

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, FEBRUARY 26, 2014**

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(1) Applicant screen the dumpster behind the building or obtain a variance from the Board of Zoning Appeals;	
(2) Applicant provide specification sheets for the planters and the plant material to be used;	
(3) Applicant add small planting beds adjacent to the west side of the building to allow the planting of climbing vines on the building along the Edison Passage (west);	
(4) Applicant improve the Edison Passage (west) as previously agreed with the former owner of the property;	
(5) Applicant provide specifications on the proposed lighting fixtures in the outdoor dining area;	
(6) Applicant provide specification sheets on the proposed door system to be added to the north elevation of the building;	
(7) The applicant obtains an outdoor dining permit from the City of Birmingham; and	
(8) Applicant adds a Knox box.	
Motion carried, 6-0.	

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Motion carried, 6-0.	11

APPROVED

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, FEBRUARY 26, 2014
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held February 26, 2014. Chairman Robin Boyle convened the meeting at 7:30 p.m.

Present: Chairman Robin Boyle; Board Members Carroll DeWeese, Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Student Representatives Shelby Wilson and Jack Moore (arrived 7:45pm)

Absent: Board Member Scott Clein

Administration: Matthew Baka, Sr. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

02-24-14

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING
HELD JANUARY 22, 2014**

Motion by Mr. Williams

Seconded by Mr. DeWeese to accept the Minutes of the Regular Planning Board Meeting of January 22, 2014.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Clein

02-25-14

CHAIRPERSON'S COMMENTS

Chairman Boyle noted due to a large audience this evening there would be a three minute time limit for those who wished to speak. He welcomed the new student representative along with guests from Boy Scout Pack 1007.

02-26-14

APPROVAL OF THE AGENDA (no change)

02-27-14

PUBLIC HEARING
Transitional Overlay Districts

At 7:40 p.m. Chairman Boyle formally opened the public hearing to review the Zoning Transition Overlay ordinance amendments and the proposed property rezoning. He went on to note that the neighborhoods are fundamental to the future of this city and the Planning Board feels responsible for ensuring they are maintained and continue to be the core of the city. At the same time the board is pursuing the opportunity to identify new neighborhood scaled activities at the fringes of the neighborhoods that will improve the quality of life and make the city an even better place to live. It has taken 18 months of meetings to get to this point, and tonight the board will receive public comment on how to deal with these transition areas.

- 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 TZ-1 – Attached Single-Family Residential, TZ-2 – Attached Single-Family Residential, TZ-3 – Mixed Use and TZ-4 – 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, social club, tobacconist, indoor recreation facility and specialty food store.**
- 3. To consider a proposal to rezone the transitional parcels that are adjacent to residential zones throughout the City.**

Mr. Baka recalled the Planning Board has held a number of study sessions in order to develop the Zoning Transition Overlay. The goal of these study sessions has been to identify and revise the zoning classifications of properties that abut Single-Family Residential and are also adjacent to commercial areas or major thoroughfares so that they provide a transit or buffer to the single-family neighborhoods. The Planning Board has selected fifteen (15) locations throughout the City where these zones are proposed to be implemented.

The chairman noted this has been an evolutionary process. The standards have developed from the rules, regulations, ordinances and practices that have been applied for a long time in other areas of the City.

Mr. Baka went on to show a Powerpoint presentation that summarized the content of the proposed changes and explained what uses were added or taken away in order to strengthen the neighborhoods. In addition, senior uses might be included in some of the areas. Mr. Baka reviewed the following properties being considered for rezoning:

a) **300 Ferndale, 233, 247, 267 & 287 Oakland, 404, 416 & 424 Park, Birmingham, MI**

Rezoning from R-2 Single-Family Residential to TZ-2 - Attached Single-Family.

b) **185 Oakland, 322, 344, 350, 380, 430, 450, 460 & 470 N. Old Woodward, Birmingham, MI**

Rezoning from B-2 General Business to TZ-4 - Mixed Use to allow Commercial and Residential uses.

c) **191 N. Chester Rd., Birmingham, MI**

Rezoning from R-2 Single-Family Residential to TZ-2 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.

d) **400 W. Maple, Birmingham, MI**

Rezoning from O-1 Office to TZ-4 Mixed Use to allow Commercial and Residential uses.

e) **564, 588, 608, 660 Purdy, Birmingham, MI**

Rezoning from R-3 Single-Family Residential to TZ-1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.

f) **115, 123, 195 W. Brown, 122, 178 E. Brown, Birmingham, MI**

Rezoning from O-2 Office to TZ-3 - Mixed Use to allow Commercial and Residential uses.

g) **1221 Bowers & 1225 Bowers, Birmingham, MI**

Rezoning from O-1- Office/ P - Parking to TZ-2 - 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 O-2 Office to TZ-3 - 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 TZ-3 - Mixed Use to allow Commercial and Residential uses.

j) **36801, 36823 & 36877 Woodward, Birmingham, MI**

Rezoning from O-1- Office & P-Parking to TZ-4 - Mixed Use to allow Commercial and Residential uses.

k) **1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd., Birmingham, MI**

Rezoning from O-1- Office to TZ-3 - 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 B-1-Neighborhood Business, P-Parking, R-5-Multi-Family Residential to TZ-3 - 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, O-1-Office to TZ-3 - Mixed Use.

n) **1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd., Birmingham, MI**

Rezoning from B1-Neighborhood Business, P-Parking, O-1-Office to TZ-3 - Mixed Use to allow Commercial and Residential uses.

o) 2483 W. Maple Rd., Birmingham, MI

Rezoning from B-1-Neighborhood Business to TZ-3 - Mixed Use to allow Commercial and Residential uses

p) 151 N. Eton, Birmingham, MI

Rezoning from B-1 Neighborhood Business to TZ-3 - Mixed Use to allow Commercial and Residential uses.

q) 412 & 420 E. Frank, Birmingham, MI

Rezoning from B-1-Neighborhood Business, B-2B-General Business, R-3-Single-Family Residential to TZ-2 – Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses.

Mr. Williams directed attention to minimum lot areas which are specified in TZ-1 and TZ-2 at 1,000 and 1,280 sq. ft. He is quite certain that 1,000 sq. ft. is too low and it needs to be further expanded beyond that number. In his mind it will permit too many units within a very small parcel. Mr. Koseck wanted to make sure that an ordinance is not created that will not allow downsizing for people who want to continue living in town but are looking for smaller units. The more the minimum lot area is increased, the bigger the units will become as developers seek to maximize their return on investment.

Mr. DeWeese pointed out that under the proposed changes if an area is currently defined as Single-Family Residential and it is getting changed with the Overlay, a person can build either to the Overlay or stay with Single-Family Residential.

Chairman Boyle invited comments from the public at 8:43 p.m.

Mr. Benjamin Gill, 520 Park St., wondered why the whole neighborhood zoning is being changed for one particular parcel.

Mr. Jim Partridge, 925 S. Adams, talked about the transitional area from the shopping center south. He advised that the Michigan Uniform Energy Code precludes clear glass. A shading coefficient of .4 is mandated. He showed why the parcels on Adams cannot be developed and it was suggested that he submit his drawings and comments in writing to the Planning Dept.

Mr. Dan Wingard, 389 N. Old Woodward Ave., representing Brookside Townhomes, was present to address the TZ-3 zoning at 185 Oakland down to Ravine. He asked they be part of an MU-5 Transitional Overlay. Mr. DeWeese told him that request should be formally sent to the Planning Dept. so they can figure out an appropriate use.

Mr. Brad Host, 416 Park, pointed out that minimum lot area per unit has nothing to do with square footage of a unit. It has everything to do with density. Further, he was not happy with family day care home being permitted in all residential zones.

Ms. Kristin Irkin, 1896 Pierce, wondered what can be done because there has been an increase in cars and parking along her street. Ms. Ecker advised that she, along with her neighbors, can submit a Permit Parking Request to the Police Dept. It is not something that this board considers.

Mr. Harvey Zalzin, 564 Purdy, said he disagrees with some of the proposals, specifically Southfield Rd. and Fourteen Mile Rd.; the Mills Pharmacy area; Eton and Fourteen Mile Rd. Creating larger buildings there takes away the quaintness of Birmingham.

Mr. Paul Prayer, 543 Henrietta, talked about 115, 123, and 195 Brown which is proposed to go to TZ-3 and why it isn't going to TZ-1. Everything else on the other side of Pierce going west is zoned R-8. The area on Henrietta north of Brown on the west side is also R-8. Ms. Ecker replied one of the factors the board looked at was that there are already commercial uses there.

Mr. Michael Shuck, 247 Oakland, who also owns 267 Oakland, said he is concerned about the density of what is being built on the corner of Woodward Ave. and Oakland. He is not really concerned with maybe three units there, but under this plan seven units are possible and to him that is way too much.

Mr. Vince Rangle, 5750 New King St., spoke on behalf of Cranbrook Auto Care. They are in agreement with the Overlay District and are happy to see it coming.

Mr. Michael Poris, 527 Graeton, said it is odd to him to restrict lot size because it makes it hard for someone to come along and develop it and make it work. In which case, nothing will happen. To him lot size is market driven. He was advised by board members that townhouses can be built either vertically or horizontally. Chairman Boyle added that just responding to the market is not necessarily what the neighborhood wants. So the board is trying to find some common ground in these areas. Mr. Koseck commented that the decisions made here will last for years and years to come.

Mr. Fred Sherlow, owner of the small medical building at 775 E. Fourteen Mile Rd., had a concern that if something happens to his building and he has to rebuild with a 10 ft. offset it would pretty much destroy it. He wondered if he could build back on the existing footprint. Mr. Baka responded if it is more than 75% destroyed then he would have to build to the current standards. Mr. Sherlow questioned what has changed in the neighborhood that he is in from 25 years ago until today.

Ms. Dorothy Conrad, 2252 Yorkshire, had questions about the rules and regulations governing TZ-3 and TZ-4. The way this is written, non-residential uses are required to be 3,000 sq. ft. or less in TZ-3 and 4,000 sq. ft. or less in TZ-4. She believes that to clarify it should say "per use." Secondly, she believes there should not be an exception allowed to the rules and regulations that improve what a place should look like, such as the requirement for a buffer or green space in a parking lot. Make the building smaller and leave the green space in.

Ms. Whitney Shaplin, representing the church at 191 E. Chester, advised the church is currently in use.

Mr. Aaron Fisk represented Consumers Energy on the proposed TZ-4 Overlay Zoning. The change would require them to obtain a Special Land Use Permit ("SLUP") for any improvements. To them the change would be excessively burdensome. He requested the City keep the Essential Service exemption in the new zoning overlay. Consumers

Energy does not want a natural gas facility building up near the road. Ms. Ecker responded that she sent Mr. Fisk's letter to the city attorney and he has ruled that the City has the authority to make this a SLUP if desired.

Mr. Robert DeWitt, 1890 Southfield Rd., DeWitt Salon, said his concern regarding the proposal is the mention of restrictions regarding business hours. They have always had flexible hours for their clients and it is important for them to be able to continue this service for their clients as needed. He asked the board to allow them to continue to extend flexible business hours to their clients. It was determined that as an existing business he would be allowed to continue in his current operation.

Ms. Alice Thimm asked the board to reconsider the following:

- To permit evergreens in lieu of a wall;
- The option to eliminate plantings along a screenwall in order to meet parking requirements;
- To allow an additional 10 ft. of building height for towers, peaks, or building accents;
- There is no justification to permit commercial uses in an Office Zone where they have never been. Only businesses of the lowest intensity should be allowed to share a property line with someone's home.

Mr. Bryce Phillips, 588 Purdy, did not see how putting commercial right in his backyard will enhance the value of his property.

Mr. Salvatore Bitonti, the owner of 412 E. Frank and 420 E. Frank, would like his property to remain as it is now. Take it out of the Transitional Overlay so that he can keep it commercial. If the Frank St. Bakery moved out and it was kept in the Overlay he would not be able to have a commercial use in there again. Mr. DeWeese thought a clarification is needed as to what constitutes use. The intent is clearly not to put a person in a position that makes it unfeasible to continue with commercial. If they choose to make changes and upgrades the option is there.

Chairman Boyle noted after hearing public comments there are several issues that need to be re-visited:

- The minimum lot area which is important because it drives density;
- Permitted uses for elderly facilities on some sites;
- The technical issue regarding glazing;
- The Consumers Energy site.

Motion by Mr. Williams

Seconded by Mr. DeWeese to continue this public hearing to Wednesday, April 9 at 7:30 p.m.

Motion carried, 6-0.

Mr. Baka said the board will hold a study session on this topic prior to the public hearing.

VOICE VOTE

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

Nays: None

Absent: Clein

The board took a brief recess at 9:35 p.m.

02-28-14

FINAL SITE PLAN REVIEW

220 E. Merrill St.

Site Plan Review

Ms. Ecker advised the subject site, currently 220 Restaurant, is located on the south side of Merrill St. west of Old Woodward Ave. The parcel is zoned B-4, Business-Residential and D-4 in the Downtown Overlay District. The applicant, 220 Restaurant, is proposing to renovate the existing interior of the restaurant and to update and enlarge the outdoor dining area across the front of the building. A new door system is also proposed to replace a window on the existing façade to allow direct access from the restaurant into the outdoor dining area. The establishment will remain as 220 Restaurant, operating under the existing Class C liquor license. The applicant is required to obtain a Special Land Use Permit ("SLUP") due to the change in ownership of both the restaurant and the liquor license. Article 06 section 6.02 Continuance of Nonconformity, A (5) requires that any establishment with alcoholic beverage sales (on-premise consumption) shall obtain a ("SLUP") upon change in ownership or name of establishment, or upon application for a site plan review.

Accordingly, the applicant is required to obtain a recommendation from the Planning Board on the Final Site Plan and SLUP, and then obtain approval from the City Commission for the Final Site Plan and SLUP. As the proposed establishment is located within the Central Business District Historic District, the applicant is also required to appear before the Historic District Commission.

There is an unscreened dumpster at the rear of the building which is visible from the vias to the south and west of the building. ***The applicant will be required to screen the dumpster or obtain a variance from the Board of Zoning Appeals.***

Design Review

The applicant is proposing to renovate the north elevation of the building by reconfiguring the central bay, and adding glass doors with sidelites in metal frames with a bronze finish to match the existing windows. The existing transom windows in this bay are proposed to remain. This new door will improve access and circulation in the area of the outdoor dining as guests and servers will be able to access the outdoor dining area directly from the building without having to go in and out of the main entrance door to the restaurant.

No signage changes are proposed at this time. The name of the restaurant will remain the same.

The applicant is proposing to expand the existing 360 sq. ft. outdoor dining area to both the east and west to extend the full length of the property. The existing outdoor dining area will also extend into the public sidewalk to the north. The total outdoor dining area proposed is 825 sq. ft.

Nine 24 in. by 30 in. two-top dining tables with stainless steel bases and white carrarra marble table tops are proposed within the expanded outdoor dining area. Ten 32 in. by 48 in. four-top dining tables with stainless steel bases and white carrarra marble table tops are also proposed. Sixty-four powder coated aluminum chairs in lime green are proposed for use at all dining tables. Sunbrella "Canvas Walnut" fabric chair cushions are proposed for each dining chair.

The applicant also proposes to install a pergola structure constructed of 5 ft. steel tube columns and 3 ft. aluminum cross bars, with overhead planters and lights in the central portion of the outdoor dining area at 11 ft. above grade.

The required 5 ft. pedestrian pathway will be maintained along the entire frontage of the building.

Mr. Christopher Longe, Architect, said their proposal opens up the rear of the restaurant to the front and to the street. Chairs and tables in the outdoor area are all movable. In response to Ms. Whipple-Boyce's inquiry, the space between tables is adequate at 3 ft. His preference was to put in a regular door in the middle and not a roll-up door. In answer to Ms. Lazar, the food will stay about the same. The chef will remain. On the interior, the paneling will be stained. Valet parking is not part of their plan. They hope to open by June 1.

Motion by Mr. DeWeese

Seconded by Mr. Williams that the Planning Board approve the applicant's request for Final Site Plan and a SLUP for 220 E. Merrill, 220 Restaurant, with the following conditions:

- (1) Applicant screen the dumpster behind the building or obtain a variance from the Board of Zoning Appeals;**
- (2) Applicant provide specification sheets for the planters and the plant material to be used;**
- (3) Applicant add small planting beds adjacent to the west side of the building to allow the planting of climbing vines on the building along the Edison Passage (west);**
- (4) Applicant improve the Edison Passage (west) as previously agreed with the former owner of the property;**
- (5) Applicant provide specifications on the proposed lighting fixtures in the outdoor dining area;**
- (6) Applicant provide specification sheets on the proposed door system to be added to the north elevation of the building;**
- (7) The applicant obtains an outdoor dining permit from the City of Birmingham;**
and
- (8) Applicant adds a Knox box.**

There were no public comments on the motion at 10:05 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Clein

02-2-14

FINAL SITE PLAN REVIEW

685 E. Maple Rd.

Kroger

Lobby addition at rear, changes to E. Maple Rd. facade and streetscape

Site Plan Review

Ms. Ecker advised the subject site is located at the northeast corner of E. Maple Rd. and Woodward Ave. The Kroger Phase II project (Kroger and the entire plaza) was approved by the Planning Board on June 28, 2000. A Revised Final Site Plan was approved by the Planning Board on May 15, 2002 and on January 22, 2003.

At this time, Kroger is seeking to remodel the store. An extensive interior remodel is proposed, and as a result the applicant is seeking several site plan and exterior changes to facilitate the interior changes proposed. The applicant is proposing to reconfigure the rear lobby and add a new rear entrance for a new recycling area. This new entry will also include a sidewalk extension and the installation of a railing and bollards adjacent to the truck loading docks. On the front of the building (south elevation), the applicant is proposing to eliminate one entrance door near the existing pharmacy, and to provide outdoor seating for the Starbucks coffee shop located within the Kroger store. Improvements are also proposed at the southwest corner of the site at the intersection of E. Maple Rd. and Woodward Ave. to create a pedestrian plaza area. Signage changes are also proposed.

A site inspection revealed the presence of an unscreened dumpster on the wall adjacent to the proposed new recyclable entrance on the rear of the building. All dumpsters are required to be screened with 6 ft. masonry screen walls with a wooden gate. ***The applicant will be required to provide the required screening, relocate the dumpster within the enclosed loading area, or obtain a variance from the Board of Zoning Appeals.***

Design Review

The applicant is proposing to reconfigure the rear lobby off of the parking lot and add a new rear entrance for the recycling area. The applicant is also proposing to eliminate one entrance door near the existing pharmacy on the front of the Kroger building (south elevation). The applicant is proposing to add outdoor seating in this area for Starbucks to enhance the pedestrian experience and offset the loss of the entry. The applicant is proposing a total of 12 seats in the new outdoor dining area, and six two-top dining tables. The required 5 ft. pedestrian pathway will be maintained along the entire frontage of the building, even with the inclusion of possible vehicular overhang.

Ms. Lazar suggested the applicant move the Starbucks signage so that it is over the outdoor seating area. Mr. Laser agreed to reconsider the signage.

It was noted the board members have not had the opportunity to see the new drawings until this evening.

Mr. Jeff Scott and Mr. Matt Address from Scott Architects were present along with Mr. Steve Laser from the Kroger Co. Mr. Scott explained Kroger has been creating a separate bottle return area in a number of locations because it allows better containment of noise and spillage. He noted the dumpster is actually used for composting.

Mr. Koseck encouraged the applicant not to make the entrance from the parking lot look like a service area. Mr. Laser explained that is a primary reason why they are moving the recycling center to an outside entrance so they can provide more merchandising opportunities in the vestibule. Further, they are highlighting the parking lot entrance with lighting. Mr. Williams thought that functionally it is 100% better.

In response to Mr. Koseck, Mr. Laser advised they remodel their stores every five to eight years to accommodate changes in the way people shop. Investment in the Birmingham store will be in excess of \$5 million. Mr. Koseck suggested they wipe out a parking space or two and add some landscaping to buffer the railing. Right now it is not a pleasing way to enter the building. In the front it would be an improvement to the City if they removed the spandrel glass and made it vision glass. He was not enthused about the plaza out in front because he feels it is not complimentary to the building.

Ms. Wilson liked having the recycling area separate.

Motion by Ms. Whipple-Boyce

Seconded by Mr. DeWeese to extend the meeting by 10 minutes to 11:10 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Clein

Ms. Lazar thought the entrance from the parking lot is very significant and it should be colorful and inviting. The bottle return is not particularly appealing for people to look at.

Chairman Boyle said this is an important opportunity to make the corner of E. Maple Rd. and Woodward Ave. less of an eyesore and more like something that will contribute to the civic space. He liked the outdoor seating but thought it should be redesigned so that it is more urban, attractive and lit from within. The two big issues as he sees it have to do with the appearance of the new facility. The applicant is missing an opportunity to make the rear entrance more welcoming as drivers are arriving from the east, looking to the west. There could be some modest modification around the

entrance that would improve it. Secondly, the front facade at the corner of E. Maple Rd. and Woodward Ave. could be given some reconsideration.

Motion by Mr. DeWeese

Seconded by Mr. Williams to table the Final Site Plan Review for 685 E. Maple Rd., Kroger, to the Planning Board meeting on March 12, 2014.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Clein

02-30-14

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA (none)

02-31-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications (none)

b. Administrative Approvals

- 2000-2010 Villa, Villa Townhomes -
 1. AC units moved to roof;
 2. Transformers and screening added at both rear corners;
 3. Street tree and lighting layout changed;
 4. Window arrangement on sides altered;
 5. Location of lights over garage doors moved.
- Ms. Ecker advised the building at 400 S. Old Woodward Ave. wants to change the second floor office space into residential. They propose to cut out space for terraces and to change the first floor to provide more parking. Consensus was to bring them back for informal review at the next meeting.
- Mr. Baka noted that Piety Hill is proposing to replace planters that they have eliminated with large 4 ft. x 6 ft. movable pots. Consensus was not to approve this as the amount of landscaping was being reduced. The Chairman instructed staff to have the applicant come back for full site plan review.

c. Draft Agenda for the Regular Planning Board Meeting on March 12, 2014
(not discussed)

d. Other Business (not discussed)

02-32-14

PLANNING DIVISION ACTION ITEMS

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

02-33-14

ADJOURNMENT

No further business being evident, board members motioned to adjourn at 11:15 p.m.

Jana Ecker
Planning Director

APPROVED