

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

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<p style="padding-left: 40px;"><b>Motion by Ms. Lazar</b></p> <p><b>Seconded by Mr. Williams to nominate Scott Clein as Planning Board chairman through the return of Mr. Boyle who would then come back as a board member but not as chairman.</b></p> <p><b>Motion carried, 7-0.</b></p>	2
<p><b>PRELIMINARY SITE PLAN REVIEW</b>  <b>2159 and 2295 E. Lincoln</b> (Request by the applicant to postpone to the meeting of September 24, 2014)  <b>The District Live/Work Apartments</b>  <b>New construction of a four-story mixed-use live/work building with parking</b></p> <p style="padding-left: 40px;"><b>Motion by Mr. Williams</b></p> <p><b>Seconded by Mr. DeWeese to postpone the Preliminary Site Plan Review for 2159 and 2295 E. Lincoln to September 24, 2014.</b></p> <p><b>Motion carried, 7-0.</b></p>	2
<p><b>SPECIAL LAND USE PERMIT ("SLUP")</b>  <b>PRELIMINARY SITE PLAN REVIEW</b>  <b>2200 Holland St.</b>  <b>Mercedes-Benz of Bloomfield Hills Prep and Storage Facility</b>  <b>New construction of one-story building 16,400 sq. ft. in size for the cleaning, detailing, light repair and storage of vehicles</b></p> <p style="padding-left: 40px;"><b>Motion by Mr. DeWeese</b></p> <p><b>Seconded by Ms. Whipple-Boyce to postpone the SLUP and Preliminary Site Plan Review for 2200 Holland St., Mercedes-Benz of Bloomfield Hills Prep and Storage Facility, to the October 8 Planning Board meeting.</b></p> <p><b>Motion carried, 7-0.</b></p>	5
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**CITY OF BIRMINGHAM  
REGULAR MEETING OF THE PLANNING BOARD  
WEDNESDAY, SEPTEMBER 10, 2014  
City Commission Room  
151 Martin Street, Birmingham, Michigan**

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Minutes of the regular meeting of the City of Birmingham Planning Board held September 10, 2014. Chairman Robin Boyle convened the meeting at 7:30 p.m.

**Present:** Chairman Robin Boyle; Board Members Scott Clein, Carroll DeWeese, Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams;  
Student Representative Jack Moore

**Absent:** Student Representative Shelby Wilson

**Administration:** Matt Baka, Senior Planner  
Jana Ecker, Planning Director  
Carole Salutes, Recording Secretary

**09-130-14**

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING  
HELD AUGUST 27, 2014**

**Motion by Mr. DeWeese**

**Seconded by Mr. Koseck to approve the Minutes of the regular Planning Board meeting on August 27, 2014 as presented.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

Absent: None

**09-131-14**

**CHAIRPERSON'S COMMENTS**

Chairman Boyle announced he plans to be on leave from Wayne St. University for the Fall and the Winter semesters. He will be in Germany for the Fall, returning mid-December and then in January he will travel to Australia. The city manager has agreed to continue the Planning Board with six members for that period of time. If that doesn't work then if need be Chairman Boyle would resign to allow a seventh member to join

the board. Upon Chairman Boyle's return, he would come back as a board member. He has spoken to Ms. Lazar who is currently vice-chair, but she declined to take on the duties of chairperson because of other commitments. Chairman Boyle recommended Mr. Clein as chair.

**Motion by Ms. Lazar**

**Seconded by Mr. Williams to nominate Scott Clein as Planning Board chairman through the return of Mr. Boyle who would then come back as a board member but not as chairman.**

**Motion carried, 7-0.**

**VOICE VOTE**

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

Nays: None

Absent: None

**09-132-14**

**APPROVAL OF THE AGENDA (approved)**

**09-133-14**

**PRELIMINARY SITE PLAN REVIEW**

**2159 and 2295 E. Lincoln (Request by the applicant to postpone to the meeting of September 24, 2014)**

**The District Live/Work Apartments**

**New construction of a four-story mixed-use live/work building with parking**

**Motion by Mr. Williams**

**Seconded by Mr. DeWeese to postpone the Preliminary Site Plan Review for 2159 and 2295 E. Lincoln to September 24, 2014.**

**Motion carried, 7-0.**

**VOICE VOTE**

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

Nays: None

Absent: None

**09-134-14**

**SPECIAL LAND USE PERMIT ("SLUP")**

**PRELIMINARY SITE PLAN REVIEW**

**2200 Holland St.**

**Mercedes-Benz of Bloomfield Hills Prep and Storage Facility**

**New construction of one-story building 16,400 sq. ft. in size for the cleaning, detailing, light repair and storage of vehicles**

Mr. Baka advised the subject property currently contains five warehouse structures of various sizes. The applicant proposes to demolish all of the existing buildings and construct a single warehouse building that will be 16,400 sq. ft. and will be used as the auto prep and storage facility for the Mercedes-Benz of Bloomfield Hills dealership.

The facility will be used to store and prepare cars for sale. The proposed building will have the capacity to store 100 cars. All buildings over 6,000 sq. ft. in the MX District are required to obtain a SLUP. Accordingly, the Planning Board will perform the Preliminary and Final Site Plan Reviews for the project and then make a recommendation to the City Commission on whether or not to approve the proposal for a SLUP.

Mr. Baka advised that the proposed building appears to meet the setback and height restrictions of the MX

Zone with the exception of the following: Article 04 section 4.76 SS-08 A(1) states that Front building facades at the first story shall be located at the frontage line.

**Accordingly, the applicant will be required to obtain a variance from the Board of Zoning Appeals ("BZA") for the placement of the building off of the frontage line.**

**The applicant will be required to provide the required 33 total parking spaces or obtain a variance from the BZA.**

The applicant has proposed to have a 9 ft. x 75 ft. loading area on the north face of the building. Article 04 section 4.24 C requires that loading spaces must be 12 ft. x 40 ft.

**Accordingly, the applicant will be required to expand the width of the loading space to 12 ft. or obtain a variance from the BZA.**

A detailed design review will be done at Final Site Plan Review. At this time the applicant has provided elevation drawings that show the following materials:

- Metal paneling on the east elevation of the building. Masonry veneer on the west elevation.
- Along the bottom of the building they will use Light Grey masonry veneer.
- The top of the building will be brick tone masonry veneer.
- The south and north elevation will be predominately metal paneling.
- On both elevations there will be one side of the wall that will be made of brick tone masonry veneer. The top section of both of these elevations will be translucent panels and the roof will be corrugated metal.

Revised site plans were circulated by the applicant this evening.

In response to Mr. DeWeese, Mr. Baka confirmed that Holland dead ends right at the start of this property. The 1996 Eton Rd. Corridor Plan ("ERCP") shows a conceptual road going through that area. Mr. DeWeese thought it may be in everyone's self-interest to set the building further south because it would be slightly in the way if the road were extended in the future.

At Mr. Koseck's request, Mr. Baka read from the ordinance the intent of the MX District. Ms. Ecker read the requirements that must be shown for a SLUP. Mr. Koseck observed

this site is right across the tracks from the train station and it is the first thing commuters will see as they enter Birmingham.

Mr. Peter Stuyer from Designhaus Architects represented the owner of Bloomfield Hills Mercedes Benz, Mr. Charles Gesquire, who is redeveloping the site. Their plans were revised because investigation revealed the site would work fine without having to tear down the existing one-story office building that is on the property. He thought the proposed building should be considered as having a 100 year potential for other uses. It cleans up the site and improves the storm water situation in the area. They have no problem with pushing the building south "a tad bit" to make sure that Holland could extend straight ahead.

In response to Chairman Boyle, Mr. Stuyer said they are still looking at the calculations for the storm water retention area at the southern end of the property. He estimated the property would contain 25% grass and nothing very fancy in terms of landscaping - a very clean site.

Ms. Lazar received clarification that customers will not be visiting the site. Mr. Clein was concerned about whether the storm water retention pond would actually work. Mr. Stuyer said his intention is to use the entire site to engineer the storm water. He will need to further investigate the property. Asphalt paving will surround the building so that cars can get in and out of the building's multiple doors.

Ms. Ecker advised that landscaping will be required because the parking lot is over 7,500 sq. ft. They need to submit a landscaping plan for the area that covers not just the required landscape for the parking area, but also their proposed treatment for the retention pond. Further, what is seen from the street needs to be included. Ms. Whipple-Boyce added the fence proposal will not work.

Mr. Gesquire introduced himself and listed the dealerships that he owns. They rank among the top ten dealerships in the mid-west. Additionally they are good citizens.

Mr. Koseck said in his opinion this is a special district with a lot of good things happening. However, there are a lot of things in the ERCP that this building does not do. He doesn't see how it complies with the ordinance relative to this District. It is a single-use building that brings in cars and perhaps trucks but very few people. He can't visualize other uses happening in the future and would not support anything of this size. It comes down to why buildings in the MX District were limited to 6,000 sq. ft.

Mr. Clein shared a lot of those concerns. The applicant should ask himself what he can do to augment the design to make it fit other portions of the ordinance when the individual use itself does not. There are many more details that need to be hammered out. The applicant needs to take a look at what the intent of that district is and determine how they can get as close to it with other things as possible.

Mr. Williams said the board should recognize that Holland is different than every other street in the area. It is a lot uglier. Secondly, he doesn't share the concern about access to the trains. He recommended that board members walk the site. Ms. Whipple-Boyce agreed. She doesn't see anything but an operation like this moving into

that space. Also, she thought this review should be postponed because it is very difficult for board members to get new information the night of a hearing and be expected to make any sort of decision.

Chairman Boyle thought the intent of the ERCP was to create an interesting space at the back end of the City. The board would very much like to see this as an opportunity to better connect this end of the Eton Rd. Corridor, which means setting the building in a location that would allow Holland to go all the way through. Secondly, the ERCP talked about getting some pedestrian access or even a bike path down the eastern site. That could be included as part of the retention area. Also, as people are crossing over the railroad bridge it would be great for them to see a nice Mercedes Benz sign and even a car. So, his suggestion is to give the site some color, some shine, and a little bit of advertising. That would bring their story to the back end of Birmingham. Mr. Koseck agreed that the building should reflect their brand.

There were no comments from members of the public at 8:30 p.m.

**Motion by Mr. DeWeese**

**Seconded by Ms. Whipple-Boyce to postpone the SLUP and Preliminary Site Plan Review for 2200 Holland St., Mercedes-Benz of Bloomfield Hills Prep and Storage Facility, to the October 8 Planning Board meeting.**

Chairman Boyle noted that context is important, so the plans should include surrounding buildings and what happens, along with the passageways.

There were no comments on the motion from the public.

**Motion carried, 7-0.**

**ROLLCALL VOTE**

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

Nays: None

Absent: None

**09-135-14**

**MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA** (no one spoke)

**09-136-14**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

a. Communications (none)

b. Administrative Approvals

- 145 W. Lincoln - Placement of eight planters and planting design.

- 641 Southfield Rd., Hearthside Condo - Addition to single-family cluster home.
  - 33801 Woodward Ave, Pet People - Remove existing colored concrete pavers in front and rear entrances and replace with exposed aggregate.
  - 250 Martin, Apt. 501 West - Chimney Flue.
  - 300 Woodland Villa Ct, Villas at Woodland - Placement of A/C units and generator.
  - 350 Woodland Villa Ct., Villas at Woodland - Placement of A/C units and generator.
  - 217 S. Old Woodward Ave. - Approval of paint color.
  - 480 Pierce - Removing ballast and single ply from roof, installing 1/2 in. high density fiberboard over existing insulation. Install .60 mil reinforced T.P.O. membrane with heat induction application.
  - 34977 Woodward Ave. – The Stand
    - Paint over the three existing signs;
    - Add two red umbrellas to the east side of the building;
    - Cut down the arborvitae to a height of 48 in.
  - 401 S. Old Woodward Ave. - The scope of this project includes removing three existing cell phone antennae and adding six + ancillary equipment to the existing structure, 96 in. tall, 111 in. wide, 7.1 in. deep, 49.6 lb. Will not extend above penthouse.
  - 33622 Woodward Ave. - Remove 15 ft. x 17 ft. of granite and replace with concrete slab.
- c. Draft Agenda for the Regular Planning Board Meeting on September 24, 2014
- 2159 and 2295 E. Lincoln;
  - 543 E. Lincoln for solar panels on the roof facing the street;
  - Mr. Clein addresses the group regarding Transitional Zoning.
- d. Other Business
- The deadline is October 1 and no bistro applications have yet been received.
  - The Multi-Modal Committee met and interviewed for the position of Transportation Consultant. Their decision will go to the City Commission.
  - The Brownfield Redevelopment Authority met tonight and recommended approval of the Brownfield Plan for the former Green's Art Supply site. That will also go before the City Commission.
  - The SE corner of Woodward Ave. and Maple Rd. is putting together documentation.

- The Hilton site is being leased for construction staging and parking for the Balmoral Bldg.
- The City is investigating a surface parking lot for overflow parking at Oak and Woodward Ave.
- Comerica is missing rooftop screening and that is being addressed by Code Enforcement. All else on their site complies.

**09-137-14**

**PLANNING DIVISION ACTION ITEMS**

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

**09-138-14**

**ADJOURNMENT**

No further business being evident, board members motioned to adjourn at 8:40 p.m.

Jana Ecker  
Planning Director