

**CITY OF BIRMINGHAM  
PLANNING BOARD ACTION ITEMS  
OF WEDNESDAY, OCTOBER 24, 2012**

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| <b>Planning Board Deliberation on consultant interviews for the S. Woodward Corridor Master Plan</b>  | <b>6</b>  |
| <p style="margin-left: 40px;"><b>Motion by Mr. DeWeese</b><br/> <b>Seconded by Ms. Lazar to recommend to the City Commission that LSL be selected for this project and if in some situation where the City Commission feels they are unable to perform, a back-up could be Beckett and Raeder.</b></p>  | <b>8</b>  |
| <b>Motion carried, 6-0.</b>   | <b>8</b>  |
| <p><b>FINAL SITE PLAN REVIEW</b><br/> <b>995 S. ETON</b> (postponed from the meeting of October 10, 2012)<br/> <b>Saretsky, Hart, Michaels &amp; Gould Law Firm</b><br/> <b>Two-story addition to building in existing outdoor courtyard</b></p>  | <b>8</b>  |
| <p style="margin-left: 40px;"><b>Motion by Ms. Whipple-Boyce</b><br/> <b>Seconded by Mr. DeWeese to approve the Final Site Plan and Design Review for 995 S. Eton, Saretsky, Hart, Michaels &amp; Gould Law Firm, with the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1. Applicant obtain approval of the City Commission for the use of two parking spaces on S. Eton or obtain a parking variance from the BZA;</b></li> <li><b>2. Applicant submit details for administrative approval for all landscaping, plant material, the location of the Knox box, and a recalculated glazing requirement on the south and east elevations that incorporates calculating the second floor glazing from the line of the existing building's roofline. A tree will be added on Cole.</b></li> <li><b>3. Applicant replace non cut-off light fixtures with cut-off fixtures to bring the site into compliance with the current ordinance;</b></li> <li><b>4. Applicant obtain approval from the Design Review Board for the proposed addition.</b></li> </ol> | <b>9</b>  |
| <b>Motion carried, 7-0.</b>   | <b>10</b> |

| Item  | Page             |
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| <p><b>FINAL SITE PLAN REVIEW</b><br/> <b>33779 and 33757 Woodward Ave, Retail Space</b> (former Woodward Gardens/Bordines)<br/> <b>Renovation for existing building and construction of new retail space with associated parking</b></p>  | <p><b>10</b></p> |
| <p><b>Motion by Ms. Whipple-Boyce</b><br/> <b>Seconded by Mr. DeWeese to approve the final site plan for 33779 and 33757 Woodward Ave, Retail Space, with the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1. Install two additional street trees along the frontage of the subject parcels or obtain a waiver from the staff arborist;</b></li> <li><b>2. Obtain a permit from M-Dot for changes in the right-of-way along Woodward Ave.;</b></li> <li><b>3. The bike rack used in the right-of-way must be the new city standard inverted “U” shaped rack;</b></li> <li><b>4. Address Engineering Dept.’s concerns;</b></li> <li><b>5. Screen all rooftop units or obtain a variance from the BZA;</b></li> <li><b>6. Obtain Design Review approval for existing building and all signage from the Design Review Board;</b></li> <li><b>7. Extend the pre-cast material around the entire building, not just on the front façade;</b></li> <li><b>8. Re-visit the alley side façade with staff for administrative approval to consider adding plantings, possibly a trellis for the greenery; and/or pedestrian scale lighting.</b></li> </ol> | <p><b>12</b></p> |
| <p><b>Amended by Mr. DeWeese and accepted</b><br/> <b>Re-locate the barrier-free parking spaces to allow the clear space to be centered on the rear door.</b></p>   | <p><b>12</b></p> |
| <p><b>Motion carried, 6-1.</b></p>  | <p><b>12</b></p> |
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**CITY OF BIRMINGHAM  
REGULAR MEETING OF THE PLANNING BOARD  
WEDNESDAY, OCTOBER 24, 2012  
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 October 24, 2012. Chairman Robin Boyle convened the meeting at 6:30 p.m.

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

**Absent:** Student Representative Kate Leary

**Administration:** Matthew Baka, Planning Specialist  
Jana Ecker, Planning Director  
Carole Salutes, Recording Secretary

**10-175-12**

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING  
HELD OCTOBER 10, 2012**

**Motion by Mr. Clein**

**Seconded by Mr. Williams to approve the Minutes of the Regular Planning Board Meeting of October 10, 2012 as presented.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

Absent: None

**10-176-12**

**CHAIRPERSON'S COMMENTS**

Chairman Boyle advised the City of Birmingham is pursuing the development of an urban design master plan for the area along the Woodward Ave. corridor between Fourteen Mile Rd. and Lincoln Ave., which acts as the southern gateway to the City of Birmingham. He indicated there would be a review by board members following the consultant presentations and a conclusion will be reached this evening as to which team will be recommended to the City Commission.

Mr. Clein recused himself from the interviews because of a conflict of interest.

**10-177-12**

**APPROVAL OF THE AGENDA** (no changes)

**10-178-12**

**CONSULTANT INTERVIEWS**  
**S. Woodward Corridor Master Plan**

**Beckett and Raeder Team**

Beckett and Raeder, Inc. along with their team members, Cooper Design, Inc., URS, and the Strategic Edge presented their proposal. They have assembled a team of professionals who have decades of experience in the areas of urban planning, urban design, landscape architecture, architecture, and market assessment. Deb Cooper, LLA, indicated she will lead the team in developing a master plan for the S. Woodward Corridor. She has over thirty-five years of experience working with communities as they strive to improve their business districts. Brian Barrick, LLA, will serve as project manager. Mr. Barrick has eighteen years of experience in the landscape architecture profession.

Ms. Cooper introduced members of their team. Jeromie Winsor, AICP, LEED AP, with URS is committed to the principals of TOD and complete streets. URS was selected as a team member for their vast experience with transportation design.

Ms. Joan Primo with the Strategic Edge was selected as a team member based on her knowledge and background of the Birmingham market and existing land use, as well as previous collaborations.

Gary Cooper, AIA, with Cooper Design, has consulted/worked with Beckett and Raeder for over thirty-five years on recommendations for architectural and site related improvements to enhance business district vitality. Cooper Design was selected as a team member because of their experience working in business districts and especially commercial corridors supporting a central business district containing property that needs to be repurposed and revitalized.

Ms. Cooper indicated that Beckett and Raeder will focus primarily on urban design issues, Cooper Design will work on architectural issues, URS on the planning and transportation issues, and Strategic Edge on market assessment.

Mr. Barrick noted they feel community involvement is of utmost importance to any project. The nature and quality of that public involvement has a direct correlation and relationship to the quality of the product and the effectiveness of the implementation.

Because of that they have scheduled two two-day workshops to be held within the project area. The first is a discovery workshop. The second two-day workshop will be design focused with a chance to develop the design process on-site. Following the workshops, they want to schedule sessions with the Planning Board and City Commission. In addition, Beckett and Raeder will maintain a project website which they will constantly update with their progress.

Ms. Primo said Strategic Edge will be very involved in the two-day sessions. The most important thing they will do is to look for opportunities for re-development of the various land uses.

Ms. Cooper spoke about the final products they will prepare which will include an existing land use analysis; an urban design and regulatory plan; and site and architectural design guidelines. Mr. Cooper said it is URS' job to take a good look at existing conditions in the corridor and identify new development opportunities that will create a gateway that is lasting and recognizable. They would also be looking at ways to encourage sustainable design such as managing storm water and reducing greenhouse gasses.

Ms. Cooper went on to note that another piece of their final product is the implementation strategy. They would work with members of the community in determining what opportunities there are for implementation. She then discussed some of the challenges and opportunities that exist in the Gateway Corridor.

Mr. Barrick said one of the strengths of their team is the idea of complete streets. They look at the community and determine the appropriate balance between all transportation uses. Mr. Winsor indicated that URS' role in the project is to move toward the complete streets concept.

Mr. Barrick said when public investment is put in place it spurs private investment. Everything happens gradually over time as the market allows.

Ms. Cooper summarized Beckett and Raeder qualifications, saying they are a very multi-disciplinary team with extensive corridor re-development experience.

In response to a question from Ms. Lazar, Ms. Cooper indicated they recognize the necessity to involve M-Dot early on in the process.

Mr. DeWeese asked about Beckett and Raeder's corridor experience. Ms. Cooper replied they have worked with M-Dot, all of the local communities, the road commissions, and they are familiar with Oakland County. She couldn't name another firm in the state that has done as many corridor projects as they have.

Mr. Barrick answered a question from the chairman. The absolute most critical element that would allow them to progress this project into implementation is consensus. The two-day on-site workshops allow a free and open exchange of ideas with the community

so when it comes time for implementation everybody knows the background and the process.

Ms. Primo said there will probably be more destination type establishments in the corridor than in the CBD where people walk block to block. Perhaps the density can be increased with some mixed-use developments that provide a cohesive mix.

Ms. Cooper explained that when they do not get consensus from the community on a project they turn to education, graphics, and walking the site. She clarified they envision the steering committee as being comprised of decision makers for the community. Those would be Planning Board members, Planning staff, City Commissioners, people from the residential associations. Mr. Barrick explained that in some communities they have taken a cross-section of residents, business owners, land owners, and governmental representatives and placed responsibility on them to be the representatives for the interests of their particular sector.

In response to a question from Mr. Williams, Ms. Cooper said she ultimately takes responsibility for making recommendations on any proposed zoning modifications. As far as promoting interest in the workshops, they would do mailings to the houses, fliers, radio broadcasting, along with postings in storefronts and on websites.

The chairman thanked Beckett and Raeder for their presentation.

### **LSL Planning Team**

Brad Strader, AICP, PTP, the project manager, introduced their team. Kathleen Duffy, AICP, will work on land use and public development as well as transitions in the Zoning Ordinance. Kent Anderson, ASLA, LEED-AP and his Hamilton Anderson team will lead the charette and work on urban design. Sharon Woods, CRE, with LandUse/USA will do the market evaluation and market strategies. Sarah Binkowski from Parsons-Brinkerhoff will deal with coordination with M-Dot and with pedestrian crossings.

Mr. Strader said one thing that might distinguish their team is their work on all of the different projects on Woodward Ave. They have worked together on over a dozen projects in the last 15 years and are intimately familiar with the Woodward Corridor and local policies regarding land use and transportation. In the past they worked on the Downtown plan, the Triangle District plan and form based code.

Mr. Strader thought that the Steering Committee will raise awareness and help to get people out and come to the public visiting workshop and design charette.

Ms. Woods said the core of their work at LandUse/USA is doing market strategies that are based on market reality and supply and demand in the marketplace. She applies a lot of analytical approaches and methodologies that she has developed in working with Fortune 500 retail corporations. She emphasized that her job is to help the team understand from a developer's perspective, a re-development land use perspective, and

from a marketing perspective where the development opportunities are and how to integrate new development projects into a comprehensive plan.

Mr. Strader said it is essential to work with the Steering Committee and Planning Board to determine what the values are and what is most important along the corridor. They think it is important to get the right mix of uses and the form, the gateway feature, and to think about branding Birmingham. LSL would respect the adjacent neighborhoods in terms of the uses and the form and improve the visual and operational transition between the frontage and the neighborhoods. Mr. Anderson added that one of the big questions is whether the visual character of the district supports Birmingham's brand as a city and what can be done to help that along. Also, there are some environmental challenges such as noise, and what uses can work with that decibel level.

Ms. Binkowski said she is currently involved in the Woodward Alternatives Analysis and looking at various transit opportunities along Woodward Ave. They will work with the team to figure out what kind of land uses work well along the corridor to be able to support a station along there and where that station might be able to fit. Also they will look at how to improve walkability along Woodward Ave.

Mr. Strader said one of the keys to make the corridor work is parking management and shared parking that will help open up the re-development potential. He listed their deliverables:

- Market Strategy Report;
- Design Plan with sketches and photos explaining design principles;
- 3-D massing model for the district including a prototype for the front parking that will change and a prototype for screening in the future; and
- Template to identify the potential Code changes.

Mr. Williams asked Mr. Strader to give his thoughts on the makeup of the Steering Committee and how they would be selected. Mr. Strader said it would be composed of a couple of Planning Board members, some City Commission, some Planning Staff, someone representing parking, two or three property owners, and a couple of residents. People they haven't thought of might be good as resources. The Steering Committee's role would be to help identify what they think the issues are, to help get the word out, and to be advisory to the Planning Board.

Ms. Woods said when she thinks about knitting together a corridor like this she wants to see traditional types of retail brought in. She noted specific areas where development could occur. There are challenges with parcel widths on the east side of the street. These are things they need to problem solve as a team.

Mr. Strader, responding to Ms. Whipple-Boyce's question, said that they start thinking about the steps to implementation right away as soon as they come up with ideas. They look at quiet ways to get ideas and priorities from the Steering Committee and from the public workshops, such as dropping suggestions into a box. Mr. Anderson said

they will make sure that whatever comes out of their study has the quality and the character that is the essence of Birmingham and what needs to be done.

Ms. Lazar inquired how soon they will bring M-Dot into their discussions and how will they get Woodward Ave. more negotiable for pedestrians. Mr. Strader said Bus Rapid Transit (“BRT”) would help tame the speeds along Woodward Ave. Further, whatever comes out of the Complete Streets project might be a traffic calming measure. M-Dot is much more open minded to doing things now than previously, and they should become involved early in the process. Ms. Binkowski thought perhaps they could be part of the Steering Committee, just to have them part of the discussion and so they understand what the issues are along Woodward Ave.

Mr. Strader said their fee depends on what comes out of the charette process and, if it is already integrated with the other projects, whether there would be something else needed.

Mr. DeWeese emphasized they really need to be sure there is a focus on M-Dot up-front so that what they are proposing is realistic. Mr. Strader said he thinks LSL has good relationships with M-Dot.

The chairman asked if the team has worked on the challenge of bringing rapid transit into a corridor that they actually want to make more walkable. Mr. Strader replied they have worked on these projects and have a pretty good understanding of BRT. Between their two firms they have done more BRT than anyone else in Michigan.

Chairman Boyle thanked the team for coming.

### **Planning Board Deliberation on the Presentations**

Mr. DeWeese noted that LSL has been involved in many of the studies that directly impinge on what is done here and they probably have more of a working relationship with M-Dot. He felt their answers were easy to understand and were corridor focused. Therefore, he supports LSL.

Ms. Whipple-Boyce pointed out there is more to the Beckett-Raeder proposal. They have planned twice as much public input time, their transportation engineering is included in their proposal, and they have an architect as well as a landscape architect. Both teams seem to have equal M-Dot experience.

Mr. Koseck noted there is a fee difference between the teams. Both teams had good interviews and addressed the issues that the board is interested in. The knowledge that LSL has about the adjacent areas will probably bring some benefit that the City is not paying for. He thinks their idea of branding is important. They talked about the alleyways as being important. He liked the way they took a specific photograph and showed how it could be different. However, he was concerned they have the lowest fee out of a group of six. Ms. Ecker thought part of the reason their price is lower is they

have a lot of the information on Woodward Ave. as part of other projects they are working on. This gives them an efficiency that the other groups may not have. In the past they have never increased their fee on a project. Mr. Koseck thought the LSL team has the talent to make it happen.

Ms. Lazar thought Mr. Strader is very sensitive to the general nature of the community. If they do what they say they are going to do they are a good choice.

Chairman Boyle indicated the way Sharon Woods from LandUse/USA dealt with the market study was very interesting. He liked the way she picked out particular buildings, uses and opportunities as examples and said that is where they would focus their attention.

Mr. Williams felt the LSL written proposal was weak but their oral presentation was superior to the written material. He thought perhaps they didn't receive from the Triangle experience the likely neighborhood concerns and in some instances resistance to any change that may occur in this case. That concerned him; and secondly he is inclined to go with a different approach, notwithstanding all of LSL's experience on Woodward Ave. His view is that he wants Birmingham to be different and he wants Woodward Ave. and Fourteen Mile Rd. to stand out. He would be looking for something new but is not opposed to either team.

Ms. Ecker didn't think that Beckett and Raeder showed the same experience in corridor studies as LSL. Their experience with M-Dot is with streetscape; not corridor and land use planning. Her other concern with Beckett and Raeder is that all of their team's personalities seemed meek and timid and that may not fly in Birmingham where there will be a lot of conflict between residents, businesses and developers.

Chairman Boyle's view is that he is disappointed in the Beckett and Raeder presentation because they didn't show their understanding of what this place is like and then connect it to images, ideas, innovation that they draw from their team. He thinks LSL comes together as a team and works appropriately. He agreed with Mr. Williams that it would be good to see something different, but he does not think this is the team over LSL.

Mr. Koseck's sense was that Hamilton Anderson will strengthen the LSL team where he thought there might be weakness. Mr. DeWeese noted it is not just the competence of the individuals coming up with an idea, it is people who can communicate in a clear way and get others excited about the implementation. Mr. Baka concurred that selling is the most important consideration.

Ms. Lazar thinks the Triangle District is still growing and that LSL has the means by which to envision what impact that has on the corridor and vice versa. That is why she feels they might be the right team for the project.

Ms. Lazar noticed that Becket and Raeder described how early in the process they start to begin the idea of implementation, whereas LSL said half way through. She thought not having the experience with LSL that other members do was a benefit to her because she saw some things they might not have noted because of being so familiar with them. On the other hand, other members' familiarity with LSL speaks volumes because of knowing how they work.

Chairman Boyle agreed the financial difference of 20 percent or \$11 thousand will not make a great deal of difference.

**Motion by Mr. DeWeese**

**Seconded by Ms. Lazar to recommend to the City Commission that LSL be selected for this project and if in some situation where the City Commission feels they are unable to perform, a back-up could be Beckett and Raeder.**

**Motion carried, 6-0.**

ROLLCALL VOTE

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

Nays: None

Recused: Clein

Absent: None

The board took a short recess at 8:30 p.m.

**10-180-12**

**FINAL SITE PLAN REVIEW**

**995 S. ETON** (postponed from the meeting of October 10, 2012)

**Saretsky, Hart, Michaels & Gould Law Firm**

**Two-story addition to building in existing outdoor courtyard**

Ms. Ecker highlighted the proposal. The site located at 995 S. Eton is a one-story building that currently houses a law office. The petitioner intends to build a two-story addition at the southeast corner of the building (facing Cole Ave.) at the location of an existing outdoor courtyard. The addition will add 1,043 sq. ft. for a total of 5,423 sq. ft. The existing parking lot will remain, though new plantings are proposed to buffer the addition from the parking lot. The applicant proposes an aluminum and glass façade with swinging window treatments for the addition. The applicant is also proposing the installation of a new rooftop mechanical unit on the existing roof with mechanical screening to match existing screens. The existing site is zoned MX, Mixed Use. The law office is a permitted use within this district.

The increase in square footage increases the applicant's parking requirement by three spaces. The applicant intends to convert one barrier-free parking spot to an unrestricted parking spot, and seeks to utilize two on-street parking spaces on Eton St. toward their

parking requirement in exchange for making improvements in the right-of-way. ***In order to count these spaces, the applicant will be required to obtain approval from the City Commission. If approval is not granted, the applicant will be required to obtain a variance from the Board of Zoning Appeals (“BZA”) or enter into a shared parking agreement that must be approved by the Planning Board.***

The second level of the south elevation on Cole St. does not meet the glazing requirements of the MX District. The applicant has agreed to reduce the amount of glazing on the second floor of the addition to comply with the maximum 50 percent glazing requirement. ***If the glazing requirement is not met, a variance will be required from the BZA.***

***All exterior design changes to the existing building will also be reviewed by the Design Review Board.***

Mr. Roman Bonaslowski from Ron & Roman Architects was present for the applicant. With regards to the parking along Eton, if the Engineering Dept. believes there is a problem with the tightness of Cole as it resolves itself on Eton, he suggested the opportunity exists to make modifications on the south side of Eton if they believe it is too tight of a condition. Secondly, if there is opportunity to find 50 percent glazing going up from the top of the existing parapet they would prefer to have the glass up there or have it continue behind the louvers. It seems reasonable to add an additional tree on Cole. He requested that lighting not be a street improvement along Eton until there is a determination of what is happening along the entire Eton Corridor, and an understanding on how that street lighting can work.

Mr. Miles Hart from the law firm said their employee base is not growing. They need more space to spread out and into offices in order to have better working conditions. They don't have an issue with parking.

Mr. Williams thought the glazing on the second floor adds interest to the building. Mr. DeWeese agreed. To him it looks better if the top and bottom windows are the same size and the second floor is defined as starting at the top of the existing building.

There were no comments from the public at 8:55 p.m.

**Motion by Ms. Whipple-Boyce**

**Seconded by Mr. DeWeese to approve the Final Site Plan and Design Review for 995 S. Eton, Saretsky, Hart, Michaels & Gould Law Firm, with the following conditions:**

- 1. Applicant obtain approval of the City Commission for the use of two parking spaces on S. Eton or obtain a parking variance from the BZA;**
- 2. Applicant submit details for administrative approval for all landscaping, plant material, the location of the Knox box, and a recalculated glazing requirement on the south and east elevations that incorporates calculating**

the second floor glazing from the line of the existing building's roofline. A tree will be added on Cole.

3. Applicant replace non cut-off light fixtures with cut-off fixtures to bring the site into compliance with the current ordinance;
4. Applicant obtain approval from the Design Review Board for the proposed addition.

Members of the public had no final comments at 9 p.m.

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

Absent: None

**10-181-12**

#### **FINAL SITE PLAN REVIEW**

**33779 and 33757 Woodward Ave, Retail Space** (former Woodward Gardens/Bordines)

**Renovation for existing building and construction of new retail space with associated parking**

Mr. Baka advised that the applicant appeared at the August 22, 2012 Planning Board meeting with a similar proposal that included a Dunkin Donuts/Baskin Robbins. Since that time, the applicant has eliminated the Dunkin Donuts/Baskin Robbins but intends to continue with the proposed new construction of the one-story retail building and the renovation of the existing building at the corner. The current proposal indicates the corner building will be utilized for retail.

The subject site is located on the west side of Woodward Ave. between Humphrey and Bennaville and was formerly Woodward Gardens/Bordine's. The proposal includes the parcel that currently contains the greenhouse structure, the existing brick structure on the corner of Humphrey and Woodward Ave. and the parking lot in the rear of the parcels. The property is zoned B2-B General Business. The applicant proposes to demolish the existing greenhouse and construct a one-story, single-tenant retail building and retain the brick structure on the corner. The proposed tenant of the northern parcel has not been determined but is indicated as retail. The proposed building on the southern parcel has been changed from a three-tenant building to a single-tenant building. Tenants for the new building have also not yet been identified.

Rooftop mechanical equipment must be limited, positioned and screened to minimize views from adjacent properties and public rights-of-way in accordance with Article 5, section 4.53 of the Zoning Ordinance. ***All rooftop units must be screened in***

**accordance with the above referenced ordinance requirements or the applicant must obtain a variance from the Board of Zoning Appeals.**

**The applicant is required to install two additional trees along the frontage of the subject parcels or obtain a waiver from the staff arborist. Also, the bike rack used in the right-of-way must be the new city standard inverted “U” shaped rack. A permit from MDOT will be required for any changes in the right-of-way along Woodward Ave.**

In addition to the on-site parking, the applicant is proposing to count ten right-of-way parking spaces towards the parking total, which includes seven along Woodward Ave. and three on Humphrey. **Accordingly, the applicant will be required to obtain approval from the City Commission for the use of the abutting right-of-way parking.**

The Planning Board may wish to consider an alternate material in lieu of the proposed EIFS as the primary material for the building. **A full design and review of the existing building and signage for both buildings must be performed by the Design Review Board.**

Mr. Roman Bonaslawski from Ron & Roman Architects spoke for the applicant. They have requested approval for additional parking spaces in front that provide an overage of parking so they have the ability to entertain business and retail users that fall within the allotted amount of parking. Mr. Koseck said there needs to be some shared parking in order to make the district more vibrant.

Mr. Bonaslawski indicated they are happy to entertain doing more decorative pedestrian type lighting along the back in lieu of maintaining the photometrics on the entire site. Also, he would add ivy to the rear elevation if the board prefers.

At 9:35 p.m. the chairman offered the opportunity for members of the public to comment.

Mr. Frank Hamilton, owner of the Pancake House, received confirmation from Mr. Bonaslawski they will use the same material as on the rest of their building to finish out the elevation between their buildings. Chairman Boyle encouraged the two adjacent property owners to work together to come up with a solution for the strip of land between their buildings. Mr. Hamilton went on the record as opposing the right-of-way parking even though he was told it would not be restricted from public use and will only be counted toward the applicant’s parking quota. He believes the last space between the buildings is actually his. Ms. Ecker advised that it belongs to M-Dot.

Mr. Clein thought the elevation needs to be addressed. He doesn’t feel comfortable approving extra parking for a building where they don’t know the tenant(s). Mr. Bonaslawski said the 5,000 sq. ft. building is retail. They are working with a national hair salon chain for the building on the corner. Discussion concluded that if the

Planning Board approves this plan based on retail usage, and the available parking is sufficient for the purpose as represented, that is what the condition ought to be. If the usage turns out to be something that requires more parking, then it would go to the BZA or the City Commission or both, but not back to the Planning Board.

Mr. Koseck was disappointed with the look of the building. It should be a quality product. Mr. Bonaslowski offered to re-incorporate a different sign band treatment in order to bring the architecture from the front to the rear; continue the band at the back; and introduce pedestrian lighting that also becomes decorative on the back face of the building.

**Motion by Ms. Whipple-Boyce**

**Seconded by Mr. DeWeese to approve the final site plan for 33779 and 33757 Woodward Ave, Retail Space, with the following conditions:**

- 1. Install two additional street trees along the frontage of the subject parcels or obtain a waiver from the staff arborist;**
- 2. Obtain a permit from M-Dot for changes in the right-of-way along Woodward Ave.;**
- 3. The bike rack used in the right-of-way must be the new city standard inverted "U" shaped rack;**
- 4. Address Engineering Dept.'s concerns;**
- 5. Screen all rooftop units or obtain a variance from the BZA;**
- 6. Obtain Design Review approval for existing building and all signage from the Design Review Board;**
- 7. Extend the pre-cast material around the entire building, not just on the front façade;**
- 8. Re-visit the alley side façade with staff for administrative approval to consider adding plantings, possibly a trellis for the greenery; and/or pedestrian scale lighting.**

**Amended by Mr. DeWeese and accepted**

- 9. Re-locate the barrier-free parking spaces to allow the clear space to be centered on the rear door.**

Mr. Koseck suggested the applicant incorporate some landscape features and some articulation of the wall.

No one from the public wished to comment at 10 p.m.

**Motion carried, 6-1.**

VOICE VOTE

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

Nays: Lazar

Absent: None

**10-182-12**

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

**10-183-12**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

- a. Communications (none)
- b. Administrative Approvals
  - 335 E. Maple Rd. – To slightly re-design the proposed storefront at grade level to include an additional entrance door for the office component of the building.
  - 953 S. Eton – Install five ton condenser on roof/"Lamsl" painted to match building. Height of unit: 33 in.; height of screening: 41 in.
- c. Draft Agenda for the Regular Planning Board Meeting on November 14, 2012
  - Park St. re-zoning application;
  - Max and Erma's space for Stoney Creek Steakhouse; and
  - 550 W. Merrill, School Administration Building, for office use.
- d. Other Business
  - 2013 Bistro Update – The City Commission has sent three bistros for the Planning Board to look at: What Crepe?, Birmingham Sushi, and Crush.
  - Mr. Baka thought it might be useful in the future to give this board the flexibility to vary from the glazing requirement. Board members also agreed that applicants should not be required to appear before two boards for their reviews.

**10-184-12**

**PLANNING DIVISION ACTION ITEMS**

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

**10-185-12**

**ADJOURNMENT**

No further matters being evident, the Planning Board motioned to adjourn at 10:10 p.m.

Jana Ecker  
Planning Director

APPROVED