

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

Absent: Belaustegui, Domzal, Robiner and Tillman

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

Chairperson Fox called the meeting to order at 7:35 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVAL OF AGENDA

Fox added a word to agenda item number six to read, "Review pathway display boards for **upcoming** discussion and final crosswalk design." The agenda was approved as modified.

PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA

There were no comments from the public.

APPROVE MINUTES

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

Motion passes unanimously.

PLANNING BOARD TRAINING

Wyrosdick began a series of monthly training sessions offered by Birchler Arroyo with a discussion of the planning process.

REVIEW PATHWAY DISPLAY BOARDS FOR UPCOMING PUBLIC DISCUSSION AND FINAL CROSSWALK DESIGN

At the last meeting the board discussed exhibiting display boards in the Village municipal building prior to the public discussion of the pathway plan. The material would summarize various elements of the document in a graphic and pictorial manner. People who are interested in learning more about the intent of the Planning Board will be able to obtain a synopsis of the pathway plan by viewing these boards.

Wyrosdick outlined the information. The first board presents an introduction and overview of the pathway plan and sets forth problem areas that created the need to look at sidewalks, pathways and pedestrian crossings in the community. The goals and objectives established by the Planning Board are listed. Other boards depict maps of the focus areas, which allowed the Planning Board to concentrate on specific areas in a detailed manner. The end result is a pathway plan for the entire community.

Wyrosdick has also provided alternative recommendations on a focus area basis. The Planning Board looked at different ways of addressing walkable community improvements to the pedestrian environment in the community through sidewalks, bike paths, crosswalks and traffic calming techniques. Finally, the display presents the preferred recommendations on a map identifying proposed crosswalks and sidewalks. It includes a description of the priority recommendations. The boards will be set up in the lobby of the municipal building or in the council chambers.

The Planning Board suggested a few changes and corrections to be made to the maps displayed. It was suggested that the display be entitled, "Outline of Village of Beverly Hills Pathway Plan".

Borowski stated that it is important to note that the display boards do not provide details included in the draft pathways plan. He emphasized that the plan has not been finalized. The presentation affords citizens material to review prior to the public discussion. It shows how the plan was developed and the current state of the pathway plan. The Planning Board has been soliciting input from the community and will receive additional comments from citizens at a public discussion in October.

Board members offered a number of changes to the text of the draft pathways plan. The recommendations will be incorporated into a revised document.

It was suggested that an appendix to the plan be included listing the data and resources used by the Planning Board to develop the pathway plan. Wyrosdick remarked that the document is not complete. There will be a section on the implementation process. The board may want to discuss this area following the public discussion.

Fox mentioned that Tillman, who is home recovering from back surgery, has a request of the board. She would like the Planning Board to consider including a section of sidewalk on 13 Mile Road from Embassy to the corner of Evergreen Road in the plan as a preferred recommendation. The sidewalk would be used by children from the Vernon and Embassy areas south of 13 Mile Road to walk safely to the Cranbrook Swim Club. Board members concurred with this recommendation.

Fox suggested that bike routes be recommended as part of the plan to connect the schools and major parks. Bike routes would involve signage on the roads so that drivers know that they are sharing the road with bicyclists.

The board discussed whether bike routes should be included as part of the pathway plan. It was agreed that bike route designations would require careful consideration and input from the public safety department. It was suggested that improvements to pedestrian crossings should be implemented before bike routes are designated.

It was the consensus of the board that the pathway plan should state that members of the Planning Board think that bike routes are an important issue and there is a need for designated bicycle pathways in the Village. It is a larger project than the Planning Board is prepared to undertake at this time. Board members believe that bike routes should be addressed at a future time.

Reference was made to a memo from Belaustegui that addresses cost estimates. It was the sense of the board that this research be used during the public discussion session to address questions regarding cost of sidewalks. It will not be part of the document.

Wyrosdick discussed Birchler Arroyo's recommendations for design of crosswalks at specific locations based on discussion at the August 23 meeting. She used display boards and photographs to discuss crosswalks and sidewalks at the following locations: Thirteen Mile at Groves High School; Evergreen at Wilshire near GHS; Saxon and Southfield Road; Beverly Road; Thirteen Mile Road at Greenfield Road.

A recess was called at 9:05 p.m.; the meeting reconvened at 9:10 p.m.

REVIEW WORK PROGRAM FOR "BIG FOOT" HOUSING STUDY

Wyrosdick stated that the next element of the work program scheduled to begin after completion of the pathway plan is a study of the "big foot" housing and its potential impact on redevelopment in the Village. The issues surrounding the "big foot" housing phenomena are two-fold. The first is the height and bulk impact of large, new homes in existing modest neighborhoods as a result of the tear down/rebuild process. The second is the economic impact as once affordable neighborhoods become "gentrified" and no longer in the price range of the majority of persons seeking to live in Beverly Hills.

The purpose of the study will be to determine real and/or potential adverse impacts of what is sometimes called the "tear down" or "big foot" housing issue that affects communities nationally. Identification of adverse effects will be analyzed, and recommendations to address these effects will be offered.

Birchler Arroyo has prepared a work program that outlines how the Planning Board should proceed with this study. The initial step will be to identify problems and challenges and determine if there are actual problems that need to be addressed. The study will proceed with identification of traditional and infill (big foot) housing characteristics. By comparing traditional housing styles with "big foot" examples is a way of arriving at preferred and incompatible design characteristics. This will lead to recommendations for implementation of preferred design criteria. Planning tools such as a design guidelines manual, ordinance amendments, and overlay zoning districts will be considered. Wyrosdick estimates that it will take three months to complete this study.

Bliven suggested that a comparison of the Birmingham and Beverly Hills zoning ordinances would be useful. This information recently appeared in a Detroit News article. Comparing Birmingham's restrictions to the zoning regulations in Beverly Hills may assist in determining whether big foot redevelopment constitutes a potential problem in this community. Bliven is not sure there is a problem in Beverly Hills. The study will ascertain whether measures should be taken to minimize the impact of "big foot" housing.

Jensen remarked that there is a need to understand the present housing stock in the Village and its condition as well as the demographics of the community. He thinks that there is little indication that the kind of people that are moving into Beverly Hills invest in houses, tear them down, and build huge houses on small lots. Jensen suggested that there are other problems in Beverly Hills with property not being properly maintained.

Fox stated that the Planning Board may not proceed beyond the first step of the work program if there is not a perceived problem. She suggests beginning with a comparison of our zoning ordinance with that of Birmingham where there is a "big foot" problem.

PLANNING BOARD COMMENTS

Bliven has observed that Bed Bath & Beyond is extending its temporary signs into the street. Byrwa will talk to the owners about keeping signs out of the right-of-way.

Smith stated that he received a copy of the Detroit Country Day School grading plans for two playing fields adjacent to Lahser Road. At the last meeting Fox asked that all members receive a copy of the plan. He asked that this plan be distributed to the entire board. Smith noted that the plan is date stamped 1999. He questioned when the Village received this plan.

Smith commented on the elevation of the playing field, which drops off substantially towards Lahser Road. He questioned whether the school anticipates constructing fencing along the road. Smith is opposed to the erection of fencing without the review and approval of the Planning Board.

Smith stated that there are a large number of logs floating down the Rouge River, creating potential flooding problems. His neighbor, Greg Tomaszewski, has pulled logs out of the river. He has observed that the logs are cut and thrown in the river. Smith questioned whether there is an ordinance prohibiting this and asked Council liaison Walsh to bring this to Council for consideration.

Smith asked if the Village responded to Mrs. Kauchek's letter to the Planning Board regarding construction of large, unattached garages in her neighborhood. Byrwa indicated that he had a phone conversation with Mrs. Kauchek.

Smith referred to an article in the Planning and Zoning News requesting that municipalities send copies of their master plans and zoning regulations to Michigan State, University of Michigan, Wayne State, and Western Michigan University. Smith asked if Walsh would see that the Village's master plan, park master plan, and zoning ordinance is sent to these universities.

At Smith's request, the Planning Board will discuss its meeting schedule for the remainder of the year at the next meeting.

MOTION by Bliven, supported by Borowski, that the meeting be adjourned at 9:36 p.m.
Motion passes unanimously.

Carry over items:

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

Sharon Mullin Fox, Chairperson
Planning Board

Ellen E. Marshall
Village Clerk