m.

Mr. Orin Gazaldo spoke again to say he appreciated the time taken to consider the neighbors' concerns. However he noted they have skipped past the fact that Watkins St. is narrow and all of this traffic will be added. He was not sure this will be a geriatric community with few visitors.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Whipple-Boyce, Jeffares, Boyle, Clein, Koseck, Prasad, Share

Nays: None
Absent: Lazar, Williams

09-187-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications

b. Administrative Approval Requests

- 300 Strathmore, cell tower site - Requesting approval to perform tower modification on existing cell tower, Birmingham #3, bolting and welding to the existing steel in this existing monopole cell tower. The existing height of the structure will not be increased.
- 555 S. Old Woodward Ave., T Mobile - Remove and replace Sector 1. Add antenna to existing frame Sector 4. Add two cibhexers to site.
- Mr. Baka described an approval requested by Dunkin Donuts to bump out a section of the building to create a new bathroom. Mr. Scott Barbat, the property owner, said they would expand the counter and put everything behind. The outdoor ice and propane storage would go around the side of the building to comply with the ordinance. Mr. Baka noted this is a SLUP, as the applicant is changing the footprint of the building. He was not sure whether the Planning Board has the ability to approve that. Board members were comfortable with the request if the City Attorney agrees the Planning Board can rule on the request. Mr. Baka added the applicant is also asking to change the Beer and Wine sign to a sign that says Liquor. Mr. Jeffares noticed that the space along the side that is proposed for the ice and propane machines is very narrow. It was decided that these requests would need approval from the City Attorney.
- Mr. Baka explained the Community House is requesting permission to replace some bushes with a fence. Mr. Bill Seckler, President and CEO of the Community House, said three quarters of the property is already fenced and they want to complete that fencing. They were trying to use the existing bushes as long as they could, but now the bushes have started to die out. They are interested in making the property much more see through. Plant materials and gardens are planned for the area. Mr. Michael Willoughby and Mr. Michael Dul are helping from a design standpoint. Everyone was on board with the proposal.

c.. Draft Agenda for the Regular Planning Board Meeting on October 25, 2017

- Economic Development License public hearing;
- 271 Euclid, Preliminary Site Plan Review;
- 415 W. Merrill Rd., historic home that wishes to build a garage;
- 33353 Woodward Ave., Final Site Plan and SLUP;
- Personal services as to what will be allowed.

On that last item, Chairman Clein wanted to make sure the board clearly understands what they are being asked to do so they can get through it properly and quickly.

- e. Other Business (none)

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PLANNING DIVISION ACTION ITEMS

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

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ADJOURNMENT

No further business being evident, the Chairman adjourned the meeting at 10:35 p.m.

Matthew Baka
Sr. Planner