

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

Absent: Smith

Also Present: Building Official, Byrwa  
Council Member, Walsh  
Planning Consultants - Birchler and Wyrosdick

Chairperson Borowski called the meeting to order at 7:34 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

#### **APPROVAL OF AGENDA**

MOTION by Fox, supported by Robiner, 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 26, 1999 be approved as submitted.

Motion passes unanimously.

#### **ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

Bliven nominated Vince Borowski as chairperson and Bob Belaustegui as Vice-Chairman.

MOTION by Bliven, supported by Fox, to elect Vince Borowski as chairperson and Bob Belaustegui as vice-chairperson of the Planning Board by acclamation.

Motion passes unanimously.

#### **SITE PLAN REVIEW FOR BED BATH & BEYOND LOCATED AT 31535 SOUTHFIELD ROAD**

General Contractor Paul Weisenbach from Frank Rewold and Son, Inc. was present representing Bed Bath & Beyond and property owner Linden Nelson. It is proposed that Bed, Beth & Beyond move into the former Halo Creative Concepts in Marketing building located at 31535 Southfield Road. Weisenbach indicated that a pre-application meeting was held with Village planning consultants David Birchler and his associate to review the site plan. Changes were made to the initial site plan dated July 8 as a result of this meeting. A revised site plan drawing was submitted on July 12.

Borowski commented on the site plan review process. In order for this project to proceed, there are variances required from the Village Zoning Ordinance with respect to parking and sign regulations. Borowski outlined the proposed schedule that would accommodate the desire of Bed Bath & Beyond to be in operation at that property before the end of the year.

The Planning Board will review the site plan this evening and discuss the proposal. A request for variances will be heard by the Zoning Board of Appeals on Monday, July 19. The Planning Board will meet again on July 28 and possibly make a recommendation to Council on this proposal, depending on the ZBA action and changes to the site plan.

Weisenbach reviewed that the former Halo Creative Concepts building has been vacant for some time. The General Contractor has been working with Bed Bath & Beyond to incorporate their ideas into the design criteria required by the Village. The site plan drawings will hopefully meet all the needs of the Planning Board and planning consultant. Bed Bath & Beyond is hoping to receive site plan approval at the August 2 meeting of the Village Council. There is a desire to move quickly in order to do retail business over the holiday season beginning on the day after Thanksgiving, November 26 which is a strong retail date. It will be a challenge to get Bed Bath & Beyond in and

operating so that they can experience the holiday revenue and the Village can appreciate the new look of the building.

Weisenbach was asked if he had been furnished with a copy of the Site Development Handbook. He responded that the manual was brought to his attention as a guideline that the Village hoped to implement with redevelopment projects. He described the elevation proposed for this building. The Bed Bath & Beyond people have a specific guideline for the front of their stores which is represented in the arched, half round type of roof line. Weisenbach displayed an artist's rendering of the building. There will be a 60' entrance front with a 28' extended canopy. There will be 28' of 14' high glass. The colors used on the building are different shades of grey with burgundy. A monument sign is proposed to replace the existing sign which is difficult to see through the tree canopy.

Weisenbach stated that other site plan features include installing deeper catch basins and providing oil traps to make sure unwanted substances do not permeate into the storm system. He described the landscaping on the site.

Weisenbach explained that the success of Bed Bath & Beyond is due to mass merchandising or multi-stacking. The walls are used differently than in typical retail establishments. Merchandise is stacked in multi levels. It is colorful, open and inviting. There is little space for windows on the walls outside of the main entrance. There is a set of smaller windows at the entrance on the southwest side to break up the long 350' wall of the existing building. All of the stock is out on the floor with no storage in the back. There is a receiving area.

The remodeling will include tearing off the two-story burned out portion of the building and creating a new wall. The building is 117' wide and runs back approximately 340' long. It is set back 180' which allows parking in the front for the primary entrance on the east. Parking required for a store of this size (36,000 SF of retail space) will necessitate additional spaces at the side and the rear of the building. Most of the overflow parking will use the side entrance. There is a walkway with bollards for safety that runs the whole length of the building from the rear parking lot to the side entrance. People who are parking in the rear will be able to walk on a five foot sidewalk with protective bollards and covered canopy extending 5'-6' out from the wall.

At the inquiry of the Board, Weisenbach described the landscaping proposed for the site. He does not have a problem with enhancing the existing landscaping strip along Southfield Road. Weisenbach proposes running a security fence along the back lot line and providing a greenbelt in lieu of a masonry wall.

Weisenbach commented on the drainage system. Two new catch basins will be installed. The fire hydrant will be moved to the island at the front of the property for safety reasons, and the water line will be extended to install a second hydrant for the purposes of fire suppression.

Planning Consultant Dave Birchler stated that there was a pre-application meeting with the applicants late last week. He has not formally reviewed the revised plans that were submitted on July 12. It is the consultant's intention to provide a final site plan review to the Planning Board for its July 28 meeting after the Zoning Board of Appeals has considered requests for variances. If the variances are not approved, this matter will not go forward without significant revisions.

Birchler stated that most of the issues addressed in the July 12 review letter from Birchler Arroyo were discussed at the pre-application meeting. The contractor was asked to reflect a number of items on the plans including redesign of the entrance drive for added safety and circulation issues within the parking area. Birchler Arroyo is interested in upgrading the appearance of the joint property line with the Beverly Hills Grill. The chain link fence with barbed wire at the top should be removed along the south property line back to the entrance of the rear parking area.

Birchler Arroyo has offered input on the parking issue. This particular type of store would normally require parking of five spaces per 1,000 SF or about one for every 200 SF of this store's floor area. The type of operation that Bed Bath & Beyond runs is actually closer to a furniture store in terms of square feet of the building per parking space. There is lot more square footage of merchandise per customer in a store of this type. Birchler remarked that there may be justification for the applicant to go to the Zoning Board of Appeals with a request for a variance from the typical standard which

works out to be about 6.5 spaces per 1,000 SF. He does not think the Village wants more asphalt than necessary. The back parking lot will be most often used by employees as opposed to customers. Birchler does not think that the customer draw for this store will be such that they will ever fill that back parking lot except for a couple of days a year.

There are issues that the planning consultants have not had an opportunity to review in terms of revisions to the drawings. There were concerns expressed at the pre-application meeting about the ability of trucks to circulate to the back of the site and access the loading dock. Birchler Arroyo will be reviewing the plans to make sure this functions properly.

There are some technical ordinance requirements regarding screening. The Zoning Ordinance requires a masonry screening wall between this site and the school site as well as the multiple family property immediately south. Birchler questions whether it is in anyone's best interest to tear out the existing vegetation and replace it with a wall. He suggests that the proposal to provide additional plantings along the rear property line and leave the fence in place to take advantage of the significant vegetation on the residential side of the south line is an appropriate response.

Birchler will be looking at a connection between this project and the Beverly Hills Grill. This parking lot is used after hours by grill patrons. It would be appropriate for them to have a safe way to get across the site without the existing raised curb. Birchler distributed photographs taken on the property this morning. The Bed Bath & Beyond people do not have a problem with the current arrangement of early morning deliveries to the Grill on their property.

At the present time there is a connection from the Beverly Hills Racquet Club site through this site. Birchler Arroyo feels that it is generally a good idea to interconnect business parking lots so that customers do not have to keep going back out onto Southfield Road and into a site. Two or three parking spaces would be lost if that driveway connection were maintained. The Planning Board may want to consider whether that is something that should remain in place.

Parking lot fixtures proposed appear to be an appropriate style fixture. Existing lights on the building wall which shine outward and produce glare for neighboring property should be replaced with a different type of fixture.

Birchler commented that the applicant took their recommendation on the pedestrian walkway on the south face of the building from the back parking lot up to the south side door. The suggestion to install lighted bollards to mark that walkway will provide a barrier and protection for the pedestrians if that walkway is going to be at the level of the driveway.

Birchler Arroyo recommends a ground mounted monument sign instead of replacing the panels on the existing pole mounted sign. A photograph provided to the Board shows that there is limited visibility of the pole sign due to existing trees along Southfield Road. A ground sign will be more visible for the north bound traffic because the Beverly Hills Grill and Petix store project quite a bit in front of this facility. Birchler stated that the monument sign should be installed at least 10 feet north of the drive entrance so as not to limit visibility of pedestrians traveling along Southfield Road.

Birchler recommends that the next level of site plan show the location of barrier free parking spaces at the back of the Beverly Hills Grill in relation to their driveway and the front face of their building. That seems to be the best spot to have the two sites interconnected.

Birchler concluded that his comments are based on the plan submitted prior to the July 12 site plan. Many items that were discussed in the pre-application meeting are reflected on the revised drawing. Birchler Arroyo will provide a final site plan review for the July 28 Planning Board meeting.

Board members had questions and comments on the site plan. Landscaping and the integration of various sites along Southfield Road were major concerns. It was the sense of the Board that parking spaces should be given up to provide access from this site to the Beverly Hills Racquet Club and the Grill to accommodate traffic between those properties. The fence should come down between the site and the Beverly Hills Grill. Additional landscaping on the west side of the sidewalk along

Southfield Road was encouraged. Board members were interested in better landscaping as opposed to more landscaping. There was agreement on the importance of more a creative use of landscaping and traffic control at the front.

Board members agreed that the monument sign should be moved north so as not to obstruct visibility of pedestrians. This would result in losing a parking space. It was suggested that lower growth shrubs and flowers planted under the sign would provide more color in front of the site and allow the sign to be built lower. A member suggested providing a sidewalk that leads from the Southfield Road sidewalk to the front entrance to encourage foot traffic.

Weisenbach does not have a problem with the Board's suggestions but stated that they will result in bringing a greater amount of variances to the Zoning Board of Appeals. The applicant's efforts are to make this a comfortable shopping area and provide adequate ingress and egress as well as a pleasing view to the front. He agrees that the landscaping should be thoughtful and long-lasting. The applicant will work with Mr. Birchler to arrive at a design that incorporates Board suggestions.

Weisenbach answered questions about drainage on the site. Birchler added that this site has separated storm and sanitary sewers. The storm flow goes into a storm sewer that flows to a receiving stream.

Weisenbach informed the Board that the revised plan responds to concerns about truck deliver. The new plan shows that the existing fixtures on the side of the building wall be removed and replaced with lighting that will create more of a wash type of light.

The applicant was asked about the impact on residential areas specifically to the west and to the south. Birchler does not think this proposal has any particular negative impact on the elementary school site to the west. There is a considerable amount of parking, driveway, and landscaped setback area on the residential site abutting this property. There is good separation between the buildings. The vegetation along the south property line is mature. Birchler does not think the parking lot of this facility is currently visible from the other side of the fence. He concluded that there appears to be no further impact on the residential areas abutting this site.

It was determined that there have been no discussions between the Bed Bath & Beyond people and owners of the Beverly Hills Racquet Club. Weisenbach stated that the applicant has not talked to any of its neighbors. He maintains that the owner had intended to discuss interconnection issues with the abutting neighbors.

The suggestion was made by a Board member to move the side entrance further back for easier access to the rear parking lot. Weisenbach responded that it is unlikely that the rear parking lot will ever be filled except for the few times of the year when there are major shopping needs. To move the side entrance further to the rear of the building may present a security problem.

Board members were concerned about "big box" development coming to Beverly Hills and encouraged the applicant to be sensitive to site design guidelines. The applicant was asked to provide the Village with additional information including the traffic count for a store such as this on a daily basis and the amount of the average sale. Weisenbach indicated the hours of operation.

Weisenbach remarked that he wants to make sure that all necessary items are included in the site plan for the next review by this body. He was directed to consult Birchler Arroyo for guidance on the site plan. Weisenbach was encouraged to meet with representatives of the adjacent properties to receive their input and address concerns about connectivity. This conversation would be valuable in helping to influence the design of the parking spaces.

Weisenbach indicated the applicant's desire to pursue a creative easement with the Beverly Hills Grill by removing the fencing and relocating a transformer to allow additional parking. The current owner of the grill is not the property owner, and efforts are being made to contact that individual. Weisenbach stated that the parties involved would have to do something quickly to incorporate that change into the site plan without delaying the process which would get Bed Bath & Beyond into that site by November.

There was not a consensus of Planning Board members on whether to recommend a greenbelt on the west property line in lieu of the masonry wall required by the Ordinance.

Weisenbach stated that the applicant will have to make some decisions before the Zoning Board of Appeals meeting on Monday. If they demonstrate a strong enough case for additional landscaping and better traffic flow, a variance may be forthcoming. Weisenbach will try to convince that body to consider a hybrid approach for parking. This store does not require parking at a ratio of 1:150. A furniture store calculation may be more in line for this facility. Weisenbach stated that Bed Bath & Beyond people would be happy with 160 spaces on this site.

A variance will be requested from the Sign Ordinance which allows a total sign area on the site of 126 SF. Weisenbach stated that the intent of Bed Bath & Beyond is to be noticed. They are asking for 128 SF for the sign on the building. They will probably request 250 SF of signage including the monument sign. It is hoped that the design and location of the building so far back from the road will allow the consideration for a sign variance.

Weisenbach answered questions from the Board on various site plan features including the design, construction materials, and screening of transformers on the roof. The need to screen the dumpster was questioned. The applicant was informed that a 10 foot buffer strip should be provided between the parking lot and sidewalk on Southfield Road.

Weisenbach stated that he will make an effort to come back with a successful drawing for review at the next Planning Board meeting. He agrees that the landscaping issue is of major importance. The new plan will address traffic flow, safety, and landscaping. Weisenbach is concerned about the balance between meeting the need for improved landscaping and traffic flow on the site and incorporating enough parking spaces to meet the concerns and receive a variance from the Zoning Board of Appeals.

Board members suggested bringing pictures of the store interior to the ZBA meeting to show how much of the store is used for storage. It was indicated that the sign approval process is separate from the site plan approval.

Andy Craig of 31239 Sunset, President of the Village Council, questioned how much parking employees require at any one time. Weisenbach indicated that there are a maximum of 35 employees on the premises at one time. Delivery time is before opening of the store prior to 10 a.m.

Craig thinks it is important that the applicant talk to the two adjacent business owners about maintaining openings to the parking lot. He questions whether the neighbors will agree to curb cuts on the basis that their parking lots will be used by Bed Bath & Beyond patrons. The neighbors on either side have not been approached. Craig thinks that parking is a huge issue for them. They have been long time landowners and tenants of this Village and their concerns will be heard.

Craig stated that the three curb cuts onto Southfield Road in a limited area were approved based on a certain traffic flow coming and going from this site which was 10 or 15 cars a day. It is expected that there will be 75-150 cars expected on a slow day and 300 on a busy day. Craig stated that people leaving work will frequent the restaurant, the racquet club and the retail store at the same time. Those curb cuts may increase the possibility of accidents. His biggest concern is safety on Southfield Road.

Craig stated that he would welcome Bed Bath & Beyond in the Village but does not think this site was designed for that use. The proposed building does not conform with the Village's design standards. The site requires a large parking variance. There will be very little parking in the front after the plan is revised to include additional green space and interconnection between adjacent property. Craig expressed concern with the safety of the back parking lot. Craig was hoping that the south entrance was going to be the main entrance which would be closer to the parking area in the rear.

Stanley Satovsky, co-owner of the Beverly Hills Racquet Club, thinks that the Village has a responsibility to the adjacent merchants who have been there for a long time. Parking is a major

issue and should be given serious consideration. He stated that this is not a furniture store. The merchandise and size of the sales are small. Satovsky maintains that customers will park in the Racquet Club lot to enter this building from the front. The Racquet Club is busy early in the morning and at the 4 p.m. evening hour. The restaurant is busy at the same time.

Tony Vettraino with Steve Petix agrees that traffic and parking will be a big problem. Existing problems will be made worse.

Tom McCarthy from the Racquet Club stated that a letter has been submitted to Council expressing the concerns of the Beverly Hills Racquet Club. He suggests that there needs to be a lot of discussion before this proposal goes forward.

Tillman left the meeting at 9:52 p.m.

Planning Board members suggested that Weisenbach have a representative from Bed Bath & Beyond at the Zoning Board of Appeals meeting with all the statistical information requested. Information about traffic at the site will be relevant to the ZBA and the Planning Board. It is critical that the applicant work with their neighbors on the traffic flow and on the ingress and egress.

There was further discussion on the proposed site plan. It was agreed that having a viable business district on Southfield Road is in everyone's best interest. Board members were aware of the need to be respectful of existing businesses. There was a concern with the lack of communication between adjacent property owners. Board members have expressed individual views on the proposed site plan. It was suggested that the applicant seriously consider those comments in their approach to revising the plan which will be submitted to the Planning Board for approval.

There was a recess called at 9:56 p.m. The meeting was reconvened at 10:04 pm.

#### **DISCUSSION OF PRIORITIES LIST FOR 1999/2000**

Borowski anticipates that the discussion of priorities for 1999 will go into detail as to how the issues will be addressed and a project schedule. There are Board members who have suggested additional topics to be undertaken in 1999.

MOTION by Fox, supported by Robiner, to table discussion of the priorities list for 1999/2000 until the next available agenda.

Motion passes unanimously.

#### **PLANNING BOARD COMMENTS**

Board members welcomed David Jensen to the Planning Board.

Robiner commented that there has been a great deal of public discussion about the entrance ways into our community and the lack of appropriate signage. He would like to volunteer to participate with anyone else who may be interested in developing a presentation to the Planning Board and Council on what could be done to improve the Village's entrance ways. This will be discussed in conjunction with Planning Board priorities.

Jensen requested clarification on how the Planning Board will proceed with the priorities listed in the July 14 memo from the planning consultant. Borowski stated that the items listed have received the approval of Council. The Planning Board will discuss how it will approach these projects.

Jensen thinks that the Site Development Handbook has been done quite well. It is his hope to make it a working document that would be relied upon by the Village. Administration would instruct applicants that it represents what the Village is looking for in terms of site design and that their compliance is expected.

Jensen referred to the condition that the Linden Nelson building was in for a long time. He thinks there is some urgency for design controls so that the Village is in a better position to address this type of negative impact on the community.

Jensen recalled the public discussion that took place as part of the process to update the Master Plan a couple of years ago. There was a list of issues that were discussed and explored. Jensen suggested that the Planning Board look at those items which represented concerns of those in the community who attended the public meetings.

Belaustegui stated that the input from residents during those public meeting are recorded in the appendix of the Master Plan. He noted that the Master Plan is subject to the discretion of Council members who may not share the views that have been expressed.

Belaustegui stated that "big box" development was a topic of discussion today. He thinks that there is property on Southfield Road north of 13 Mile Road that will draw attention from big warehouse types of businesses as a result of Home Depot being so successful in Southfield. This places more focus on the need to have a plan for development of Southfield Road in Beverly Hills that prevents this side of Southfield Road from becoming a "big box" development site.

Bliven stated that the *Michigan Planner* publication contained discussion about wetland identification for planning commissions. He questioned whether the State of Michigan is going to provide some sort of service in establishing wetlands. Birchler was unaware of any move of that type at the State level.

Borowski expects that the Planning Board will be meeting regularly for the next several months to discuss planning priorities and work on the issues that have been identified.

#### **PLANNING CONSULTANT'S COMMENTS**

Birchler called the Board's attention to the fact that Kathy Wyrosdick was recently successful in receiving national certification by the American Institute of Certified Planners. Birchler Arroyo is proud of her and staff member Vicki Georgia who has also received this certification.

#### **BUILDING OFFICIAL'S COMMENTS**

Byrwa commented that the Planning Board could look at incorporating guidelines from the Site Development Handbook into site plan review requirements. This is something that this group would have to forward to Council with its recommendation.

#### **PUBLIC COMMENTS**

Council member Walsh welcomed David Jensen to the Planning Board.

MOTION by Bliven, supported by Domzal, that the meeting be adjourned at 10:29 p.m.

Motion passes unanimously.

#### **Carry over items:**

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

**Vince Borowski, Chairperson  
Planning Board**

**Ellen E. Marshall  
Village Clerk**