

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, JUNE 12, 2019**

Item	#
<p>B. <u>Approval Of The Minutes Of The Special Planning Board Meeting of May 20, 2019</u></p> <p>Motion by Mr. Share Seconded by Mr. Boyle to approve the minutes of the Special Planning Board Meeting of May 20, 2019 as amended.</p> <p>Motion carried, 5-0.</p>	3
<p>C. <u>Approval Of The Minutes Of The Regular Planning Board Meeting of May 22, 2019</u></p> <p>Motion by Mr. Share Seconded by Mr. Boyle to approve the minutes of the Regular Planning Board Meeting of May 22, 2019 as submitted.</p> <p>Motion carried, 7-0.</p>	3
<p>F. <u>Public Hearings</u></p> <p>Motion by Mr. Share Seconded by Mr. Koseck to recommend approval to the City Commission of amendments to Article 4, Section 4.18(A) for structures excluded from height standards, 4.19(A) for height standards in the MX Zone, Article 5, Section 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16 for rooftop use standards, and Article 9 Definitions for Building Height, Building Height, Overlay, and Rooftop.</p> <p>Motion carried, 7-0.</p>	4
<p><u>Agenda Change</u></p> <p>Motion by Mr. Williams Seconded by Mr. Koseck to review Study Session Item 1. Sub-committee of Planning Board for N. Old Woodward Parking Deck / Bates Street Project prior to conducting the Special Land Use Review and Final Site Plan Review for 310 E. Maple, Pernoi (Former Café Via space).</p> <p>Motion carried, 7-0.</p>	7

<p>G. <u>Study Session Items</u></p>	
<p>1. Sub-committee of Planning Board for N. Old Woodward Parking Deck / Bates Street Project</p> <p>Motion by Mr. Boyle Seconded by Mr. Williams to promote Jason Emerine, Stuart Jeffares and Bert Koseck as the three members of the Planning Board to serve on Planning Board’s ad hoc review sub-committee for the Bates Street Project.</p> <p>Motion carried, 7-0.</p>	7
<p><u>Agenda Change</u></p> <p>Motion by Mr. Williams Seconded by Mr. Boyle to review Pre-Application Discussions for 1. 720 – 726 N. Old Woodward and 2. 344 N. Old Woodward Avenue prior to conducting the Special Land Use Review and Final Site Plan Review for 310 E. Maple, Pernoï (Former Café Via space).</p> <p>Motion carried, 7-0.</p>	8
<p>I. <u>Special Land Use Permit Review and Final Site Plan Review</u></p> <p>1. Request for Special Land Use Permit Review, 310 E. Maple, Pernoï (Former Café Via space) – Request for approval of a SLUP to permit a new bistro in vacant former restaurant space.</p> <p>2. Request for Final Site Plan Review, 310 E. Maple, Pernoï (Former Café Via space) – Request for approval of a Final Site Plan to permit a new bistro in vacant former restaurant space.</p> <p>Motion by Mr. Share Seconded by Mr. Williams to recommend approval, based on the submitted plans and material, to the City Commission of the applicant’s request for a Special Land Use Permit to permit Pernoï Bistro to operate at 310 E. Maple, pending receipt of the following items and approval of those items by the Planning Department and the Chairman of the Planning Board:</p> <ol style="list-style-type: none">1. An aerial photo of the site and at least 200 feet of the surrounding area.2. Removal of all isinglass and other enclosure systems from the outdoor dining area and the addition of a trash receptacle.3. Confirmation that no existing or proposed curbing will be present in the outdoor dining area.4. Submission of complete and consistent signage plans for review by the Planning Department and the Chair of the Planning Board to determine all sign requirements have been met.	8

Motion carried, 7-0.

Motion by Mr. Share

Seconded by Mr. Boyle to recommend approval to the City Commission of the applicant's request for Final Site Plan, based on detailed review of the submitted materials and the satisfaction of all six requirements of Article 7, Section 7.2.7 of the zoning ordinance, to permit Pernoï Bistro to operate at 310 E. Maple, pending receipt of the following items and approval of those items by the Planning Department and the Chairman of the Planning Board:

- 1. An aerial photo of the site and at least 200 feet of the surrounding area.**
- 2. Removal of all isinglass and other enclosure systems from the outdoor dining area and the addition of a trash receptacle.**
- 3. Confirmation that no existing or proposed curbing will be present in the outdoor dining area.**
- 4. Submission of complete and consistent signage plans for review by the Planning Department and the Chair of the Planning Board to determine all sign requirements have been met.**

Motion carried, 7-0.

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JUNE 12, 2019**

City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on June 12, 2019. Vice Chairman Bryan Williams convened the meeting at 7:30 p.m.

A. ROLL CALL

Present: Chairman Scott Clein (arrived 6:44 p.m.); Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Bryan Williams; Alternate Board Members Jason Emerine, Naseem Ramin; Student Representative Sophia Trimble

Absent: Board Member Janelle Whipple-Boyce; Student Representative John Utley

Administration: Jana Ecker, Planning Director
Brooks Cowan, City Planner
Laura Eichenhorn, Transcriptionist

06-080-19

B. Approval Of The Minutes Of The Special Planning Board Meeting of May 20, 2019

Mr. Jeffares asked that the minutes be updated to reflect his absence from the May 20, 2019 Special Planning Board meeting.

Motion by Mr. Share

Seconded by Mr. Boyle to approve the minutes of the Special Planning Board Meeting of May 20, 2019 as amended.

Motion carried, 5-0.

VOICE VOTE

Yeas: Share, Boyle, Williams, Emerine, Ramin

Nays: None

Abstain: Jeffares, Koseck

06-081-19

C. Approval Of The Minutes Of The Regular Planning Board Meeting of May 22, 2019

Motion by Mr. Share

Seconded by Mr. Boyle to approve the minutes of the Regular Planning Board Meeting of May 22, 2019 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Boyle, Williams, Jeffares, Koseck, Emerine, Ramin

Nays: None

06-082-19

D. Chairperson's Comments

Vice Chairman Williams noted Chairman Clein's absence and continued on to approval of the evening's agenda.

06-083-19

E. Approval Of The Agenda

No changes.

06-084-19

F. Public Hearings

1. AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 4, SECTION 4.18(A), HEIGHT STANDARDS, TO REGULATE ROOFTOP ITEMS EXCLUDED FROM HEIGHT STANDARDS.

TO AMEND ARTICLE 4, SECTION 4.19(A), HEIGHT STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES IN THE MX ZONE DISTRICT.

TO AMEND ARTICLE 5.03 R4 DISTRICT, R5 DISTRICT, R8 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.04 R6 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES. TO AMEND ARTICLE 5.05 R7 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.06 O1 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.07 O2 DISTRICT, USE SPECIFIC STANDARDS, TO

ALLOW ROOFTOP USE AND AMENITIES. TO AMEND ARTICLE 5.08 P DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.09 B1 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.10 B2 DISTRICT, B2B DISTRICT, B2C DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.11 B3 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.12 B4 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.13 MX DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.14 TZ1 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.15 TZ2 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 5.16 TZ3 DISTRICT, USE SPECIFIC STANDARDS, TO ALLOW ROOFTOP USE AND AMENITIES.

TO AMEND ARTICLE 9, DEFINITIONS TO DEFINE BUILDING HEIGHT, BUILDING HEIGHT- DOWNTOWN OVERLAY, AND ROOFTOP.

Vice Chairman Williams opened the public hearing at 7:33 p.m.

City Planner Cowan presented the item.

Vice Chairman Williams invited public comment. No members of the public wished to speak on the matter.

Mr. Koseck noted the elevator lobby can match the height of an elevator at 16 feet but should be no larger in area than the area of the elevator shaft which it abuts. He said these parameters might be excessively limiting, and said he did not recall the reason these limits were selected.

Planning Director Ecker explained the goal as discussed at the October 2018 joint Planning Board-City Commission meeting was to allow for an protection from the elements around an elevator while preventing a lobby large enough that it could be similar to an additional story of a building.

Mr. Koseck reiterated that it could still be excessively limiting.

Vice Chairman Williams recalled the Commission specifically wanting to limit the size of elevator lobbies at the October 2018 joint Planning Board-City Commission meeting, as per Planning Director Ecker's comment.

Mr. Koseck said he would recommend limiting the elevator lobby to 10 feet by 10 feet to keep it small without being overly restrictive. He said he was also unclear how the elevator shaft was being defined so as to determine the allowable area.

Vice Chairman Williams said limiting the lobby to 100 square feet would likely remain in-line with the direction from the Commission on the matter.

Mr. Koseck asked how the Code would be defining the size of the space, noting that if gross area is the metric that the thickness of the wall would further reduce the already limited space.

In response to Mr. Share, Vice Chairman Williams said that the matter would have to be re-noticed for a public hearing if the PB decided to proceed with Mr. Koseck's suggested change.

Mr. Share and Vice Chairman Williams agreed that their inclination would be to leave the recommendation as-is with the understanding that if the Commission wanted to extend the permitted lobby area they could.

Vice Chairman Williams stated the present meeting's minutes would present Mr. Koseck's concerns and the Commission could determine how to set their public hearing based on their review of the PB's discussion.

Motion by Mr. Share

Seconded by Mr. Koseck to recommend approval to the City Commission of amendments to Article 4, Section 4.18(A) for structures excluded from height standards, 4.19(A) for height standards in the MX Zone, Article 5, Section 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16 for rooftop use standards, and Article 9 Definitions for Building Height, Building Height, Overlay, and Rooftop.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Koseck, Boyle, Williams, Jeffares, Emerine, Ramin

Nays: None

Vice Chairman Williams closed the public hearing at 7:44 p.m.

Mr. Koseck noted that a shaft is a hole, not the elevator enclosure, so maybe the language could be made more precise to better describe the space. He stated he would recommend clarifying whether 'area' refers to net or gross area.

Vice Chairman Williams recommended Planning Director Ecker postpone bringing the matter to the Commission until after the Board's June 26, 2019 meeting in order to confirm that Mr. Koseck's concerns were adequately represented in the present meeting's minutes.

There was Board consensus regarding Vice Chairman Williams' recommendation.

06-085-19

Kelly Allen, attorney for Pernoi, communicated a request to Planning Director Ecker that the Board delay its consideration of Pernoi's Special Land Use Permit Review and Final Site Plan Review until later in the meeting as Ms. Allen was still en route to the meeting.

Motion by Mr. Williams

Seconded by Mr. Koseck to review Study Session Item 1. Sub-committee of Planning Board for N. Old Woodward Parking Deck / Bates Street Project prior to conducting the Special Land Use Review and Final Site Plan Review for 310 E. Maple, Pernoi (Former Café Via space).

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Koseck, Clein, Boyle, Williams, Jeffares, Emerine

Nays: None

G. Study Session Items

1. Sub-committee of Planning Board for N. Old Woodward Parking Deck / Bates Street Project

Planning Director Ecker summarized the item.

Mr. Jeffares, Mr. Koseck, and Mr. Emerine volunteered to serve on the sub-committee.

Motion by Mr. Boyle

Seconded by Mr. Williams to promote Jason Emerine, Stuart Jeffares and Bert Koseck as the three members of the Planning Board to serve on Planning Board's ad hoc review sub-committee for the Bates Street Project.

Motion carried, 7-0.

VOICE VOTE

Yeas: Boyle, Williams, Share, Koseck, Clein, Jeffares, Emerine

Nays: None

06-086-19

Noting that Ms. Allen was still en route, the Board elected to proceed with the Pre-Application Discussions before conducting the Special Land Use Review and Final Site Plan Review for 310 E. Maple, Perno (Former Café Via space).

Motion by Mr. Williams

Seconded by Mr. Boyle to review Pre-Application Discussions for 1. 720 – 726 N. Old Woodward and 2. 344 N. Old Woodward Avenue prior to conducting the Special Land Use Review and Final Site Plan Review for 310 E. Maple, Perno (Former Café Via space).

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Boyle, Share, Koseck, Clein, Jeffares, Emerine

Nays: None

H. Pre-Application Discussions

1. 720 – 726 N. Old Woodward

Cindy Lanoue of Norr Architects presented the plans for the property and the zoning variances likely to be requested.

Mr. Koseck said the plans were beautiful, that he understood the plan was to build upon the existing conditions with consideration towards the load bearing elements, and that he could certainly support that. He said he would have more questions about the proposed parking.

Ms. Lanoue told Mr. Jeffares the exterior brick shown in the plans was existing, not re-clad.

2. 344 N. Old Woodward Avenue

Ms. Lanoue presented the plans for the property and the zoning variance likely to be requested.

Planning Director Ecker told Ms. Lanoue that the existing glazing on the facade could remain as-is as long as the building's total footprint is increased by less than 40%. Renovating the third floor internally would not count towards the 40% limit since the changes would not affect the building's overall footprint. Planning Director Ecker provided Ms. Lanoue with the relevant section from the code.

Mr. Koseck said he would hope that there would be a new residential lobby created to articulate the elevation for this property as is being proposed with the Kohler building.

Ms. Lanoue said the applicant was excited to do that moving the plan forward, but had wanted to clarify whether the project would require altering the existing elevations.

Chairman Clein advised Ms. Lanoue to work with staff on the project and said the Board was glad the project would be increasing the availability of residences in downtown Birmingham.

06-087-19

I. Special Land Use Permit Review and Final Site Plan Review

1. Request for Special Land Use Permit Review, 310 E. Maple, Pernoï (Former Café Via space) – Request for approval of a SLUP to permit a new bistro in vacant former restaurant space.

2. Request for Final Site Plan Review, 310 E. Maple, Pernoï (Former Café Via space) – Request for approval of a Final Site Plan to permit a new bistro in vacant former restaurant space.

Planning Director Ecker presented the item.

Mr. Williams liked the proposed reduction in the outdoor dining seating, noting that Café Via's outdoor dining has been somewhat crowded.

Mr. Jeffares said he was in full and enthusiastic support of the project, but noted that the City just required a different bistro assignee remain open for 57 hours a week, with pressure on that particular assignee to remain open for hours even beyond the 57 hours, when Pernoï's proposed hours a week only total 30.

Chairman Clein said Mr. Jeffares' observation was an excellent one.

Planning Director Ecker clarified it is permissible for an establishment to have curtains in their windows as long as the window glass is clear. She also clarified that if this item passed the Board, she would not send the item on to the Commission until any information missing from the application was submitted to the Planning Department.

Chairman Clein said there were a number of small things missing from the application that the Board is supposed to vet before passing an item onto the Commission. He emphasized the importance of making sure the Board does a thorough job with their reviews. He acknowledged the Board's task is made more difficult when incomplete applications are submitted by applicants.

Mr. Williams concurred with Chairman Clein's concern, noting the Board has been criticized in the past for allowing applications to proceed that were not entirely complete. He said as a result his inclination would be give the applicant two weeks to submit the rest of missing information to the Board for its review before making a recommendation to the Commission on the item.

Ms. Allen, attorney for the project, apologized for her tardiness. She continued:

- The discrepancy between the indoor and outdoor closing hours is correct; the establishment would close indoors at 11:00 p.m. and would remain open outdoors until 12:00 a.m.

- The establishment would open for dining at 6:00 p.m. five days a week, and would maintain hours on Sunday and Monday for planned special events.
- Pernoi's owners are interested in extending service into the lunch hours at some point in the future.
- Pernoi would comply with the signage requirements. 'Pernoi' will likely be spelled out on the side of the proposed awning.
- Originally the request had been to transfer Café Via's bistro to Pernoi, which was recommended against by some of the Commissioners and the City Manager. As a result, the information submitted had to change significantly and the applicant, through no fault of their own, experienced substantial delays in the process compared to how the original process would have gone.
- She was very sorry that the application was submitted with any missing information. If the process had gone differently, she was sure the application would have been complete upon submission.
- She would have gotten the Board a letter the afternoon prior to the present meeting, but that she had not had the evening's meeting on her calendar because there had been substantial back-and-forth with so many aspects of the process.
- If Pernoi's application is approved by the Planning Board tonight the establishment would not have a public hearing before the Commission until July 24, 2019, at which point the better portion of the summer has already passed.
- It is not normally her practice to have contentious interactions with City Hall, and that is not her intention now. Her goal is to advocate for her client within circumstances that were largely beyond her client's control.
- The items missed in the application absolutely should have been provided by the project's architect, and those items will be submitted to Planning Director Ecker posthaste.
- Ms. Allen implored the Board not to delay the Special Land Use Review and Final Site Plan Review for Pernoi for another two weeks, noting it would further delay the applicant's public hearing date before the Commission and would cause the applicant substantial further difficulty.
- The outdoor seating would be reduced from Café Via's 46 seats to Pernoi's proposed 26 seats.

Mr. Williams stated that perhaps the Chairman or another member of the Board could review, with staff, the further materials to be submitted by the applicant in order to make sure the Board's views are sufficiently represented in the process.

Chairman Clein said that among the items missing from the application there were only two that gave him pause, one being the proper dimensioning of the outdoor space, the other being materials related to the outdoors and the signage.

Planning Director Ecker and Ms. Allen clarified which submitted material samples represented which aspects of the project.

Chairman Clein then summarized that the only concerns remaining were the minimum dimensions of the outdoor seating, which will be smaller than Café Via's previous outdoor space, and the signage.

Mr. Boyle expressed concern about the ground layout of the outdoor area.

The Board largely recalled that the outdoor ground area is flat with no curb or other installations despite what the drawing seemed to indicate.

Chairman Clein recommended making it a condition of approval that the outdoor space be maintained properly in order to address Mr. Boyle's concern. He asked if the Board would consider moving forward with a carefully constructed motion since some of the Board's prior concerns had been clarified by Ms. Allen and would be included in the evening's record.

Mr. Koseck said that, excepting the curtains which were not to his preference, the project is beautifully done. He said he was inclined to allow the project to advance.

Mr. Jeffares clarified that his previous comment regarding hours was not intended to advocate for an expansion of Perno's hours; rather, his intention was to highlight the discrepancy between what had been required of Toast and what was being permitted to other bistro holders.

Chairman Clein said Mr. Jeffares' point was an important one for the record. He continued that he was inclined to entertain a carefully-worded motion that required, among other things, the submission of complete documentation before the application would advance to the Commission.

Ms. Allen said she would have complete information to Planning Director Ecker within 48 hours.

Chairman Clein emphasized the importance of submitting any outstanding information for the application as swiftly as possible.

Motion by Mr. Boyle

Seconded by Mr. Williams to recommend approval to the City Commission of the applicant's request for Special Land Use Permit and Final Site Plan for Perno to operate at 310 E. Maple, pending the following:

- 1. An aerial photo of the site and at least 200 feet of the surrounding area.**
- 2. Provision of a drawing of the exterior of the property indicating the finished sidewalk where the previous enclosure system existed.**
- 3. Removal of all isinglass and other enclosure systems from the outdoor dining area and the addition of a trash receptacle.**
- 4. Submission of a complete site plan showing all the required dimensions of the building, outdoor dining area, and pedestrian walking path prior to appearing before the City Commission.**
- 5. Provision of the proposed hours of outdoor dining area.**
- 6. Provision of all specifications and material samples for all outdoor furnishings, noting which selections on the interior and exterior.**
- 7. Submission of complete and consistent signage plans for review by the Planning Department and the Chair of the Planning Board to determine all sign requirements have been met prior to appearing before the City Commission.**

Mr. Share noted two different motions should be made, one for the SLUP and one for the Final Site Plan, and recommended amending the motion for the Final Site Plan to include a statement

that the Board reviewed the six criteria of Section 7.2.7 of the Zoning Ordinance and found that all are satisfied.

Chairman Clein acknowledged that the applicant did provide the proposed hours for outdoor dining on the record during the present meeting, and that the Board should request that those hours be reflected in the applicant's submittal to the Commission. He added that the specifications and materials for the outdoor finishings was included in the application, but was initially difficult for the Board to discern due to unclear labelling on the part of the applicant. He recommended amending the motion to indicate that the Board has satisfied this criteria, stating that if the Board did not see these criteria as satisfied the application should not be advanced.

Mr. Boyle said he agreed that the hours were clear but that he was unsure about the specifications and materials for the outdoor finishings.

Mr. Williams agreed with Mr. Boyle.

Planning Director Ecker explained that it seemed that the material samples submitted were accurate while the drawing was mislabeled as to the indoor and outdoor chairs.

Mr. Boyle accepted that explanation.

Chairman Clein suggested that the original motion garnered no support, and that the motion be remade as two separate motions incorporating both his own and Mr. Share's comments.

Mr. Share noted that the point of #2 is to confirm that no curbing exists or is proposed to be added.

Mr. Boyle confirmed.

Chairman Clein suggested that the discussion had become convoluted, and recommended the motion be withdrawn to be replaced with a clearer motion.

Mr. Boyle withdrew his motion.

Motion by Mr. Share

Seconded by Mr. Williams to recommend approval, based on the submitted plans and material, to the City Commission of the applicant's request for a Special Land Use Permit to permit Pernoï Bistro to operate at 310 E. Maple, pending receipt of the following items and approval of those items by the Planning Department and the Chairman of the Planning Board:

- 1. An aerial photo of the site and at least 200 feet of the surrounding area.**
- 2. Removal of all isinglass and other enclosure systems from the outdoor dining area and the addition of a trash receptacle.**
- 3. Confirmation that no existing or proposed curbing will be present in the outdoor dining area.**

- 4. Submission of complete and consistent signage plans for review by the Planning Department and the Chair of the Planning Board to determine all sign requirements have been met.**

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Williams, Koseck, Clein, Jeffares, Emerine, Boyle

Nays: None

Motion by Mr. Share

Seconded by Mr. Boyle to recommend approval to the City Commission of the applicant's request for Final Site Plan, based on detailed review of the submitted materials and the satisfaction of all six requirements of Article 7, Section 7.2.7 of the Zoning Ordinance, to permit Pernoï Bistro to operate at 310 E. Maple, pending receipt of the following items and approval of those items by the Planning Department and the Chairman of the Planning Board:

- 1. An aerial photo of the site and at least 200 feet of the surrounding area.**
- 2. Removal of all isinglass and other enclosure systems from the outdoor dining area and the addition of a trash receptacle.**
- 3. Confirmation that no existing or proposed curbing will be present in the outdoor dining area.**
- 4. Submission of complete and consistent signage plans for review by the Planning Department and the Chair of the Planning Board to determine all sign requirements have been met.**

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Boyle, Koseck, Clein, Jeffares, Emerine, Williams

Nays: None

Mr. Share noted that the Planning Board's recommendation of approval does not mean that other City representatives will necessarily be without their own concerns about the item.

Ms. Allen confirmed she was aware of that fact.

Chairman Clein reiterated the importance of getting all the pending information to Planning Director Ecker as soon as possible.

06-088-19

J. Miscellaneous Business and Communications:

a. Communications

b. Administrative Approval Correspondence

c. Draft Agenda for the next Regular Planning Board Meeting (June 26, 2019)

- North Old Woodward/Bates Street Public Parking Deck - Phase 1 will be presented on. There will be two reviews, which will include the public aspect of the project and a preliminary site plan review and community impact study for Building 2.
- 1175 Chapin - Rezoning request.
- 696 Southfield - Solar panel request.

Chairman Clein noted he would be out of town and asked about other Board members' attendance for the next meeting.

Mr. Share said he would be out of town and that if it was absolutely essential he could return for the meeting.

Mr. Koseck said he was not yet sure if he would be in attendance.

Other members said they would most likely be available.

The Board agreed to continue communication about attendance for the next meeting to make sure quorum would be met.

d. Other Business

Planning Director Ecker reminded the Board of the upcoming joint Planning Board/City Commission meeting scheduled for June 17, 2019 at 7:30 p.m. She said she also put forward the Board's request to discuss enclosed balconies and solar panels.

Mr. Share said he would like Hazel to Brown and S. Old Woodward to Woodward to possibly be reconsidered, in terms of D5 zoning, within the context of the Master Plan.

Other Board members agreed with Mr. Share's suggestion.

06-089-19

K. Adjournment

No further business being evident, the Chairman adjourned the meeting at 8:59 p.m.

Jana L. Ecker
Planning Director