

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, JANUARY 25, 2012**

Item	Page
APPROVAL OF THE AGENDA	1
<p style="margin-left: 40px;">Motion by Mr. DeWeese Seconded by Ms. Lazar to change the February 22 Planning Board meeting to February 15, 2012.</p> <p>Motion carried, 7-0.</p>	2
<p>SPECIAL LAND USE PERMIT (“SLUP”) REVIEW 327 Hamilton MI Kitchen Request for Final Site Plan and Special Land Use Permit (“SLUP”) approval to allow the operation of a bistro in the Downtown Overlay</p>	2
<p>FINAL SITE PLAN REVIEW 327 Hamilton MI Kitchen Request for Final Site Plan and Special Land Use Permit (“SLUP”) approval to allow the operation of a bistro in the Downtown Overlay</p>	2
<p style="margin-left: 40px;">Motion by Mr. Clein Seconded by Mr. DeWeese to postpone the hearing for 327 Hamilton, MI Kitchen, to a date certain on February 15, 2012, likely to be held at DPS.</p> <p>Motion carried, 7-0.</p>	2
<p>PRELIMINARY SITE PLAN REVIEW 503-529 Brown St. Peslar Residence Request for Preliminary Site Plan Approval for a single-family home in the R-8 Zone District</p>	3
<p style="margin-left: 40px;">Motion by Mr. DeWeese Seconded by Mr. Koseck to approve the Preliminary Site Plan for 503-529 W. Brown with the following conditions:</p> <p style="margin-left: 80px;">1) The applicant must provide two additional street trees; 2) The applicant must verify that the height of the fence does not</p>	4

Item	Page
<p>exceed 3 ft. in the front open space;</p> <p>3) The applicant must reduce the height of the wall along Cherry Ct. to no higher than 72 in;</p> <p>4) The width of the garage doors must be reduced to 8 ft.; and</p> <p>5) Verification that the area along Cherry Ct. will be planted with grass or an acceptable plant material.</p> <p>Motion carried, 7-0.</p>	<p>4</p> <p>4</p>

APPROVED

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JANUARY 25, 2012
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held January 25, 2012. Chairman Robin Boyle convened the meeting at 7:33 p.m.

Present: Chairman Robin Boyle; Board Members Scott Clein, Carroll DeWeese, Bert Koseck (arrived at 7:35 p.m.), Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Student Representative Kristen Thut

Absent: None

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

01-10-12

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING
HELD JANUARY 4, 2012**

Motion by Mr. DeWeese

Seconded by Mr. Williams to approve the Minutes of the Regular Planning Board Meeting of January 4, 2012 as presented.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: Koseck

01-11-12

CHAIRPERSON'S COMMENTS (none)

01-12-12

APPROVAL OF THE AGENDA

Ms. Ecker informed the group that some issues have come up with regard to 327 Hamilton, MI Kitchen's application for a Bistro License transfer from 2010 Cole. The City has been going back and forth with the attorneys so tonight staff's recommendation is to postpone to February 22 in order to conduct more research before the review is heard by the Planning Board. However, the applicant has requested an earlier hearing date. Discussion disclosed that only four board members could be present on February 22, but six members could attend the February 8 meeting. The conclusion was to hold a special meeting on February 15, 2012 in order to hear the MI Kitchen Final Site Plan Review.

Motion by Mr. DeWeese

Seconded by Ms. Lazar to change the February 22 Planning Board meeting to February 15, 2012.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: None

01-13-12

SPECIAL LAND USE PERMIT ("SLUP") REVIEW

327 Hamilton

MI Kitchen

Request for Final Site Plan and Special Land Use Permit ("SLUP") approval to allow the operation of a bistro in the Downtown Overlay

FINAL SITE PLAN REVIEW

327 Hamilton

MI Kitchen

Request for Final Site Plan and Special Land Use Permit ("SLUP") approval to allow the operation of a bistro in the Downtown Overlay

Chairman Boyle opened the public hearing at 7:42 p.m.

Motion by Mr. Clein

Seconded by Mr. DeWeese to postpone the hearing for 327 Hamilton, MI Kitchen, to a date certain on February 15, 2012, likely to be held at DPS.

The chairman invited comments from the public at 7:43 p.m.

Ms. Dorothy Conrad, 2252 Yorkshire, received confirmation this would be a Final Site Plan Review rather than a Preliminary because there have been no additions or significant changes to the existing building.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: None

Chairman Boyle closed the public hearing at 7:45 p.m.

01-14-12

PRELIMINARY SITE PLAN REVIEW

503-529 Brown St.

Peslar Residence

Request for Preliminary Site Plan Approval for a single-family home in the R-8 Zone District

Mr. Baka outlined the applicant's proposal. The subject site is a 0.28 acre parcel located on the south side of W. Brown St. between Cherry Ct. and Stanley in the R-8 Zoning District. The existing parcel is currently vacant. The 12,360 sq. ft. parcel previously had two buildings which were demolished in 2004. This property has been before the Planning Board several times in recent years for Site Plan Review of a four unit single-family attached development. The applicant is now proposing to construct a new two-story single-family home with an attached garage.

Mr. Baka indicated that all of the ordinance requirements for the R-3 Zoning District were applied to this application and the project appears to meet all of the standards for R-3. He passed around a materials sample board. Further, he cautioned that each garage door can only be 8 ft. in width.

Mr. Alexander Bogaerts, the architect, assured Mr. Williams that they intend to leave the oak tree in the rear untouched. Also, he indicated there will be no vehicular traffic on Cherry Ct. for this residence, as the access will be off Stanley. They intend to comply with all of the recommendations the planning staff has brought forward on this parcel. This is a two-story, 5,298 sq. ft. house.

Mr. Bogaerts went through the design relative to the surrounding streetscape. He pointed out that there are several single-family structures in the area and he feels this is an excellent proposal for the community. Additionally, he felt that the ordinance should allow for 9 ft. garage doors.

Chairman Boyle called for comments from the audience at 8 p.m.

Ms. Dorothy Conrad received confirmation there is only one entrance into the house from Brown.

Motion by Mr. DeWeese

Seconded by Mr. Koseck to approve the Preliminary Site Plan for 503-529 W.

Brown with the following conditions:

- 1) **The applicant must provide two additional street trees;**
- 2) **The applicant must verify that the height of the fence does not exceed 3 ft. in the front open space;**
- 3) **The applicant must reduce the height of the wall along Cherry Ct. to no higher than 72 in;**
- 4) **The width of the garage doors must be reduced to 8 ft.; and**
- 5) **Verification that the area along Cherry Ct. will be planted with grass or an acceptable plant material.**

There were no final comments from members of the public at 8:01 p.m.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: None

01-15-12

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

01-16-12

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

Communications (none)

Administrative Approvals

- 220 Merrill St., 220 Merrill – Request to have Bordine’s of Rochester, MI plant four tri-color beech trees 4 ft. from curb west of 220 Merrill per drawing and specifics from Miss Dig. Tri-color beech B + B 1.5 caliper. Ms. Ecker indicated they have still not resolved the pavement issues at this time.
- 167 Townsend, Bella Piatti – Linen bin will be placed in alley replacing a garbage dumpster – Height 67 in.; Width 61 in.; Depth 30 in.
- 835 Haynes, Fred Lavery Porsche – Revised ground sign:
 - Ground sign is 8 ft. and in same location as approved;
 - Ground sign length and width have been revised.
 - Porsche crest size has been revised.

- Dealer name size has been revised.
- 835 Haynes, Fred Lavery Co. – Per attached write-up.
- 401 S. Old Woodward Ave., Telecomm United site – AT&T to swap three antennas, add six RRHS, four demarcation boxes, one fiber feed, two DC feeds on rooftop. All equipment on existing building.
- R.H. Lee Electric, Inc. – Generator installation with evergreen bushes as a screen.
- 250 Martin St., 250 Martin St. Condos – Install five low power, down pointing lights along the north exterior wall to provide additional light in the alley behind the building.
- 250 Martin St., 250 Martin St. Condos – Add two new RTU inside existing mechanical enclosure for units 301 and 302.
- 163 W. Maple, Zumba Mexican Grille – Outdoor seating.

Draft Agenda for the Regular Planning Board Meeting on February 8, 2012

- Concepts for alleys and passages;
- Final report on Transit Oriented Development in the Woodward Ave. Corridor;
- Courtesy review on the vacation of Hazel St. between Woodward Ave. and Elm; and
- Planning Board Action List

Other Business

Ms. Ecker reported that there appears to be support for a Complete Streets Master Plan, as well as support for updating the City-Wide Master Plan.

The Troy Transit Center was discussed. The scope has been reduced from \$8 million to \$6.3 million and the Troy City Council approved it at that amount. They propose an elevator and stairs that go up to a bridge across the tracks and then come down to a scaled-down platform on the Birmingham side of the tracks. There is no access to the platform from the Birmingham side because Mr. Erb did not choose to sell his property.

Public comments were heard at 8:10 p.m.

Ms. Dorothy Conrad thinks it is very important for Birmingham residents to be able to get to the train from the Birmingham side without first going to Troy. She encouraged the board to convey that to the City Commission.

Chairman Boyle pointed out this development is going up under the auspices of the City of Troy. Birmingham has to see what they are proposing before they can respond formally to it.

Mr. Richard Cantley, who lives adjacent to the Brown site, expressed his and his wife's delight that a single-family home will go up there as opposed to multi-family. Also, he received information about the surface of the wall that will face his property and its placement.

01-17-12

PLANNING DIVISION ACTION ITEMS

Staff report on previous requests (none)

Additional items from tonight's meeting (none)

01-18-12

ADJOURNMENT

No further business being evident, the board motioned to adjourn at 8:19 p.m.

Jana Ecker
Planning Director