

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY – APRIL 23, 2014
7:30 PM
CITY COMMISSION ROOM
151 MARTIN STREET, BIRMINGHAM

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **April 9, 2014**
- C. Chairpersons' Comments
- D. Review of the Agenda

- E. Public Hearings
 - 1. An ordinance to amend Chapter 126, Zoning, Article 3, Overlay Districts, to add sections 3.17 – 3.24 to create the Zoning Transition Overlay District by creating the new zoning classifications TZ1 – Attached Single-Family Residential, TZ2 – Attached Single-Family Residential, TZ3 – Mixed Use and TZ4 – Mixed Use, and establishing development standards for these new zone districts.
 - 2. An ordinance to amend Chapter 126, Zoning, Article 9, Definitions, Section 9.02 to add definitions for parking – off-street, tobacconist, and specialty food store.
 - 3. To consider a proposal to rezone the following transitional parcels that are adjacent to residential zones throughout the City as follows:
 - a) **300 Ferndale, 233, 247, 267 & 287 Oakland, 404, 416 & 424 Park, Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ2 - Attached Single-Family.
 - b) **191 N. Chester Rd. Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ2 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.
 - c) **400 W. Maple Birmingham, MI**
Rezoning from O1 Office to TZ-4 Mixed Use to allow Commercial and Residential uses.
 - d) **564, 588, 608, 660 Purdy Birmingham, MI**
Rezoning from R-3 Single-Family Residential to TZ1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.
 - e) **115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI**
Rezoning from O2 Office to TZ3 - Mixed Use to allow Commercial and Residential uses.
 - g) **1221 Bowers & 1225 Bowers Birmingham, MI**

Notice: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice) or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

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- Rezoning from O1- Office/ P - Parking to TZ2 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses.
- h) **1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI**
Rezoning from O2 Office to TZ3 - Mixed Use to allow Commercial and Residential uses.
 - i) **500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd Birmingham, MI**
Rezoning from B-1 Neighborhood Business to TZ3 - Mixed Use to allow Commercial and Residential uses.
 - j) **36801, 36823 & 36877 Woodward, Birmingham MI**
Rezoning from O1- Office & P-Parking to TZ4 - Mixed Use to allow Commercial and Residential uses.
 - k) **1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd. Birmingham, MI**
Rezoning from O1- Office to TZ3 - Mixed Use to allow Commercial and Residential uses.
 - l) **100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd. Birmingham, MI**
Rezoning from B1-Neighborhood Business, P-Parking, R5-Multi-Family Residential to TZ3 - Mixed Use to allow Commercial and Residential uses.
 - m) **880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI**
Rezoning from B1-Neighborhood Business, O1-Office to TZ3 - Mixed Use.
 - n) **1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI**
Rezoning from B1-Neighborhood Business, P-Parking, O1-Office to TZ3 - Mixed Use to allow Commercial and Residential uses.
 - o) **2483 W. Maple Rd. Birmingham MI**
Rezoning from B1-Neighborhood Business to TZ3 - Mixed Use to allow Commercial and Residential uses
 - p) **151 N. Eton, Birmingham MI**
Rezoning from B-1 Neighborhood Business to TZ3 - Mixed Use to allow Commercial and Residential uses.
 - q) **412 & 420 E. Frank, Birmingham MI**
Rezoning from B1-Neighborhood Business, B2B-General Business, R3-Single-Family Residential to TZ2 – Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses.

F. Final Site Plan Review

1. **2400 E. Lincoln Street** – Construction of parking lot

G. Preliminary Site Plan Reviews

1. **202 N. Old Woodward** – Renovation of Palladium Building and construction of 3 new residential units on existing roof (**Postponed to May 28, 2014**)

H. Meeting Open to the Public for items not on the Agenda

I. Miscellaneous Business and Communications:

- a. Communications
- b. **Administrative Approval** Correspondence
- c. Draft Agenda for the next Regular Planning Board Meeting (**May 14, 2014**)
- d. Other Business

J. Planning Division Action Items

- a. Staff Report on Previous Requests
- b. Additional Items from tonight's meeting

K. Adjournment