

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

Absent: Fox

Also Present: Building official, Byrwa
Council member, Walsh
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.

APPROVE MINUTES

MOTION by Bliven, supported by Jensen, that the minutes of a regular Planning Board meeting held on Wednesday, January 12, 2000 be approved as submitted.

Motion passes unanimously.

PRESENTATION BY OAKLAND COUNTY PRINCIPLE PLANNER ROBERT DONOHUE

Robert Donohue was unable to be present due to illness. His presentation on commercial redevelopment projects was rescheduled to the February 23, 2000 Planning Board meeting.

REVIEW REVISED SCHEDULE FOR BIKEWAYS, WALKWAYS AND PEDESTRIAN SAFETY STUDY

The board reviewed the Planning Board notice of public discussion to be held at its February 9, 2000 meeting at 7:30 p.m.. It will be published in the Eccentric newspaper and distributed to the Council, Planning Board, Zoning Board of Appeals, Parks and Recreation Board, Finance Committee, neighborhood homeowner associations, schools, churches and swim clubs.

The notice states that the topic of discussion is to ascertain and quantify the need for sidewalk, bikeways, crosswalks or pedestrian safety paths in the Village of Beverly Hills and solicit and define target areas for these amenities should the need be demonstrated. Bliven suggested that the language be modified to convey that safety concerns are being solicited from residents.

Planning consultant Wyrosdick outlined revisions made to the schedule for the bikeway, walkways and pedestrian safety study to reflect discussion at the last Planning Board meeting. The language was modified to present the early part of the process as an assessment of existing conditions rather than assuming that there are problems.

The process of developing alternative strategies will include looking at examples of what other communities are doing to address pathway system deficiencies. This may present ideas to the Planning Board on how to address the issues that are brought up by the Planning Board and the public. An optional second public forum in April was added to the work program at the suggestion of the Planning Board. The discussion at that meeting will focus on developing alternative solutions to the problems discussed at the first public meeting.

There were board members who view implementation as an important part of this study. A suggestion was made to include identification of potential funding sources for sidewalks that are recommended at the conclusion of the study.

Borowski suggested that the study provide reference to funding with the understanding that funding of capital projects is a function of Council.

Wyrosdick commented that SEMCOG has provided information on federal and local sources where funding can be found as part of its walkable community audits. Viable alternatives for enhancement of local funding will be included in the implementation portion of the program. The description of the last element of the work program was changed to read "Implementation and Financing Strategies".

Art Liberty of 20850 W. 13 Mile Road suggested that a sidewalk repair program be considered separately from a program to construct new sidewalks. He thinks that a program to repair sidewalks for safety reasons should be enacted before consideration is given to adding sidewalks and bike paths in the community.

Belaustegui commented that Mr. Liberty raises an interesting point with respect to including a program for the repair of existing sidewalks where they present a hazard to pedestrians. This issue may be brought up during the public forum.

Bliven remarked that the Planning Board is authorized to draft a master plan for sidewalks in the Village that recommends where sidewalks are needed. Borowski added that the plan will be developed as a working document. A meeting is scheduled for February 9 to obtain public input on this topic.

Jerry Suggs of 31015 Rivers Edge Court understands that the Planning Board was asked to study sidewalks. He questioned whose responsibility it is to determine the financial aspects of sidewalk construction.

REVIEW REVISED MAP AND TEXT OF EXISTING ANALYSIS FOR THE BIKEWAYS, WALKWAYS AND PEDESTRIAN SAFETY STUDY

Wyrosdick summarized revisions made to the text of existing analysis and focus areas for the bikeways, walkways and pedestrian safety study. The revised draft reflects that this study is initially an assessment of potential problem areas in the Village. Changes have been made to the map entitled "pedestrian pathways focus areas" to identify additional community facilities and public areas that are within and just outside the Village boundaries. Numbers were added to the focus areas to supplement the color coding. Greenfield Road was added as a focus area.

Wyrosdick outlined additional material that sets forth an existing pathways system analysis and discusses challenges and opportunities in the community with respect to pedestrian connections. This will be a starting point for discussion of problem areas.

The board's thorough review of the map and text resulted in changes and additions that will be incorporated into these documents. There will be a 24" x 36" copy of the map on display at the public forum on February 9. A separate map showing only the existing sidewalks in the Village will be prepared.

During the discussion of existing conditions, Norman and Cynthia Rubin of 31020 Rivers Edge Court questioned why Mr. Jensen did not construct sidewalks on Lahser Road as part of his development along Lahser. Borowski responded that the question was not relevant to the discussion and suggested that they approach Mr. Jensen after the meeting with their inquiries.

Jerry Suggs of 31015 Rivers Edge Court asked a question about the route of the proposed sidewalks. He was informed that the map indicates focus areas and the entire route is under study. No conclusions have been formed as to where sidewalks would or would not be appropriate.

Belaustegui advised Mr. Suggs that the work program includes an element described as selection of preferred alternatives, which will be a topic of discussion on April 26. Implementation strategies are scheduled to be discussed on May 10.

SET PUBLIC HEARING DATE FOR THE REVISION OF ORDINANCES

The Village Ordinance requires that a public hearing be held on proposed ordinance amendments with notice published in the newspaper of record at least 15 days prior to the hearing. Byrwa stated that it has been the Village attorney's recommendation in the past to hold public hearings on ordinance changes at both the Planning Board and Village Council level.

The Planning Board has prepared minor Zoning Ordinance text amendments including updated standards for political signs, off-street parking requirements; exceptions to height limitations; maximum length of cul-de-sac streets; adult regulated uses; private road requirements; and miscellaneous cross reference revisions.

The process will be for the Planning Board to hold a public hearing prior to recommending these ordinance amendments to Council for approval. Council will hold a public hearing on this group of ordinance text amendments and consider their adoption.

The Planning Board asked the consultant to forward the proposed ordinance amendments to Council in the form that indicates changes made to existing text. Old language is struck out and new language appears in bold text.

MOTION by Bliven, supported by Domzal, to hold a Planning Board public hearing on a group of Zoning Ordinance text amendments on March 8, 2000 with proper advertisement.

Roll call vote:

Motion passes unanimously.

DISCUSS PLANNING BOARD PRIORITIES FOR THE JULY 1, 2000 THROUGH JUNE 30, 2001 BUDGET YEAR

Planning Board priority projects that have been previously identified by the board include residential site design and redevelopment standards, Southfield Road redevelopment plan, and implementation of the site development handbook into the Zoning Ordinance. Borowski related that a more specific project definition for a Southfield Road corridor study is needed before the planning consultants can prepare a work program and cost estimate.

Wyrosdick stated that there are a number of issues that can be studied with respect to a Southfield Road corridor study. Elements of the study could include some or all of the following: existing driveway design and how to achieve interconnection between businesses; parking; potential reuse of property; and Southfield Road traffic study.

The board would like to see a list of items that could be part of a Southfield Road corridor study and the results each component would yield. More information is needed before priorities are determined.

Board members presented and discussed possible activities for next year's work program. It was decided that these items will be compiled by the consultant for board consideration and ranking at the next meeting.

Bliven suggested that the planning consultant be asked to review the Village's 1985 site plan review manual and provide a cost estimate to update it. He thinks the manual should be modified to allow discretion for building additions in terms of what an applicant must provide.

Wyrosdick stated that Birchler Arroyo has prepared site plan and development manuals for a number of clients. The manual would describe the site plan and development review process in a concise manner. It can contain design and construction standards and even subdivision requirements. It would include the process and requirements for site plan review, subdivision review, site condominium review, lot splits, rezoning and special land use. It is a useful tool for developers and for internal use by Council and Planning Board members.

Borowski advised the board that he received a request for action by Eugene Tomlinson who lives on Bassett Woods Court. Tomlinson objects to the section of the Zoning Ordinance which allows a 720 foot utility or accessory building on residential property in addition to an attached garage. He is concerned with the size of outbuildings and the proliferation of these structures in his neighborhood. Planning Board members will receive copies of this material prior to the next meeting. It will be added to the list of priority considerations.

Priority projects to be considered by the board include residential site design and redevelopment standards, Southfield Road redevelopment plan, implementation of appropriate portions of the site development handbook into the Zoning Ordinance, Thirteen Mile Road and Fourteen Mile Road corridor studies between Greenfield and Southfield Roads, development of updated site plan review manual, planning consultant assistance with entrance sign project, natural beauty road guidelines,

planning for underground utilities, and review of ordinance regulations relative to accessory buildings.

Norman Rubin asked for clarification of the board's interest in underground utilities and the corridor studies. His questions were addressed by the board members and planning consultant.

The planning consultant will prepare a list of the proposed priorities to be included in the information distributed prior to the next Planning Board meeting. Board members will rate the items at that meeting.

PLANNING BOARD COMMENTS

At Tillman's request, Byrwa reported on the progress of the Bed Bath & Beyond building on Southfield Road. It is scheduled to be open for business in mid-May.

Domzal suggested that the Village send material to board members by e-mail. He thinks the Village should have a web site in operation.

Belaustegui informed the board that he has volunteered to prepare a web site for the Village. It will not immediately incorporate all the information we would like to see. He indicated that the Village does not have a server that can handle the mailing of documents as suggested by Domzal. Belaustegui commented further that there may be limitations in terms of e-mailing public documents imposed by the Freedom of Information Act (FOIA). The Village may not be able to send information of public interest that the public cannot see. This will be investigated.

Borowski reminded the board that the Winter Family Fun Day is being held in Beverly Park this Sunday, January 30 from 1:00 to 4:00 p.m.

PLANNING CONSULTANT'S COMMENTS

Wyrosdick stated that Birchler Arroyo has received the Oakland County GIS (graphic information system) data for the Village of Beverly Hills which includes an aerial map, topography, parcel boundaries, and roads. This will be a useful tool for analyzing existing land use and potential uses when the Village undertakes corridor studies or a master plan update.

PUBLIC COMMENTS

Wyrosdick answered questions from Norman Rubin of 31020 Rivers Edge Court about the Oakland County GIS data.

MOTION by Smith, supported by Robiner, to adjourn the meeting at 9:30 p.m.

Motion passes unanimously.

Carry over items:

- 1- Entranceway signs (10-27-99)
- 2 - Bikeways, walkways and pedestrian safety study (11-11-99).
- 3 - Discuss and rank Planning Board priorities.
- 4 - Planning Board public hearing on Zoning Ordinance text amendments scheduled for March 8, 2000.

**Vincent Borowski, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**