

Present: Chairperson Borowski; Members: Bliven, Domzal, Fox, Jensen, Robiner, Smith and Tillman

Absent: Belaustegui

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

The agenda was approved as submitted.

APPROVE MINUTES

MOTION by Bliven, supported by Robiner, that the minutes a regular Planning Board meeting held on Wednesday, October 27, 1999 be approved as submitted.

Motion passes unanimously.

FIRST DRAFT OF MISCELLANEOUS CROSS REFERENCE AMENDMENT

Wyrosdick proposed an ordinance amendment that will revise and clarify footnote "c" to the Schedule of Regulations. The intent of the footnote is to address accessory building setbacks within parking districts. The text was revised to better meet that intent. In order to be consistent with text recently added to off-street parking standards, a paragraph was added requiring a ten foot landscaped buffer strip between the parking area and all public rights of way.

Board members suggested a few text changes that will be incorporated in the proposed amendment.

SECOND DRAFT OF DEFINITION OF FAMILY

Birchler Arroyo prepared a handout with three definitions of family and discussion of the three examples. One is the current definition used by the Village; another is an example of a "no limit on number of adults" definition; the third is an example of a family definition whereby a maximum occupancy of adults is imposed for both traditional and non-traditional families. The planners recommend that the Board consider the third definition, which limits the number of people per dwelling.

It is the intent of the Planning Board to reach a consensus on a definition of family and forward that definition to Council with a request that it be reviewed by the Village Attorney. The Board discussed the example definition recommended by the planner.

The rationale for restricting the number of individuals to six adults was questioned. Wyrosdick explained that the City and Village Zoning Act says that a state licensed residential facility providing supervision or care to six or less persons shall be considered a residential use of property for purposes of zoning and a permitted use in all residential zones. This language is the basis for using six people as an appropriate residential use with more than six people designated to a multiple family or other appropriate district.

There was discussion at a previous meeting relative to using a ratio in the definition rather than a number to limit the persons in a dwelling unit for health, safety and welfare purposes. Board members discussed using a ratio of adults per square footage of the house. It was the sense of the Board that this would be difficult to measure and enforce, and it may be less complicated to use a maximum standard.

A change was suggested to add "non-profit" before "housekeeping unit" in the first sentence of the definition.

Smith entered the meeting at 7:55 p.m. Smith had volunteered to work with the planning consultant on writing a definition of family for the Board's consideration.

MOTION by Bliven, supported by Robiner, to table discussion of the definition of family to allow John Smith an opportunity to rework the definition with the planning consultant for the Board's consideration.

Motion passes unanimously.

SECOND DRAFT OF DESIGN STANDARDS FOR SUBDIVISION CUL-DE-SAC STREETS

Board members reviewed the draft ordinance amendment and made a change to include dead end streets in order to accommodate existing streets in the Village.

DISCUSS STATUS OF SIDEWALK PLAN

Wyrosdick commented that the planning consultants expected to complete the Zoning Ordinance text amendments before beginning the next work program. The two items remaining on their work program are the sidewalk and bike path study plan and review of residential ordinances from the point of view of avoiding the onerous aspects of "big foot" redevelopment.

Borowski would like Birchler Arroyo to prepare a schedule for addressing the bikeways and walkways master plan for the first meeting in December, which is the next time the Planning Board will meet. He would like to have a date for the finished product, which will be forwarded to Council for consideration.

There was discussion on whether public hearings will be part of this work program. Wyrosdick stated that the task involves working with staff and the Planning Board to identify goals and objectives of the plan. She suggests that a public hearing would provide the Board with a sense of the community's concerns and render direction to the study.

Domzal commented that sidewalks are a big issue affecting the Village, and public opinion is split on the topic.

Robiner mentioned that there was a large number of people in favor of sidewalks when this was a topic discussion at the charrettes held in conjunction with the master plan update in 1997.

It was the sense of the Board that an effort should be made to actively solicit input and participation from the community on a sidewalk plan.

Jensen entered the meeting at 8:15 p.m.

Borowski stated that the Planning Board has a mandate to prepare a bikeways and walkways master plan that would provide an improved network throughout the Village. Developing a plan is the first step in being prepared if federal or state grants become available for sidewalk construction. The Board should determine how to address this project as expeditiously and completely as possible.

Wyrosdick stated that Birchler Arroyo came up with a seven step process for the bikeway and walkway master plan as part of a cost estimate prepared for Planning Board priorities. It is estimated that it will take about four or five months to complete the master plan based on the program outlined. She will provide the Board with a schedule at the next meeting. Wyrosdick remarked that work should be in progress by the first of December in order to meet a four or five month schedule. The planners will aim for completion of the project at the end of March.

It was suggested that the first step should be to provide the Board and Birchler Arroyo with a synopsis of what has been done previously with respect to a sidewalk program in Beverly Hills. The Board requested that administration compile previous information on sidewalks and bike paths for distribution to the Planning Board and consultant.

This material will include the following: 1) Information included in the Master Plan regarding sidewalks and notes on the charrettes held in 1997; 2) Inventory of existing sidewalks in the Village prepared by Bob Bliven; 3) Engineering study prepared a couple of years ago for sidewalk along 14 Mile Road between Lahser and Evergreen and on Evergreen to Groves High school; 4) material from SEMCOG on philosophy and/or practical examples relating to walkable communities. It was

noted that SEMCOG will submit a report to the Village on the walkable communities survey done in the community in four to six weeks.

Board members raised questions relative to funding a sidewalk program and other impediments to progress. Borowski maintains that who will pay and how the project will proceed are political questions. Unless there is a plan in place, the Village will not progress in obtaining a walkable community. Wyrosdick added that the last portion of the study will include implementation strategies.

Borowski summarized that the Planning Board would like to receive a schedule for the bikeway and walkways master plan for discussion at its next meeting. The Board will discuss a plan of action to include a public meeting date and a reasonable date for completion of the study and recommendation to Council.

PLANNING BOARD COMMENTS

Smith requested information at the last meeting on the operation of the CSO facility. Byrwa related that Public Services Director Spallasso has volumes of data available and asked that Smith contact him about any inquiries. Bliven remarked that Spallasso has indicated that the CSO tank is operating according to plan and has not experienced as many overflows as expected.

Smith related that there was a picture in the Eccentric newspaper recently of Bob Belaustegui, his wife, and son Michael who won an art award at Roper School that was presented to him by Ford Motor Company employee and well known racing personality, Jackie Stewart.

Smith asked Byrwa what is planned for the Detroit Country Day School property in the location where a house was recently demolished. Byrwa stated that School officials have contacted him about plans to do substantial grading and filling in that area. The Village requires a grading plan which has not been submitted. A permit was issued for the demolition of the house. The Village is requiring the sewer line to be capped off at the Lahser Road connection.

Jensen informed the Board that Detroit Country Day is building a baseball stadium with dugouts in that location. Borowski questioned whether construction of a baseball stadium requires site plan review by the Planning Board. Bliven stated that Council approval is required if more than five yards of dirt is moved.

Smith asked Byrwa if there are any new footprints at the Chawney development east of Lahser Road. Byrwa stated that a model home is near completion, and a second unit is being constructed in the rear. An existing structure on the site was recently demolished.

Byrwa indicated that Chawney recently appeared before Council to present an update of his Turnberry Woods cluster condominium development. He explained that the slow progress of the house under construction was due to industry wide difficulty with finding contractors and obtaining materials. Chawney indicated that his strategy was to sell the lots to individual buyers or to builders.

Wyrosdick commented that she is not familiar with the site plan, but noted that the Village can require common landscaping and overall development elements to be put in place by a developer before the lots are sold to other builders and that developer is out of the project. Hanlin has indicated that she may ask Birchler Arroyo to review the development and determine whether Chawney's development is in conformance with these common improvements.

Smith questioned the number of demolitions in the Village in the last two months. A house has been demolished in the Chawney development and on Detroit Country Day School property. Byrwa reported that a permit has been issued to demolish the front portion of the Bed Bath & Beyond building. Another demolition is planned on Evergreen Road across from Groves High School where an entire house will be razed to build another house on the lot.

Robiner commented on an article in the Eccentric regarding the Birmingham city commission election and issues that affected the outcome.

Tillman wished everyone a happy Thanksgiving.

Domzal talked about the need to update the Village's signage and logo. He thinks that the Village should be more forward thinking in its web technology. There is an opportunity to take advantage of technology and develop a Beverly Hills web site as an easy and inexpensive way to distribute information and solicit input from its citizens. He commented favorably on the Beverly Hills Public Safety Department web site.

PLANNING CONSULTANT'S COMMENTS

Wyrosdick stated that Village administration has asked Birchler Arroyo for a cost estimate on preparing additions to its park master plan that are necessary for Department of Natural Resources (DNR) approval. The plan in place does not meet DNR criteria to be considered for DNR grant approval. Wyrosdick commented that Birchler Arroyo has had great success with approval of its plans and grants by the DNR. The firm learned today that a grant for another client was approved.

Council liaison Kennedy asked administration at a recent Council meeting to direct Birchler Arroyo to prepare a cost estimate and work program for Planning Board priority items that were not included in this year's budget. Wyrosdick indicated that Birchler Arroyo has not received a formal request but would like to prepare this cost estimate. Input is needed from the Planning Board on which items should be included in a cost estimate.

Board member suggested that Wyrosdick contact Hanlin for the list of projects. Planning Board priority projects that have not been approved for funding include residential site design and redevelopment standards, Southfield Road redevelopment plan, and implementation of the site development handbook into the Zoning Ordinance. Wyrosdick thought that there may be other projects suggested by Planning Board members. She was asked to distribute this list of priority projects that will be included in a cost estimate at the next meeting.

BUILDING OFFICIAL'S COMMENTS

Byrwa reported that Kensington Academy on Bellvine will come before the Village for site plan and special use approval for site improvements.

Byrwa was authorized to cancel the November 24 Planning Board meeting, which falls on the day before Thanksgiving. The December 22 meeting date will remain on the schedule if there is an application that requires Planning Board review.

Byrwa was asked if the Village received application from Bed Bath & Beyond for sign permits. Byrwa stated that he has a meeting scheduled next week with Bed Bath & Beyond representatives to review sign requirements. A request for approval of signs will either come before the Planning Board or the Zoning Board of Appeals if the signage exceeds the amount allowed under the ordinance.

Bliven stated that the Planning Board has some latitude with the sign ordinance. He suggests that a signage request from Bed Bath & Beyond come before the Planning Board first and proceed to the ZBA only if the Planning Board denies the requested signage.

PUBLIC COMMENTS

Kennedy related that there has been discussion at the Council level on establishment of what she described as a group of people with a common interest in improving the Southfield Road business corridor. There is a need for concerned parties to work together on traffic circulation and redevelopment issues to create a more viable downtown area.

Kennedy informed the Planning Board that Robert Donohue, principal planner for Oakland County, is available to consult with the Village without a fee on a downtown commercial redevelopment program. He will talk to the Village about different mechanisms to revitalize a downtown with methods including grants, taxation, and millages. Kennedy asked if the Planning Board is interested in examining this issue with the purpose of making recommendations to Council. The Planning Board was interested in inviting this individual to make a presentation at an upcoming Board meeting.

Kennedy commented briefly on the discussion held at the last Planning Board meeting on the topic of overlay zoning. The intent is to generate money for the community to do the things requested by its citizens. She has serious reservations about changing zoning as a means of raising revenue.

Walsh commented on a notice in the Eccentric newspaper from Bloomfield Hills Board of Appeals regarding an agenda item having to do with Jeffery Fieger. He is requesting six to eight zoning variances in order to build a 2,000 SF indoor pool and gazebo in his front lawn.

MOTION by Fox, supported by Tillman, that the meeting be adjourned at 9:19 p.m.

Motion passes unanimously.

Carry over items:

- 1 - Review ordinance amendment to the definition of "family" (10-13-99)
- 2- Entranceway signs (10-27-99)
- 3 - Receipt and discussion of bikeway and walkway master plan schedule. (11-11-99)

**Vincent Borowski, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**