

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

Absent: Fox and Smith

Also Present: Building Official, Byrwa
Council Liaison, Kennedy
Planning Consultant, 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 Tillman, supported by Domzal, to approve the agenda as prepared.

Motion passes unanimously.

APPROVAL OF MINUTES

MOTION by Bliven, supported by Tillman, that the minutes of a regular Planning Board meeting held on Wednesday, July 28, 1999 be approved as submitted

Motion passes unanimously.

REVIEW PRIORITIES LIST FOR TEXT AMENDMENTS

Birchler Arroyo has prepared a tentative schedule which identifies the order in which minor text amendment drafts will be provided. Planning consultant Katherine Wyrosdick estimates that this work will take two to three months for completion. The schedule shows that the Planning Board will be provided with drafts of all text amendments within two months which leaves an additional month for further discussions and revisions.

There were no comments from the Board on the schedule. This will be the Planning Board's work schedule along with any other business that comes before the Board in terms of applications made to the Village for Planning Board review.

Review ordinance amendments to sign ordinance; political sign section

Birchler Arroyo has offered suggested revisions to the sign ordinance to bring the Village regulations in line with current case law dealing with political signs and free speech.

The planners recommend including a section on General Expression Signs to replace Section 12, Exempt Signs, which is exempt from the permitting process and permits a temporary sign allowing a homeowner to express opinions. The proposed General Expression sign section permits residents to place a sign on their property within an appropriate location for any purpose that the property owner feels is important. A six square foot sign is allowed which is in line with other signs that are permitted in residential areas such as real estate signs. There is no time limit on a general expression sign but residents are restricted to erecting only one sign. The temporary signs that are currently permitted do not have a limitation on number of signs.

Wyrosdick summarized the changes in the section on political signs. She noted that there is a Michigan Attorney General's opinion that views six square feet of area as not large enough to enable a person traveling by vehicle or on foot to see a six square foot sign. Birchler Arroyo has suggested eight square feet of sign area be allowed for political signs in lieu of the six square feet which is currently permitted in residential areas of the Village. Wyrosdick added that it would be difficult to uphold a limitation on number of political signs.

Item (b) suggests that limitations on the number of days prior to public elections is inappropriate based on attorney general opinions. Opinions have determined that a time limit for removing signs after the election is over is appropriate. Birchler Arroyo recommends continuing with the ten calendar day requirement for removing signs after an election.

Planning Board members discussed the draft ordinance language and suggested text changes that will be reflected in a revised draft. It was the sense of the Board that the maximum area of both a general expression and political sign should be six square feet.

Review ordinance amendment for off-street parking requirements

Wyrosdick reviewed minor revisions suggested to the dimensional standards of the off-street parking requirements. Changes are based on advice from the consultant's traffic engineer and past experiences. Recommended revisions include:

1. Minor modification to dimensions for parking stalls and maneuvering lanes.
2. A reduction of stall lengths by up to two feet may be permitted when adjacent to a sidewalk permitting a two foot vehicle overhang, a reduced parking area, and the added benefit of a wider sidewalk when cars are not parked near walkways.
3. Increase in maneuvering lane width adjacent to end islands to provide for better access in and out of parking stalls. (This was a requirement for the Bed Bath & Beyond site plan)

Robiner entered the meeting at 8:25 p.m.

Wyrosdick referred to a four-page chart used to exhibit suggested changes to the number of spaces per land use. The chart is divided into three categories: land use category, existing standard, and proposed standard. It designates the Village's current land use categories and suggested land use categories that Birchler Arroyo thinks are necessary to define.

Birchler Arroyo used a number of resources in determining the appropriate number of parking spaces for each designated land use. They attempted to incorporate both scientific and non-scientific data. Birchler Arroyo also looked at what other communities are doing and the basis for their standards. Wyrosdick stated that one of their best resources is Birchler Arroyo's traffic engineer Bill Stimpson.

The resources are listed in the cover letter dated September 7, 1999.

All of the available resources have been used to generate recommended changes and additions to the Village's current parking space standards. Wyrosdick suggests that the Board member review the information distributed tonight for discussion at the next Planning Board meeting.

Wyrosdick was asked which change was the most drastic. She responded that Birchler Arroyo added a number of additional uses to the section on retail sales or services. They are separated to allow for more specific sizes and typical uses. The nature of retail has changed dramatically and one retail use does not fit another retail store. The proposed number of spaces are in accordance to generally accepted standards.

Wyrosdick addressed comments and questions from Board members on the proposed standards. There was a concern expressed that Southfield Road is a special situation with difficult ingress and egress from retail property because of the design of the road. The concern was not with the number of parking spaces allowed but with the traffic generated by those parking spaces.

Borowski stated that the planner has presented an overall review of the new parking standards. The Board members will have an opportunity to read the material and think about it for discussion at the next meeting. The Planning Board will review this ordinance at the next meeting along with the text amendments on the definition of family and the height limitation exceptions for church spires, chimneys, flag poles and the like.

PLANNING BOARD COMMENTS

Jensen referred to Council's discussion of Planning Board priorities at its September 7 meeting. He was pleased with the general consensus of Council to support the work schedule.

Jensen questioned the impetus for the existing landscaping design work on Southfield Road. Bliven explained that a Downtown Development Authority was created to involve the community and

business owners in the beautification of the Southfield Road corridor in the Village. He believes that the Village Women's Club of Beverly Hills was instrumental in the landscaping efforts. The businesses pay a yearly assessment for maintenance of the landscaping. Jensen will ask Village administration about who to contact for more information. He believes that Southfield Road is a high priority that needs attention.

Jensen commented on the discussion at the July Planning Board meeting regarding priorities for this fiscal year. He remarked that he is not overly in favor of developing a residential site design book. However, he has two or three of these books from other communities and believes that there are probably many of these that have been developed over the last five years. He suggests that the Board members collect and read them on their own in order to develop a consensus on whether it is something the Board wants to pursue.

Byrwa interjected that Council members have indicated that they do not want to get into specific aesthetics when it comes to residential property considering the diversity of style and architecture throughout the Village. To come up with residential site design rules would be difficult.

Jensen concurs that the Planning Board may agree that it is not a useful thing to do. Council members agreed that the big foot phenomenon is coming and that something should be done about it before it becomes a problem. Jensen is suggesting that the Planning Board approach this issue in a logical fashion.

Bliven commented that it was his impression that the site design and redevelopment standards had to do with requesting the planning consultant to explore the possibility and potential impact of "big foot" redevelopment in the Village. It was initially suggested that the Planning Board review current setback requirements to determine if they are satisfactory. It was not intended that the Village attempt to dictate what can be built. Beverly Hills is a study in non-conformity as far as housing stock.

Kennedy commented that she will ask the planning consultant to attach cost estimates to the priority items that the Planning Board is not working on at present. Council is supportive of the Planning Board priorities and will be aware of the proposed work plan next year during budget deliberations.

Bliven stated that the Planning Board is in receipt of material from Oakland County saying that there are seven communities in the County that have adopted new master plans since 1998. He questioned if a copy of the updated Master Plan adopted by the Village in 1998 was ever submitted to Oakland County.

Wyrosdick stated that, typically, copies of master plans for villages and cities are required to be sent to the Register of Deeds. Bliven thinks that John Smith would want a copy of the Village Master Plan to be sent to SEMCOG and other agencies.

Bliven recalled discussion at the last meeting on adult uses. The Village Ordinance Section 22.08.340 on adult uses may need updating. This is part of the minor Zoning Ordinance text amendments.

Council adopted an ordinance at its last meeting (Ordinance No. 296) which will bring the Village zoning map in sync with proper zoning of property in the Village of Beverly Hills. Zoning changes were made on certain parcels of property in the Village in 1986 by resolution of Council. The zoning map was not amended to reflect those changes at that time.

Domzal talked about Planning Board priorities and suggested that sub-priorities be identified and responsibilities assigned to assist in focusing on the issues in order to move forward.

Tillman asked for information on the SEMCOG walkable communities seminar.

Byrwa stated that SEMCOG will be conducting a walkable communities seminar in Beverly Hills on Thursday, September 16. This study will look at the "fill in the gap" program for sidewalks and the

accessibility of the community. He will make sure that the Planning Board receives the information resulting from this survey when it is available.

Jensen commented that SEMCOG is sponsoring this program throughout the metro area. They are acting as a consultant assisting communities in identifying weaknesses and areas where improvements could be made to produce a more walkable community. This could be an important step in terms of gathering information.

Wyrosdick stated that the Village asked Birchler Arroyo to assist them in identifying the focus area where participants will actually do the walk. The site chosen is Evergreen Road north of 13 Mile Road to the Douglas Evans nature area. SEMCOG will first present general information on what makes communities walkable and what areas need focus. Birchler Arroyo will provide a brief overview of the area selected. The participants will then go to the site and spend about an hour walking the area. Wyrosdick stated that it is a good introduction for the Planning Board to safe pathway issues. Jensen and Tillman will attend.

Belaustegui commented that the area selected is a natural place to begin since it is a natural beauty road without pedestrian access.

Wyrosdick explained that the seminar is designed to give the community a general idea of what it should look for with respect to an entire community-wide sidewalk plan for the future.

Robiner stated that he has been taking photographs of various entranceways since the last meeting. He asked members to contact him if they see an exceptional entranceway into a community. This project will not cost a lot of money but will make a difference in the identity of the Village.

Borowski commented that he attended the August 30, 1999 Zoning Board of Appeals meeting at which time the Bed Bath & Beyond request for parking variance resulted in a four to four tie vote which defeated a motion to approve the variance. The owner of the property resubmitted a request for variance to the Village which will be heard at the September 13 ZBA meeting.

Borowski stated that he canceled recent Planning Board meetings to allow for a clear agenda to review the site plan for Bed Bath & Beyond. It turned out to be a misjudgement for which Borowski apologized. The Planning Board is now focused on minor text amendments and will address that project in a disciplined manner. The Planning Board will be talking about a sidewalk plan. There will be discussion of the big box issue and the Southfield Road issue next year when funds are allocated to address those priorities. The Planning Board will accomplish some projects and be prepared to talk about the schedule for the next fiscal year in early 2000.

Robiner mentioned a recent Sunday Detroit News article that featured David Jensen's development in Beverly Hills. It was positive publicity for our community.

BUILDING OFFICIAL COMMENTS

Byrwa addressed a question about the Chawney development on Lahser Road. He indicated that plans were submitted for another two-story house. The developer is building on the front four lots and selling the other seven individual lots.

MOTION by Robiner, supported by Bliven, that the meeting be adjourned at 9:28 p.m.

Motion passes unanimously.

Carry over items:

- 1 - Continue review of ordinance amendments to sign ordinance, political sign section (9/8/99).
- 2 - Continue review of ordinance amendment for off-street parking requirements (9/8/99).

**Vincent Borowski, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**