

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, JUNE 12, 2013**

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<p style="margin-left: 40px;">Motion by Mr. DeWeese Seconded by Mr. Koseck to recommend approval of the applicant’s request for Final Site Plan and a SLUP for 600 N. Old Woodward Ave., Succo Fresco, with the following conditions:</p> <ol style="list-style-type: none"> 1) The applicant provide a trash receptacle within the outdoor dining area; and 2) The applicant obtain an outdoor dining permit from the City of Birmingham. <p>Motion carried, 5-0.</p>	3

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JUNE 12, 2013
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held June 12, 2013. 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

Absent: Board members Janelle Whipple-Boyce, Bryan Williams; Student Representative Arshon Afrakhteh

Administration: Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

06-98-13

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING
HELD MAY 22, 2013**

**Motion by Mr. DeWeese
Seconded by Mr. Koseck to accept the Minutes of the Regular Planning Board
Meeting of May 22, 2013 as presented.**

Motion carried,

VOICE VOTE

Yeas: DeWeese, Koseck, Boyle, Clein, Lazar

Nays: None

Absent: Whipple-Boyce, Williams

06-99-13

CHAIRPERSON'S COMMENTS

The chairman announced this will be a blended meeting containing both site plan review and study session items.

06-100-13

APPROVAL OF THE AGENDA (no change)

06-101-13

**SPECIAL LAND USE PERMIT (“SLUP”)
FINAL SITE PLAN REVIEW
600 N. Old Woodward Ave.
Succo Fresco**

Ms. Ecker advised that the subject site is located on the east side of N. Old Woodward Ave., north of Harmon St. The parcel is zoned O-2, Office/Commercial and D-2 in the Downtown Overlay District. The applicant, Succo Fresco, is proposing to renovate existing interior office space and convert the space into a restaurant with indoor and outdoor seating. All food and drink establishments in the O-2 Zone District require a SLUP. Thus, the applicant is required to obtain a recommendation from the Planning Board on the Final Site Plan and SLUP, and then receive approval from the City Commission for the Final Site Plan and SLUP.

The applicant is proposing to renovate the interior of an existing office into a casual restaurant with 18 inside seats and 16 outdoor dining seats with four wood patio umbrellas, one for each table. No alcohol will be served. To enhance the exterior of the building, the applicant is proposing to open up the space with bi-fold windows, a new door, new awnings, and signage.

The applicant is permitted to have a total of 175.5 sq. ft. of signage, based on the 175.5 ft. of linear frontage of the building. The applicant currently has 81.5 sq. ft. of signage, and is permitted to have 94 sq. ft. in addition. At this time, the applicant is proposing to install one wall sign in the sign band above the new bi-fold window system on the west elevation for an additional signage total of 14.64 sq. ft. Thus, the proposed sign meets the requirement of the ordinance.

Mr. Jim LaRose represented Kreiger Klatt Architects. There is no additional venting equipment required. Mr. Chris Romia, the business owner, advised they will serve juices, ice cream, health benefit food, sandwiches, and warm beverages. Hours of operation will be 7 a.m. to 7 p.m., every day. He verified they will be ADA compliant and hope to be open by the end of August.

The chairman asked for public comments at 7:46 p.m.

Ms. Kay Huberty, Certified Nutritional Consultant at 600 N. Old Woodward Ave., voiced concerns about the lack of available parking in the area and the noise level that will result from outdoor seating. Mr. Romia responded they will try to make the building as soundproof as they possibly can. His employees will park far away from the site. The coffee aroma will be minimal.

Dr. Al Vaitas, who has a practice at 620 N. Old Woodward Ave., and is a member of the Advisory Parking Committee (“APC”), described the designated parking in that area.

His patients have problems finding parking on certain days. As the economy improves, parking is going to become an issue again on N. Old Woodward Ave.

Chairman Boyle noted this is a very interesting location because of its special separation from other uses. It has lots of parking in the evening and metered parking during the day. He feels the parking should be able to accommodate this scale of business. While the parking concerns are noted, the chairman thought the City will be able to watch it. He hopes the applicant will be successful in their business.

Ms. Kay Huberty said people cannot add money to a meter until it expires and that has created a serious problem. The chairman said this information will be passed along to the APC.

Motion by Mr. DeWeese

Seconded by Mr. Koseck to recommend approval of the applicant's request for Final Site Plan and a SLUP for 600 N. Old Woodward Ave., Succo Fresco, with the following conditions:

- 1) The applicant provide a trash receptacle within the outdoor dining area; and
- 2) The applicant obtain an outdoor dining permit from the City of Birmingham.

Motion carried, 5-0.

VOICE VOTE

Yeas: DeWeese, Koseck, Boyle, Clein, Lazar

Nays: None

Absent: Whipple-Boyce, Williams

06-102-13

STUDY SESSION

Oakland/Park/Woodward Sub-Area – Overlay Ordinance

Ms Ecker recalled at the May 22, 2013 Planning Board meeting a draft overlay district amendment to Article 3 of the Zoning Ordinance was discussed, utilizing either ASF-3 or MU-3 as the transitional zoning for the subject parcels identified above. Board members agreed that they supported the Zoning Transition Overlay concept, and asked the Planning Division to create additional categories to provide a range of options for these difficult transition zones. The board also requested standards to allow flexibility for the hours of operation of businesses in this overlay, and made several comments regarding design requirements for rear facades, and to consider removing the elevated front porch requirement for residential to provide more housing options for our aging population.

This evening the board reviewed an updated draft overlay ordinance reflecting the comments of the Planning Board at the May 22, 2013 meeting. In addition, they studied an overlay map to commence the discussion as to which classifications should apply to individual properties, and larger scale maps for each specific area to be discussed.

Two new zoning classifications have been added so there are now four different categories in the draft overlay ordinance:

- Mixed-Use, three story maximum;
- Attached Single-Family, three story maximum;
- Attached Single-Family, two story maximum;
- Mixed-Use, two story maximum.

Other changes include:

- Design requirements for the rear façade;
- Front steps will be required on residential units;
- Tobacconists will not be permitted in the use chart;
- Health and fitness studios have been added;
- Flexibility in hours of operation has been provided;
- Minimum rear yard setback is 10 ft. for two and three stories;
- Maximum height for two-story is 30 ft. and maximum height for three story is 35 ft.;
- Additional language has been added to the buffer requirements;
- Rear design standards.

Ms. Ecker advised that the illustrations in the draft overlay are not up to date. They will be redone once the final draft of the overlay is ready. It was discussed that by adding two additional residential zoning districts they are gaining density, appropriate buffering, design standards, and streetscape standards.

Under 3.18 (E) Mr. Clein suggested the addition of a one sentence definition of what Attached Single-Family is attempting to be. Also, masonry screenwalls at the back of a parking lot can be buffered with some sort of landscape. Everyone agreed.

Discussion contemplated adding “or other similar uses” to the permitted uses, “subject to Planning Board approval.” Also, add “bookstore.” In. Section 3.19, Permitted Uses and Use Regulations, insert a section that states a maximum size requirement.

The board then studied the maps and determined which properties to include on each overlay map:

- Downtown Birmingham
- S. Old Woodward Ave.
- S. Woodward Ave.
- S.E. Section, Birmingham
- N.C. Section, Birmingham
- E. Birmingham
- W. Section, Birmingham

- S.W. Section, Birmingham

The chairman called for public comments at 9:17 p.m.

Mr. Brad Host, 416 Park, found out that a house on the south side of Maple Rd. at Larchlea is excluded from the overlay map.

This study session will be continued at a future meeting.

06-103-13

STUDY SESSION

Outdoor Display and Storage

Ms. Ecker gave a quick overview. Some changes were made to Article 4, Section 4.65, the outdoor storage and display standards.

The board members most concerned with this matter were absent and therefore it was decided to bring it back when a full membership is present.

06-104-13

WOODWARD COMPLETE STREETS UPDATE

Ms. Ecker recapped the three day charrette that was held in Birmingham in May, and provided a summary of the findings. The Woodward Avenue Action Association is the project manager, and their goal is to put the final evening's presentation on their website. Once this is available, the City can provide a link to the Woodward Avenue Action Association's website.

06-105-13

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA (no audience present)

06-106-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications

- Letter from Charles M. DiMaggio of Burton Katzman stating he was unable to attend the discussion on transitional zoning.
- Mocerri Development has requested a site plan extension for one year for the IronGate on Eton project. The board's consensus was to require them to come to the next meeting and explain their difficulty.

- The Advisory Parking Committee has concerns about the outdoor dining platforms as to how many should be on a block. They don't have any standards with which to judge the platforms, so they feel pressured to approve them with an absence of standards. Ms. Ecker thought the best course of action would be to put this on a future agenda for the Planning Board to study after staff has collected some data.

b. Administrative Approvals

- 116 S. Old Woodward Ave., Churchills – Request to leave an existing storage closet in the rear alley of the property; originally approved plans showed removal of the storage closet.
- 159 N. Eton St. – Outdoor patio with seating for 8.
- 555 S. Old Woodward Ave. – Install Rollins gates for security of parking deck. Gates will roll down from the ceiling of the inbound/outbound ramps. They are operated by the parking equipment to open and close with authorized transactions by the end user. They will be located 50 ft. from the entrance. Color is chrome.
- 525 S. Adams Rd., S. Adams Square – To allow use of the designated area for a farmer's market on each Thursday, 4 p.m. to 8 p.m. for the dates of June 6, 13, 20, 27; and July 4, 11, 18, 25; and August 1, 8, 15, 22, 29. A maximum of 25 vendors with an approximate use of a 10 ft. x 10 ft. area. Each vendor shall be responsible for their own City and State registrations as applicable and conform to City requirements for sale of the goods.
- 820 E. Maple Rd., All Seasons of Birmingham – Plan revisions.
- 34244 Woodward Ave., Bistro Joe's – Changes to canopy, chairs, drapes, signage, awning over open air market, hanging pots and pans, new lights, and the reconfiguration of storefront tables.

c. Draft Agenda for the Regular Planning Board Meeting on June 26, 2013

- Outdoor storage

d. Other Business

- Joint meeting with City Commission June 10, 2013 (not discussed)

06-107-13

PLANNING DIVISION ACTION ITEMS

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

06-108-13

ADJOURNMENT

No further business being evident, board members motioned to adjourn at 9:45 p.m.

Jana Ecker
Planning Director

APPROVED