

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

Absent: Smith and Tillman

Also Present: Building official, Byrwa
Council member, Walsh
Planning consultant, Wyrosdick

Chairperson Borowski called the meeting to order at 7:33 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVAL OF AGENDA

The agenda was accepted as printed.

APPROVAL OF MINUTES

MOTION by Bliven, supported by Jensen, that the minutes of regular Planning Board meeting held on Wednesday, February 23, 2000 be approved as submitted.

Motion passes unanimously.

PUBLIC HEARING TO REVIEW 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, AND MISCELLANEOUS CROSS REFERENCE REVISIONS

Planning consultant Wyrosdick commented that a few Planning Board members have brought minor inconsistencies and misspellings to her attention. The corrections will be incorporated into the final drafts of the ordinance amendments forwarded to the Village Council.

Borowski opened the public hearing at 7:37 p.m. on Minor Zoning Ordinance Text Amendments. No one wished to be heard; therefore, the public hearing was closed at 7:38 p.m.

Bliven questioned the wording in paragraph (a) of Section 22.08.060 Exceptions to Height Limits. After a comprehensive discussion of the proposed ordinance amendment, it was the sense of the board that no changes should be made to the current wording of this section.

MOTION by Bliven, supported by Belaustegui, to remove Section 22.08.060 Exceptions to Height Limits from the Zoning Ordinance text amendments to be forwarded to Council.

Roll Call Vote:

Belaustegui - yes
Bliven - yes
Borowski - yes
Domzal - no
Fox - yes
Jensen - yes
Robiner - yes

Motion passes (6 - 1).

There were no further comments or changes to the proposed Zoning Ordinance text amendments.

MOTION by Robiner, supported by Fox, that the Planning Board approve the minor Zoning Ordinance text amendments as amended and recommend their adoption by the Village Council. The text amendments include updated standards for political signs, off-street parking requirements, maximum length of cul-de-sac streets, adult regulated uses, and miscellaneous cross reference revisions.

Roll Call Vote:

Motion passes unanimously.

The Council liaison was asked to forward the Planning Board motion recommending approval of minor Zoning Ordinance text amendments to the Council for consideration.

REVIEW PRIORITY PRICING LIST

Birchler Arroyo has prepared cost estimates and a preliminary work program for the top five priorities identified by the Planning Board for its 2000 work schedule. The projects include:

- Southfield Road Corridor Plan
- Incorporate elements of the Site Development Guidebook into the Zoning Ordinance
- 14 Mile Road Corridor (Southfield to Greenfield)
- Village Entryway Signs
- Underground Utilities

The board discussed the elements of a Southfield Road Corridor study. Wyrosdick stated that the project will include an assessment of existing conditions and visioning sessions involving members of the business community. A plan would be developed that recommends land use and redevelopment alternatives for the area. This would be followed by implementation tools, which are not included in the scope of this study. Wyrosdick commented that there could be a wide range of recommended improvements. They could be incorporated into a guideline manual specific to the Southfield Road corridor.

Board members recognized that a corridor plan for Southfield Road would have been helpful in reviewing the site plan for the Bed Bath & Beyond building. It would have assisted the Village in deciding whether to require a screening wall or landscaping on the property line. An example of a future opportunity would be to require the invisible fence building to be moved back from the road if it were redeveloped. A Southfield Road Corridor Plan could be incorporated into the Village Master Plan as a sub-area plan.

Wyrosdick stated that a means of executing a sub-area plan is to implement it through policy changes. Ordinances can be adopted that mirror the recommendations of the plan. The study may recommend the creation of a downtown development authority or an association of business owners.

It was suggested that Beverly Hills could be the facilitator to help a group of business owners work collectively to contribute to a master plan for the Southfield Road business district. There are many aspects of this commercial area that have evolved over time including sidewalks, parking, signage, lighting, and landscaping. This proposed study is meaningful apart from what is going on along Southfield Road in surrounding communities. Self-improvement could begin with refurbishing the business district.

Board members saw the possibility of the Southfield Road study extending into a two year project, particularly if the business owners are involved. The board discussed whether to undertake all five priority projects.

It was indicated that it is likely that 14 Mile Road will be paved and widened before the reconstruction of Southfield Road is undertaken. Walsh stated that the County Road Commission plans to place a three inch asphalt cap on Southfield Road this summer. The complete reconstruction of the road is not expected for five to seven years.

Board members agreed that it is important that both the 14 Mile Road corridor and Southfield Road corridor study remain on the Planning Board work program. The Planning Board and consultants should study land use and make recommendations before the Road Commission lays out curb cuts, etc.

MOTION by Fox, supported by Domzal, that the Planning Board submit cost estimates to complete Planning Board priorities for 2000 as outlined in a memo from Birchler Arroyo

dated February 25, 2000 to the Village Council with the recommendation that this program be adopted as the Planning Board budget for 2000/2001.

Roll Call Vote:

Motion passes unanimously.

PLANNING BOARD COMMENTS

Bliven distributed a copy of an 1857 map of what is now Beverly Hills. The map was obtained from the Troy Historical Museum. He informed the board that Section 9 of the Village south of 13 Mile Road and west of Lahser Road was an Indian reservation in 1825.

Jensen related that the Daniel family, who owned parcels in the area, were relatives of the Nixons. They were a family of farmers that came here from the east in 1823.

Fox proposed inviting a representative of the Road Commission for Oakland County to a Planning Board meeting to talk about 14 Mile Road reconstruction and perhaps future Southfield Road improvements.

Domzal stated that he recently read a court case concerning the issue of requiring sidewalk construction of a developer as part of zoning approval. As the Planning Board moves forward with a sidewalk plan and other recommendations with respect to public improvements, Domzal thinks it would be good to know the legal limits of the Village's authority with respect to requiring public improvements.

Domzal suggested that Planning Board members take a bicycle tour of the Village and make some observations relative to pathways. He volunteered to lead a group for a couple of hours on a Sunday.

Borowski referred to an article in the January 2000 issue of "Planning & Zoning News" on how to take minutes for administrative decisions. He thinks it would be helpful for the board and recording secretary to read this article as a reminder of the issues that need to be included in the board discussion and in the minutes with respect to decision making.

Belaustegui distributed selected pages of council meeting minutes from 1984 through 1997 relating to the subject of sidewalks. The minutes address the 1985 bike path study prepared by Pollack Design Associates for the Village and how it came into being. He learned through the minutes that there was a subsequent draft to the May study that was available in November of 1985. Belaustegui has not been able to locate a copy at the Village offices. The planning consultants were asked to contact Pollack Design in an attempt to obtain a copy of the updated November report.

The minutes include discussion and creation of a program to repair existing sidewalks. Belaustegui related that much of the discussion the Planning Board has had over the past month on sidewalks has already occurred once or twice before. Many of the same residents have said the same things for the same reasons. The record indicates that, in general, people that own the property where sidewalks are proposed, particularly on major roads, are opposed to sidewalks. They live on a main road and do not gain much use from the sidewalk.

Belaustegui stated that there has been a lot of back and forth on sidewalks in the Village for a long time. There have been committees formed expressly for bike paths going back to 1974. It appears that the only time sidewalks have been acted upon is when the Council takes it upon itself to take action. Councils have abandoned sidewalk issues after being subjected to criticism from the public.

There is a consistent pattern of sidewalks being installed where the community wants them or when the sidewalk will benefit children walking to school. Other sidewalk installation is related to developments where sidewalk is required.

Belaustegui is in the process of copying meeting minutes from the 1960's and 1970's that address sidewalks. He noted that there was a plan in 1969 to fill in all the gaps in sidewalks. Bliven has located drawings of this plan.

Belaustegui stated that there are sidewalk standards that Oakland County will expect to be met on its roads. A bike path has to be eight feet wide. A bike path without curbs and drains must be 12 feet from the road for safety reasons. Belaustegui related that it is also the advice of Public Services Director Spallasso that bikeways should be eight feet wide. Cement is more expensive, but more cost effective.

Belaustegui distributed a packet of maps to board members. It was mentioned at the last meeting that sidewalks are primarily used by children walking to school and children on the streets. Belaustegui referred to a map having a one mile radius drawn around each of the schools in Beverly Hills. It was noted that school busses do not pick up students within a one mile walking zone of the schools. Additionally, there are studies that suggest that people will walk about 15 or 20 minutes and no longer to a destination. The map represents a reasonable first step in designating the walking radius for the schools. Most of this area except the extreme southwest corner of the Village is included in the focus areas.

Belaustegui examined the existing sidewalks and the focus areas. He circled portions of a Village map to show each of the areas where there are no sidewalks and designate where the gaps are located. Bliven produced individual maps of those sections without sidewalks in order to determine where there may be right-of-way problems.

The board reviewed each map with Belaustegui pointing out areas where there are potential problems with the topography or the need to acquire the right-of-way to construct a sidewalk. There are areas where it would be difficult to place sidewalk far enough away from the road to avoid spending money on curbing, which would involve major engineering.

Belaustegui summarized that there are some substantive issues to be addressed. He does not think the board should spend a lot of time on a sidewalk plan without having some sense of the difficulties involved, not the least of which are dealing with people who do not want sidewalks on their property and the fact that the Village does not own the right-of-way. The board needs to think about what can be done realistically about existing issues. There are elevated sections, places where curbing may be required, and easements to think about.

At the next meeting, Belaustegui will discuss that each homeowner association's interest might be in sidewalk construction.

MOTION by Fox, supported by Robiner, that the meeting be adjourned at 9:08 p.m.

Motion passes unanimously.

Carry over items:

- 1- Entranceway signs (10-27-99)
- 2 - Bikeways, walkways and pedestrian safety study (11-11-99).

Motions made by Planning Board to be acted upon by Council:

3-8-00: Recommend approval of Minor Zoning Ordinance Text Amendments.

3-8-00: Submit cost estimates for year 2000 Planning Board priorities to Council for approval.

**Vincent Borowski, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**