

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, JUNE 25, 2014**

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<p style="padding-left: 40px;">(1) Applicant comply with the requirements of the Fire Department, the Building Code and provide all streetscape improvements recommended by the Engineering Division;</p>	
<p style="padding-left: 40px;">(2) Applicant submit detailed plans demonstrating compliance with Section 3.04(3)(f) of the Zoning Ordinance; and</p>	
<p style="padding-left: 40px;">(3) Prior to the City Commission meeting, applicant provide evidence that a comprehensive pedestrian circulation analysis has been conducted for the building, and that is accompanied by data and an appropriate report.</p>	
<p>Motion carried, 5-0.</p>	7

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<p>PRELIMINARY SITE PLAN REVIEW 2400 E. Lincoln, Parcel 1 To be combined with 2388 Cole St.</p>	<p>7</p>
<p>Motion by Mr. Clein Seconded by Mr. Boyle to approve the Preliminary Site Plan Review for 2400 E. Lincoln, Parcel 1 and 2388 Cole St. (to be combined) subject to the following conditions: (1) The applicant re-work the parking configuration to eliminate vehicular access to unimproved rights-of-way; and (2) The applicant obtain a variance from the Board of Zoning Appeals relating to the use of two parking lots abutting each other in this district.</p>	<p>10</p>
<p>Motion carried, 4-0.</p>	<p>10</p>

APPROVED

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JUNE 25, 2014
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held June 25, 2014. Vice-Chairperson Gillian Lazar convened the meeting at 7:32 p.m. and remained as chair for the whole meeting.

Present: Chairman Robin Boyle (arrived at 8:45 p.m.); Board Members Scott Clein; Bert Koseck, Vice-Chair Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams

Absent: Board Member Carroll DeWeese; Student Representatives Shelby Wilson, Jack Moore

Administration: Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

06-89-14

APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING HELD MAY 28, 2014

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to approve the Minutes of the regular Planning Board meeting on May 28, 2014 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Williams, Whipple-Boyce, Clein, Koseck, Lazar

Nays: None

Absent: Boyle, DeWeese

06-90-14

CHAIRPERSON'S COMMENTS (none)

06-91-14

APPROVAL OF THE AGENDA

Property at 122 E. Brown and 511 Pierce St. postponed to the meeting of June 25, 2014; no new plans received.

06-92-14

**SPECIAL LAND USE PERMIT ("SLUP")
PRELIMINARY SITE PLAN**

33588 Woodward Ave.

New construction of Shell Gas Station (formerly Citgo) with Dunkin Donuts

Ms. Ecker advised the subject site is located at 33588 Woodward Ave., on the northeast corner of Woodward Ave. and Chapin. The parcel is zoned B-2B General Business. At this time, the applicant is applying to convert the property from Citgo to Shell/Dunkin Donuts. The proposal includes expanding the existing building, installing new gas pumps and canopy, lighting, new signage, screening and landscaping.

Ms. Ecker advised that the existing Citgo gas station was operating under a valid SLUP originally issued on January 12, 1987. In accordance with the terms of this approval, the gas station was permitted to operate a mini-mart, and was also required to provide a 6 ft. screenwall adjacent to the alley. On May 24, 1999 the applicant was approved for a SLUP amendment with several conditions. The property is now under new ownership. Due to the extensive building and site plan changes the applicant will be required to bring the entire site into compliance with the current Zoning Ordinance standards with the exception of the setback for the existing building.

Thus, the applicant must provide a 10 ft. setback from the center line of the alley or obtain a variance from the Board of Zoning Appeals.

Upon receiving a recommendation on the site plan from the Planning Board, the City Commission will conduct another public hearing and make a final decision on the proposed SLUP amendment.

Design Review

Design review will be performed at the time of Final Site Plan Review. The applicant will be required to provide all material and color samples proposed for the building and site at that time. The applicant is proposing all new canopies, pumps, facade improvements, as well as a whole re-do of the inside of the building.

Sign Review

The principal building frontage of the station on Woodward Ave. is 93 ft. 4 ½ in. in length, and thus the applicant is permitted to have 140 sq. ft. of total signage on the property. The signs as indicated on the plans as submitted include a ground mounted monument sign, two internally illuminated name letter signs mounted to the building and one illuminated Shell Pecten mounted to the canopy.

Ms. Ecker noted the applicant is only required to have eight parking spaces on-site and they are proposing 17, including the spaces at the pumps.

Discussion brought out there are no glazing requirements in that area. The new addition is not proposed to have much glazing and the other sides are blank.

Mr. Koseck observed that 40% of the building walls are coming down and being replaced.

Mr. Duane Barbat, Barbat Properties, and Mr. Ron Roman, Architect, explained how the majority of the property will be changed with the improvements they propose. The coolers in back will be painted to match the building. They will have 11 parking spaces plus those at the pumps.

Mr. Williams had concerns for the neighborhood and wanted to see in and out traffic flow in relationship to the parking places. This is a very tight space and it will become congested in the mornings. The worst-case scenario is overflow traffic into the neighborhood.

Ms. Whipple-Boyce wanted justification on some of the material selections and asked for an expanded plan because she didn't know how close the neighbors are. Mr. Koseck requested that the proposed coolers in the rear be contained within the boundaries of the building so it would comply with the setbacks of the Ordinance. Further, he did not see that the proposed materials have lasting value or will stand the test of time.

Mr. Rea noted they are using utilitarian materials for a utilitarian service. The simpler the better, to cut down on maintenance. Mr. Clein indicated he doesn't have nearly enough information about the operation to approve a SLUP tonight. Too many use issues have not been addressed. Mr. Barbat said they will propose limited seating inside. Ms. Ecker clarified the board could deal with the SLUP component at Final Site Plan Review. Mr. Williams added the group needs to hear from the neighbors who won't be able to comment until they understand what the uses will be, how many seats, what the likely traffic pattern will be, and what the traffic flow will look like.

Mr. Koseck thought the applicant needs to come in with a business plan, defend it, and show what they are going to do. He will not support extending the coolers out into the alley. Mr. Williams suggested they come to the next meeting and flush out some of the concerns that have been heard this evening. At that time only the Preliminary Site Plan approval would be considered and the SLUP could be discussed at Final.

The vice-chairperson called for comments from the audience at 8:25 p.m.

Mr. Kevin Morrison, 1377 Chapin, said he supports the project and is speaking on behalf of his neighbors. He voiced concerns about where the parking spaces are coming from as well as the lighting. Mr. Williams assured him that his lighting concerns would be addressed by the City Commission. Ms. Ecker added the lighting standards will be assessed at Final Site Plan Review. Mr. Rea described the lighting that is proposed and noted it is cut off and not at all bright.

Kelly, the owner of Arizona Saddlery, described the existing traffic situation which includes restaurant traffic pulling in and out; and KLM deliveries coming in on semis,

plus cars picking up bikes. She had a lot of questions, but wanted to see a more defined plan.

Motion by Mr. Williams

Seconded by Mr. Clein to postpone the Preliminary Site Plan Review and/or SLUP for 33588 Woodward Ave. to July 9.

Mr. Jordan Jonna spoke to say he thinks the proposal will be a great improvement with a unique design. They have the right team to put it together and do a fabulous job for the City.

Motion carried, 5-0.

ROLLCALL VOTE

Yeas: Williams, Clein, Koseck, Lazar, Whipple-Boyce

Nays: None

Absent: Boyle, DeWeese

06-93-14

FINAL SITE PLAN REVIEW

202 N. Old Woodward Ave.

Palladium Building

Renovation of Palladium Building, conversion of floor 2 of existing theater into two floors of office uses and construction of three new residential units on SE corner of roof

Mr. Williams recused himself. The Palladium Building was the subject of a Consent Judgment in 1999. At that time his law firm, Dickinson Wright, represented the Palladium Co. Therefore, there may be questions on the interpretation of the Consent Judgment as this project moves forward and he doesn't want to be in a position to vote as his law partner may have to testify.

Ms. Ecker advised the subject site is located on the northeast corner of N. Old Woodward Ave. and Hamilton Row. The existing Palladium Building sits on this site and was approved by Consent Judgment on May 5, 1999. Under the terms of the Consent Judgment, the court approved the Preliminary and Final Site Plans for the building, and the Planning Board had the authority to approve only the design of the building and the proposed streetscape. Accordingly, the Planning Board reviewed and approved the building design and streetscape on July 21, 1999. The previous owner applied for a Revised Final Site Plan in 2002 for the addition of new lighting.

At this time, the property has been sold and the new owner is seeking to renovate the existing building and change some of the uses. All of the uses are permitted.

On May 28, 2014, the applicant appeared before the Planning Board for Preliminary Site Plan and Design Review and for approval of an updated Community Impact Study. Board members expressed their desire to see the building activated again, and discussed the proposed uses and the integration of uses within the building. Concerns

were expressed regarding the size and layout of the retail spaces, the amount of office space, and the lack of separation for the patrons of each use. The applicant indicated that they are willing to add more elevators if needed to service individual uses, but explained how all three elevators will stop at all floors. The applicant indicated that they will be seeking solid retail tenants for the first floor and are flexible on changing the size and layout of the spaces as they meet with potential tenants. The applicant was also open to adding another retail space on Ferndale by breaking up the space shown. Board members also had concerns about the layout of the underground parking. The Planning Board voted to approve the Preliminary Site Plan Review and to update the CIS for 202 N. Old Woodward Ave. with several conditions.

At this time, the applicant has revised their plans by redesigning the layout of the lower level parking, and in doing so has added 15 more parking spaces. The applicants have advised that they remain flexible on breaking up the retail spaces and adding an additional space on Ferndale. They have not yet started marketing the leasing of the building, but will keep this in mind when they do so. No additional elevators have been added.

As the existing Consent Judgment continues to control the development and use of this property, everything proposed must be approved by the City Commission and the U.S. District Court. Accordingly, the recommendations of the Planning Board on the Preliminary and Final Site Plan and Design Review for the renovation of the Palladium Building will be forwarded to the City Commission for their consideration. Should the City Commission vote to amend the Consent Judgment, this matter will be referred to the U.S. District Court for final consideration. In the alternative, the City Commission can request the Court to remove their jurisdiction and terminate the Consent Judgment.

Design Review

Ms. Ecker advised that the existing building is constructed primarily of cast stone and decorative metal panels, with extensive first floor glazing. New glazing will be added to the second and third floors. Narrow windows will be punched out in the dormer area at the top for the residential units. Dimensional stone ornamentation is used to add detail to the building, along with metal and glass canopies with cable supports on the first floor. The existing tower at the southwest corner of the building has a metal roof and spire. Celedon tile roofing is used on much of the roof, along with metal roofing and metal coping. In addition, fabric awnings and perpendicular banners adorn the building, along with metal letters pinned off of the building, and a large movie marquis sign on the elevation. The majority of the materials used on the existing building are proposed to remain.

Ms. Whipple-Boyce received clarification that the underground garage will be for tenants of the building. Also, because of the Consent Judgment the proposed uses in the building cannot change, but the dividing walls may change. The number of residential units must remain at three.

Chairman Boyle arrived at this time; however, Vice-Chairperson Lazar remained as chair. Mr. Boyle remarked the reduction in the number of theater screens from twelve

to five will relieve pressure on parking in the evening. Mr. Koseck added that because the applicant is adding of 64,000 sq. ft. of office space, during the day there will be an additional demand of 180 parking spaces for the office workers.

There were no comments from the public at 9 p.m.

Mr. Jordan Jonna, the developer, was present with his construction team from Tower Construction, along with architects from JPRA. They passed around a material sample board. Since the last meeting they have reconfigured the parking in order to add extra spaces and talked to theater operators who agree that three elevators are sufficient to move people in and out. Also, they met with the city engineer to work out minor detail items. He further advised the three condos will be rental units.

Ms. Whipple-Boyce wanted to see documentation proving that the elevators will work out. She had concerns about how they will service all of the different spaces. Mr. Jonna assured if it isn't working in the future, they will do something to make it work. Also, the theater is sized down from 2,300 seats down to around six hundred. They have looked into escalators, but found them to be very maintenance intensive.

Mr. Koseck encouraged the applicant to seek elevator consultants. Mr. Boyle thought they should speak to theater operators in major cities to find out what volume of elevators is needed. Mr. Clein noted they have not spoken on any use except the theater. The mixed-use element of the building is being ignored. The main common elevator space for all of the uses is in one spot, and there is no residential lobby.

Board members struggled with how the elevators will be programmed. Ms. Sue Newman with JPRA explained the uses in the building will have their peak times offset. So office users and theater users will not be using the elevators at the same time. Mr. Koseck noted that normally a building of this size would have three lobbies and typically residential has its own elevator.

As to how this affects the Planning Board and the City, Mr. Boyle held that the movement of people through the building takes them to a lobby entrance and exit and that pertains to the way in which the building addresses the City. Secondly, on behest of the City the Planning Board is the forum for debating all of these sorts of issues.

Ms. Ecker said once the applicant identifies who their Liquor License users will be they will have to come back for a SLUP.

Vice-Chairperson Lazar opened discussion to the public at 9:45 p.m.

Mr. Bruce Thal indicated that he lives within 300 ft. of the Palladium. He has not heard discussion as to the capacity of the proposed elevators or how fast they move. Mr. Mark VonWooter with JPRA architects replied the design team intends to engage a vertical transportation consultant at some time during the design development process.

The size, speed, and capacity of the elevators will all come into play, in addition to the number of elevators.

Motion by Mr. Boyle

Seconded by Mr. Clein To approve the Final Site Plan and Design Review for 202 N. Old Woodward Ave. as it meets the requirements established in Article 7, section 7.27 of the Zoning Ordinance, with the following conditions:

- (1) Applicant comply with the requirements of the Fire Department, the Building Code and provide all streetscape improvements recommended by the Engineering Division;**
- (2) Applicant submit detailed plans demonstrating compliance with Section 3.04(3)(f) of the Zoning Ordinance; and**
- (3) Prior to the City Commission meeting, applicant provide evidence that a comprehensive pedestrian circulation analysis has been conducted for the building, and that is accompanied by data and an appropriate report.**

There were no comments on the motion by members of the public at 9:43 p.m.

Motion carried, 5-0.

ROLLCALL VOTE

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

Nays: None

Recused: Williams

Absent: DeWeese

Mr. Jonna promised they will make sure this building functions to the best of its ability.

The board took a short recess at 9:55 p.m.

06-94-14

PRELIMINARY SITE PLAN REVIEW AND COMMUNITY IMPACT STUDY

122 E. Brown and 511 Pierce St.

New construction of mixed-use building containing two-story medical office building and four stories of residential units

Postponed to the meeting of June 25, 2014, no new plans received. Applicant will have to resubmit at a later date.

06-95-14

PRELIMINARY SITE PLAN REVIEW

2400 E. Lincoln, Parcel 1

To be combined with 2388 Cole St.

Mr. Williams recused himself as his law firm was involved in the initial stages of the project and they have information pertaining to the potential site. Mr. Koseck recused himself because he has had a business relationship with the property owners.

Ms. Ecker advised that the subject site is currently vacant, and was previously part of the site of the Stanley Door industrial complex. The Stanley Door site was 6.093 acres in size, and located at the east end of E. Lincoln.

On March 18, 2013, the City Commission approved a lot split of the 6.093 acre parcel. Parcel 1, under site plan review at this time, is an 11,941 sq. ft. parcel at the north end of the former Stanley Door property. The lot split resulted in the creation of four new lots (Parcels 1, 2, 3 and 4), as well as new rights-of-way for the construction of two new sections of road. The approved rights-of-way included 40 ft. running north/south along the western edge of the former six acre parcel for construction of a new road as recommended in the Eton Road Corridor Plan ("ERCP"), and 40 ft. running east of the former end of E. Lincoln Rd.

At this time, the applicant is applying for Preliminary Site Plan Review of the proposed parking lot on Parcel 1. No address has been assigned to this parcel at this time. The applicant is proposing to add a curb cut from the proposed N/S street to access the parking lot, which is proposed to contain 29 new parking spaces. The applicant has indicated that these new parking spaces are to support the existing uses at 2388 Cole St.

A summary of the outstanding issues with the proposed site plan is as follows:

Zoning Issues

1. Off-street parking facilities are not a permitted principal use in the MX District. The applicant will be required to obtain a use variance from the Board of Zoning Appeals or combine Parcel 1 with another property that contains a permitted principal use.
2. Off-street parking lots in the MX District may not abut another parking facility with continuous street frontage. The applicant will be required to obtain a variance from the Board of Zoning Appeals.
3. The applicant has not demonstrated compliance with the continuous street wall requirement along the entire length of the N/S street frontage as required.
4. All lots must front on an existing public street for at least 30 ft.. This requirement can be met if Parcel 1 is combined with 2388 Cole St. to the north as proposed.
5. A landscape plan was not submitted to determine if all landscaping standards will be met.
6. A photometric plan was not submitted to determine if all lighting standards will be met.

Development Issues

1. Streetscape requirements have not been met, including the appropriate placement of street lights, street trees, furnishings, and sidewalk layout and design.
2. No sidewalk is proposed.
3. Adequate pedestrian circulation has not been provided throughout the proposed parking facility.
4. Dead-end streets are not permitted. If the road does not go through to Cole St., a hammerhead turnaround or cul-de-sac is required.

5. No drainage details have been provided to determine if storm drainage requirements will be met.

Master Plan Compliance Issues

1. The proposed site plan does not provide the required street trees along the proposed N/S road, as recommended in the Eton Rd. Corridor Plan ("ERCP").
2. The proposed site plan is inconsistent with the vision outlined in the ERCP as it does not provide a mix of uses, there is no building proposed, and the entire frontage of the future N/S road is used for parking.
3. The parking facility does not maximize the permitted height, density, or mix of uses envisioned in the ERCP, nor does it provide the scale or mass to create an urban street wall as envisioned in the ERCP.

Mr. Clein received clarification that it is Ms. Ecker's understanding that the scope of work includes a new drive return to a road that does not exist.

Ms. Ecker advised that 85 total parking spaces are required and 144 are requested.

Mr. Frank Carnovale, Architect, was present with the property owner, Dr. John Dumas. Mr. Carnovale said the terrific need for additional parking in this space is driven by the families that use the Goldfish Swim School, patients of the orthodontist, and customers of the hair salon. The combination of lots has been applied for and the fees paid to the City. The issues of non-compliance are because the road is not extended. Thirty feet is adequate for slow two-way traffic and a 5 ft. sidewalk. The issues of engineering compliance will come with final submission. Tonight they are proposing a solution which will result in resolving the current severe parking situation for the businesses.

In response to questions from the board, Mr. Carnovale said landscaping may be the most appropriate temporary solution to prevent vehicles from going from the new parking area to the west onto a public right-of-way that is currently unimproved. They are prepared to integrate their design into the City's future construction. When the road is extended, they understand Parcel 1 may need to be re-surfaced, re-striped, and reconfigured.

Vice-Chairperson Lazar opened up discussion to the public at 10:40 p.m., however there were no comments.

Mr. Clein observed there is an existing condition that must be dealt with. He would prefer that they build the lot appropriately for the future. However, given the fact there is no roadway there now, this is an interim measure that makes sense and serves a role for parking.

Mr. Boyle pointed out the challenge is that the owners of the property and the tenants need parking now. He suggested a temporary parking lot with a clear time constraint that fits with when the City wishes to build the road. Mr. Carnovale said their proposal is as compliant as it can be in consideration of the road not being there. Ms. Ecker advised that there isn't an option in the Ordinance that allows approval of a temporary parking lot that doesn't meet all of the City standards, and is not used for construction parking. The applicant could apply to the Board of Zoning Appeals for a variance

relating to landscaping. Also, the option exists for the applicant to go ahead and build the road themselves.

Mr. Carnovale indicated they need a practical solution to their parking situation and board members agreed. Dr. Dumas noted that Goldfish is talking about leaving Birmingham because of parking problems that are affecting their business. He does not want to see them leave and is sure the board doesn't either.

Motion by Mr. Boyle

Seconded by Mr. Clein to extend the meeting 15 minutes to 11:15 p.m. and all were in favor.

Motion by Mr. Clein

Seconded by Mr. Boyle to approve the Preliminary Site Plan Review for 2400 E. Lincoln, Parcel 1 and 2388 Cole St. (to be combined) subject to the following conditions:

- (1) The applicant re-work the parking configuration to eliminate vehicular access to unimproved rights-of-way; and**
- (2) The applicant obtain a variance from the Board of Zoning Appeals relating to the use of two parking lots abutting each other in this district.**

There were no comments from the public at 11:05 p.m.

Motion carried, 4-0.

ROLLCALL VOTE

Yeas: Clein, Boyle, Lazar, Whipple-Boyce

Nays: None

Recused: Koseck, Williams

Absent: DeWeese

06-96-14

PRE-APPLICATION DISCUSSION

Proposed development on SE corner of Maple Rd. and Woodward Ave. (former Barclay Inn site now vacant)

Mr. Victor Saroki, Architect, was present along with Mr. Mark Ehgotz, Project Architect from his office and Mr. Kenny Koza, the developer. Mr. Saroki used PowerPoint to describe a 1.5 acre site in the Triangle District containing the former Barclay Inn and a small, two-story office building to the east. They propose a public/private parking structure as part of their development. Also, there are 30 surface parking spaces on-site. The nine story mixed-use building is configured as follows:

- Two levels of underground parking (160 cars);
- Five levels of parking structure (350 cars);

Ground floor retail;
Three floors of office (53,000 sq. ft.);
Three floors of hotel (120 rooms);
Two floors of residential (28 apartments);
Outdoor gathering area on the roof.

Each function has its own lobby that includes stairs and elevators with card access. The offset in the right-of-way along Maple Rd. provides an opportunity for outdoor dining. The residential floors are stepped back to allow a contiguous terrace along Maple Rd and Woodward Ave. Building materials will be stone, glass, wood, and metal. Mr. Saroki hoped it would be possible to have an open air pergola at the corner of the gathering space on the roof.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Clein to extend the meeting 10 minutes to 11:25 p.m. and all were in favor.

Mr. Saroki went on to describe the site, floor by floor, using PowerPoint slides.

Motion by Mr. Clein

Seconded by Vice-Chairperson Lazar to extend the meeting 10 minutes to 11:35 p.m. and all were in favor.

Currently they are looking at options for screening the parking structure. A lot of details regarding parking still have to be worked out.

Mr. Clein thought the proposal is fantastic. Two things that could be improved upon are that the access of vehicles to both the lower garage as well as to the interior of the site from the public alley is perhaps problematic. The AAA building to the south has a parking lot accessed off of that alley as well. Also, he personally is very anti-angle parking along Woodward Ave., particularly in this spot because of its prominence at Woodward Ave. and Maple Rd. At the very least, pull those spaces away from Maple Rd. and enhance the public space at the corner of Woodward and Maple.

Motion by Vice Chairperson Lazar

Seconded by Mr. Clein to extend the meeting 5 minutes to 11:40 p.m. and all were in favor.

Mr. Saroki agreed with those comments and went on to note several things they can consider in order to achieve a green building.

06-97-14

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA (no discussion from the public)

06-98-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

- a. Communications (none)
- b. Administrative Approvals
 - 34500 Woodward Ave., Golling Fiat -
 - (1) Face change in existing wall sign on west elevation;
 - (2) Install new Alfa Romeo sign next to existing Fiat wall sign on south elevation.
 - 1092 Waterfall Ct. - Installation of a stand-by generator on south side of house east of existing meters, 32 ft. from sidewalk.
 - 575 S. Eton St., Birmingham Brewing Company -
 - (1) Remove vodka tasting room;
 - (2) Remove all built-in fixtures and furnishings;
 - (3) Remove two toilet room;
 - (4) Remove awning and side panel;
 - (5) Remove curtains;
 - (6) Expand brewery.
- c. Draft Agenda for the Regular Planning Board Meeting on July 9, 2014
 - Crush/Triple Nickel
 - Market Sq. addition
- d. Other Business (none)

06-99-14

PLANNING DIVISION ACTION ITEMS

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

06-100-14

ADJOURNMENT

No further business being evident, board members motioned to adjourn at 11:40 p.m.

Jana Ecker
Planning Director