

Present: Chairperson Borowski; Vice-Chairperson Belaustegui; Members: Bliven, Domzal, Robiner and Tillman

Absent: Fox, Miley, Smith

Also Present: Building Official, Byrwa
Council Liaison, Kennedy
Council Member, Walsh
Planning Consultant - Birchler and Wyrosdick

Chairperson Borowski called the meeting to order at 7:30 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVAL OF AGENDA

MOTION by Robiner, supported by Domzal, to approve the agenda as prepared.

Motion passes unanimously.

APPROVAL OF MINUTES

MOTION by Bliven, supported by Robiner, that the minutes of a regular Planning Board meeting held on Wednesday, May 12, 1999 be approved as submitted.

Motion passes unanimously.

SITE PLAN REVIEW FOR ADDITION TO MEN S LOCKER ROOM AT THE BEVERLY HILLS RACQUET CLUB

Stanley Satovsky, owner of the Beverly Hills Racquet Club, and Manager Thomas McCarthy were present requesting approval to expand the men's locker room by 338 square feet. The expansion will not add to the capacity of the locker room; it will make it more spacious. Byrwa remarked that a revised site plan dated May 26, 1999 was submitted by the applicant this afternoon and distributed to Board members this evening. The current plan addresses comments and recommendations listed in the review letter from Birchler Arroyo. The plan now includes building elevations, type and size of landscaping, and clarification on the number and calculation of parking spaces.

Satovsky referred to a concern expressed by the Village Council at its May 17 meeting relative to appropriate lighting in the parking lot. He had a meeting with people from the outdoor lighting division of the Detroit Edison Company which resulted in a plan to increase the lighting in the Racquet Club parking lot by 400-500 percent. Applications are being sent to Detroit Edison and will be completed in about six weeks.

Satovsky pointed out existing and proposed lighting for the parking lot on the site plan. He described a twin head fixture which uses high pressure sodium and gives off a soft orange light. It is proposed to mount this fixture on existing 30-foot high utility poles on the site. Detroit Edison will do the engineering and direct the lighting to cover the entire parking lot. There are three flood lights at the top of the sign that will illuminate the center portion of the lot. Satovsky concluded that the revised site plan plus proposed lighting changes will satisfy all requirements of the Village planner and Council.

Planning consultant Birchler commented on the proposed lighting. The Racquet Club is planning to install lighting without submitting specifications for the type of fixtures or shielding to control the pattern of light. There are no residences immediately abutting this parking lot but there is a five lane highway. Birchler is concerned about glare onto Southfield Road from the installation of the new lighting.

The two additional fixtures proposed at the east property line nearest to the road should not be a problem if they are installed properly. The fixture located at the northwest corner of the parking lot nearest the building could be a problem if it is aimed directly toward the road. Birchler suggested that the applicant submit catalog sheets on the fixtures being proposed for review by the Planning Board before they are installed. He suggests that approval of the site plan be made subject to the

building official inspecting the installation of the lighting to insure that the fixtures are oriented in a fashion that will not cause glare on Southfield Road.

Planning consultant Wyrosdick addressed the items listed in Birchler Arroyo's May 18 review letter. The consultant's recommendations have been addressed in the revised site plan. Birchler Arroyo recommends approval of the site plan upon further review of what has been presented tonight.

Bliven recalled that the Planning Board approved a site plan for parking at Beverly Hills Racquet Club in 1995 with 145 parking spaces. There are 142 spaces calculated in this plan. Satovsky commented on the Club's relationship with McDonald's and other area merchants with respect to sharing parking spaces. If spaces are available, Satovsky allows them to be used by area merchants. When there is a parking problem, the Racquet Club provides valet parking with no tipping and double parks cars on its lot.

A variance from the Zoning Ordinance will be needed from the Zoning Board of Appeals if the Racquet Club proposes to mount new parking lot lighting that exceeds 14 feet in height. Satovsky is proposing to mount additional fixtures higher than 14 feet on the existing Detroit Edison poles. Birchler added that the applicant has not provided information on the mounted height or the specifics of the fixtures to be installed on the 30 foot high Detroit Edison utility poles at the northeast and southeast corners of the site. The Planning Board was concerned with the proposed lighting creating glare on passing motorists. The light should be contained in the parking lot.

Byrwa reviewed that the Beverly Hills Racquet Club came before the Village in 1995 for site plan approval of a proposal to increase the parking in the front of the building. There was no expansion proposed. The berm was removed to maximize parking on the site. A minor expansion is now being requested which does not increase the need for parking spaces.

A question regarding building materials was addressed by Satovsky.

Elaine Kennedy of 16255 Amherst, Council member, questioned the parking lot lighting proposed by the Racquet Club with respect to it being energy efficient and community friendly. She suggests that there are effective fixtures that can be mounted on lower poles.

Byrwa stated that it is required that the parking lot lighting provide illumination to an intensity of one foot candle throughout a parking lot used for a business in order to afford safety.

Belaustegui understands that the Village planning consultant did not recommend that parking lot lighting be increased. Birchler has requested additional information on the lighting proposed by the applicant. It was clarified that Council referred the site plan review to the Planning Board and asked that the adequacy of lighting in the parking lot be reviewed in terms of public safety.

Kennedy remarked that lighting was an issue for a member of Council. She indicated that she has the opposite concern. The parking lot should be adequately lit to provide safety but not overly lit to look like a used car lot.

McCarthy stated that the Racquet Club is working with Detroit Edison on increasing parking lot lighting in an attempt to respond to concerns from the Village Council.

It was the sense of the Planning Board that the existing lighting is adequate and meets Ordinance requirements. Birchler concurs that there is sufficient illumination on the site and there are no additional lights needed. Any added illumination should be consistent with ordinance standards and general safety of motorists on Southfield Road.

Robert Walsh of 20655 Smallwood Court, Council member, thinks that the existing lighting is adequate.

Satovsky stated that he does not see a necessity to add more lighting to the parking lot, and he would prefer not to do so. It was noted that the revised plans do not include the new lighting outlined by Satovsky this evening.

MOTION by Belaustegui, supported by Tillman, to recommend approval of the revised site plan dated May 24, 1999 submitted by Beverly Hills Racquet Club for an addition to the men's locker room.

Roll Call Vote:

Motion passes unanimously.

REVIEW THIRD DRAFT, CHAPTER 23, SECTION 23.17 PRIVATE ROAD REQUIREMENTS

The third revision includes corrections and modifications suggested at the last Planning Board meeting. The Board reviewed the proposed ordinance amendment.

MOTION by Bliven, supported by Domzal, to recommend to Council approval of Chapter 23, Section 23.17 Private Road Requirements.

Roll Call Vote:

Motion passes unanimously.

PLANNING BOARD COMMENTS

Robiner and other Board member commented on a newspaper article that appeared in last Sunday's Detroit News entitled, "Are you getting your money's worth, a Detroit News investigation of taxes and services". The newspaper surveyed and ranked 127 Metro communities relative to municipal taxes charged and services provided.

Robiner was not pleased to see that the quality of life as calculated by the Detroit News/Free Press places Beverly Hills at the low end of the ranking mainly due to the low number of parks and lack of a swimming pool, community center, and senior programs. The ranking for public safety and municipal services are better. The total index ranks the Village at 122 out of 127 communities. Robiner views this as a challenge to be more active in providing these types of services. Other members dismissed the article as nonsense that does not warrant a response.

Borowski stated that he attended a portion of the last Council meeting and presented his ideas relative to revising the procedure for appointments to Village boards and committees.

PLANNING CONSULTANT COMMENTS

Birchler questioned whether there is a specific item that the Planning Board would like Birchler Arroyo to address next as part of its work program. This will be an agenda item for the next Planning Board meeting.

BUILDING OFFICIAL COMMENTS

Byrwa stated that the Village has received no new site plans to be forwarded to the Planning Board. Byrwa addressed questions from the Board on the status of the Chawney development. He was asked if the Village is facing a potential situation where building goes on for years. Byrwa responded that the developer has sold lots to people who will engage a different builder to construct their home. He thinks the project will move along.

Borowski mentioned that, at the end of June, the Planning Board will lose a member who has served on this body for 18 years. Borowski thinks Gerry Miley should be recognized by the Planning Board and Council for his extraordinary service to the Village.

Domzal commented that power outages are becoming a problem on the west side of the Village.

PUBLIC COMMENTS

Kennedy stated that the Village will miss Gerry Miley as a Planning Board member. She announced his retirement from the Board at the last Council meeting.

Kennedy commented on the newspaper article mentioned by Robiner. She views it as a challenge for all residents and board and committee members to look at what they can do to make the Village a better place in which to live. A major problem in the Village is having enough funding for infrastructure repairs and visible programs that enhance the community.

Walsh expressed the view that the Detroit News/Free Press article is absurd. He commented on the "big foot" problem that is being experienced by communities in the area. Byrwa remarked that this item was removed from the Planning Board work plan by Council on the basis that the "big foot" phenomena can be controlled through the Zoning Ordinance.

The meeting was adjourned at 8:44 p.m.

Carry over items:

- 1 - Discuss specific items to be addressed for Planning Board work program.

Motions made by Planning Board to be acted upon by Council:

- 4-14-99: Recommendation for adoption of Land Division Ordinance.
- 5-12-99: Recommend approval of site plan and special approval for school and parish center addition for Our Lady Queen of Martyrs Church
- 5-26-99: Recommend approval of site plan from Beverly Hills Racquet Club for addition to men's locker room.
- 5-26-99: Recommend approval of Chapter 23, Section 23.17, Private Road Requirements.

**Vince Borowski, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**