

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

Absent: Domzal, Fox and Tillman

Also Present: Planning Consultant, 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

Robiner asked that the agenda be amended to add item 10A, "Entrance signs for Beverly Hills" and item 10B, "Overlay of Zoning".

APPROVE MINUTES

MOTION by Bliven, supported by Robiner, that the minutes of a regular Planning Board meeting held on Wednesday, October 13, 1999 be approved as submitted.

Motion passes unanimously.

FIRST DRAFT OF ORDINANCE AMENDMENTS TO MAXIMUM LENGTH OF CUL-DE-SAC STREET

Wyrosdick reviewed that the permitted maximum length for a dead end street under the current ordinance is 600 feet. This is a short maximum length for a cul-de-sac, and a number of recent developments in the Village have exceeded that length. The maximum length proposed by Birchler Arroyo is based on recommendations from guidelines for residential street design published by the Institute of Transportation Engineers (ITE) and input from the firm's traffic engineer. The maximum length proposed in the revised ordinance is 1,500 feet.

The Board reviewed the first draft of an ordinance amendment to maximum length of cul-de-sac streets. Changes suggested by Board members will be incorporated into a revised draft.

This information has been furnished to Beverly Hills Director of Public Safety Woodard for his review and comment.

FIRST DRAFT OF MISCELLANEOUS CROSS REFERENCE AMENDMENTS

Board members are in receipt of the first part of miscellaneous cross reference amendments. These ordinance amendments will revise language in various ordinances that contain confusing references or unclear text. Wyrosdick outlined the amended sections. There were no changes suggested to the material prepared.

SECOND DRAFT TO EXCEPTIONS TO HEIGHT LIMITS

Other than a minor correction, the ordinance amendment that will make exceptions to the Village's maximum height restrictions is in final form and will be recommended for adoption upon completion of the remainder of the text amendments to the Zoning Ordinance.

SECOND DRAFT OF ADULT REGULATED USES

Wyrosdick summarized changes made to the draft ordinance amendments to "Adult Regulated Uses" and addressed questions from the Board. The Board completed its review of this ordinance amendment after making a minor text change and typographical corrections.

THIRD DRAFT OF OFF-STREET PARKING

The third draft of off-street parking regulations includes minor text modifications discussed at the last meeting. The planning consultant has researched and provided a written report on parking requirements at area high schools. There was discussion of proposed off-street parking standards for elementary and secondary schools. A change was made in the provision requiring a landscaped buffer.

THIRD DRAFT OF SIGN ORDINANCE

The draft of sign ordinance amendments submitted for review this evening was accepted as submitted. It was suggested that the cross reference amendment pertaining to sign type be included with the other changes to the sign ordinance.

VILLAGE ENTRANCE SIGNS

Robiner has been taking photographs of entrance signs in other communities in an effort to improve the entranceways into Beverly Hills and promote Village recognition. He circulated pictures among Board members and requested input on what type of signage should be recommended to the Village Council.

Jensen commented that the next phase of this process is to attain a visual preference. He suggests scanning the pictures into a computer and presenting them in a form that can be circulated among Council, Board members, and administration for comment. This will provide further direction for development of a plan.

The Board discussed elements of the project including where the signs will be placed, restrictions on that placement, and any hierarchy as to which gateways are more important. Another aspect is the cost and what the Village is willing to spend on signs. There appears to be agreement that entrance signs are needed to project an image for Beverly Hills. The question is to what extent the program will be pursued.

Robiner stated that locations for entranceway signs include two on Lahser Road, two on Evergreen Road, two on Southfield Road, two on Greenfield Road, and one on 13 Mile and 14 Mile Roads. Ten signs would cover every major entrance into the Village.

Consideration was given to whether the Planning Board should be thinking about entranceway signs as part of an overall change in the signature of the Village. Board members expressed the view that the logo used currently is not representative of the community. The scope of the project could be to improve Village recognition with entrance signs, street lighting, and other features that would give the community a separate identity from the surrounding communities.

OVERLAY OF ZONING

Robiner stated that Council has talked about various capital improvement projects and the lack of funds to address important needs of the Village. There is not much likelihood of accumulating large amounts of money for capital projects due to the difficulty of raising taxes and the fact that there is an existing tax base with no vacant land for development that would increase the tax base.

Robiner explained what is meant by "overlay of zoning". He referred to the section of 14 Mile Road between Southfield and Greenfield Roads as an example of where an overlay zoning plan could be developed to demonstrate how the existing mix of residential and office uses could be redeveloped for multiple housing and/or business. There is a potential to increase the tax base of the Village through planned redevelopment.

Robiner commented on the residential condominium development that occurred on the west side of Lahser some time ago. Residential property was purchased and accumulated by an individual who developed a tastefully done condominium complex that increased the tax base of the community. There has been other residential redevelopment in the Village.

Robiner is suggesting that consideration be given to preparing overlay zoning for specific areas of the Village to promote future redevelopment with the least disruption to the community but that would add to the tax base and quality of life in the Village. The intent would be to generate money for the community to do the things that residents are asking for and talking about. Robiner asked Planning Board members to consider the merit of this idea.

Borowski expressed the view that this is another important topic for the Board's long term agenda, similar to the need for a Southfield Road corridor study. He thinks this should be considered during discussion of Planning Board priorities.

Belaustegui stated that the Planning Board has discussed the issue of major thoroughfares from the viewpoint of future redevelopment. He thinks this is a good topic for Planning Board consideration.

Jensen remarked that a thorough study of the Southfield Road corridor would result in analyzing potential problems and solutions. The planning consultant may propose the development of an overlay plan for the Southfield Road business district alone.

There was agreement that Planning Board priorities should be developed and placed in writing for presentation to Council.

PLANNING BOARD COMMENTS

Bliven made a comment for the Council liaison regarding the October 4, 1999 Council meeting minutes. He stated that the words "and landscaping" should be removed from the second paragraph from the bottom on page seven. The paragraph should read, "Robert Bliven of 31633 Nixon, Planning Board member, made comments in support of requiring a masonry wall in lieu of a cyclone fence on the south and west property lines."

Bliven asked if a copy of the Village Master Plan has been submitted to SEMCOG and Oakland County. Smith indicated that this was done by the Village Clerk.

Smith stated that he and Wyrosdick are working on the definition of family and will have a draft for Board consideration at the next meeting. Smith noted the absence of both the Council liaison and building official at this meeting.

Smith requested information on the Combined Sewer Overflow (CSO) facility relative to its operation. It is the largest civil engineering construction project in Beverly Hills. If information is available, Smith would like copies sent to all Board members.

Smith stated that he has seen no information on the recent demolition by Detroit Country Day School of the former headmaster's house on Lahser Road. He questioned whether the School has a master plan for that area.

It was announced that Beverly Hills won first prize for its Winter Family Fun Day in a Michigan Municipal League competition for achievement in the area of improving life for youths and families.

Borowski stated that the Planning Board will review the definition of family at its next meeting. When the minor text amendments to ordinances are in final form, the Board will pass a motion to forward them as a group to Council with a recommendation for approval. The Board is at a point where it will be working on entranceway signs to the Village and a master plan for sidewalks.

Robiner asked about replacing the existing aerial map on the wall of the council chambers with an updated aerial map of the Village. Smith informed the Board that SEMCOG will provide the Village with an aerial map from photographs to be taken in the spring of 2000. A map of that size will cost about \$250.

MOTION by Smith, supported by Robiner, that the meeting be adjourned at 9:03 p.m.
Motion passes unanimously.

Carry over items:

- 1 - Review ordinance amendments to maximum length of cul-de-sac (10-27-99).
- 2 - Review ordinance amendment to the definition of "family" (10-13-99)
- 3- Entranceway signs (10-27-99)

**Vincent Borowski, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**