

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

Absent: Belaustegui, Robiner and Tillman

Also Present: Building official, Byrwa  
Planning consultants, Birchler and Wyrosdick  
Alternate Council liaison, Downey

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**

The agenda was approved as published.

### **PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA**

There were no comments from the public.

### **APPROVE MINUTES**

MOTION by Bliven, supported by Jensen, that the minutes of a regular Planning Board meeting held on Wednesday, September 13, 2000 be approved as submitted.

Motion passes unanimously.

### **DISCUSS FUTURE "BIG FOOT" STUDY**

There was a discussion of the work program for the "big foot" housing study at the last Planning Board meeting. Wyrosdick asked if there was any further direction from the board on the scope of the study or real concerns with the tear down and build up of new homes in Beverly Hills.

Fox reviewed that members of the board were not overly concerned about this issue. She asked for additional comments from the board.

Domzal commented that he takes an overall balanced view of this issue. He does not think that the Planning Board should be for or against "big foot" development. Domzal recognizes that there probably will be some big foot development in Beverly Hills as time goes on.

The community is changing with younger families moving into Beverly Hills. The Village has additional needs as far as sidewalks and sewer repairs. Domzal understands that no one wants to live in the shadow of a huge house. On the other hand, the community needs the tax revenue of new residential construction. There are not many large lots remaining in the Village. Domzal thinks that there will be tear downs or at least some building. Redevelopment is needed in some areas of the Village. The areas that appear to be most viable for "big foot" development would be those closest to downtown Birmingham on the far east side of the community.

Domzal agrees that the Planning Board should first review the current Zoning Ordinance restrictions and consider how Village regulations would impact "big foot" development. He proposes minimizing government intervention in this area.

Bliven approves of the program outlined by the consultants for this study. The Planning Board may decide not to proceed with the work after completing the preliminary steps.

Planning consultant Dave Birchler would not advocate pursuing a "big foot" redevelopment study unless the community perceives that there is a current or imminent problem. He concurs that any potential larger scale infill housing and tear downs replaced by larger homes is most likely to occur in the area nearest Birmingham. As the area between 14 Mile and Lincoln begins to build up, it will become more difficult to find a smaller home that someone can expand or remove and replace. Birchler would not recommend taking action unless the Village is concerned that there is a special neighborhood character that might be lost if that would occur.

Birchler stated that Birmingham had no maximum percent of lot coverage in its ordinance. Someone could build to the limit of the minimum setback. With a 2 story height limit, people were able to construct a good sized house on a 50 foot lot. The threshold for when tear downs start is when the land values rise to where they equal the price of the land with the house on it.

Fox stated that there was agreement by the Planning Board at its last meeting that the initial step in the work program will be useful in determining whether the board will pursue the study any further. The first step will be to compare the Village's current setback, lot coverage and height restrictions to those of Birmingham or some other community where the "big foot" problem exists. Birchler indicated that this information will be prepared for review at the next Planning Board meeting.

Fox remarked that there are other priorities that may be more important such as the 14 Mile Road Corridor Study. The study would be in preparation for Oakland County plans in conjunction with Birmingham and Beverly Hills for widening 14 Mile Road from Southfield to Greenfield. Redevelopment and review of zoning classification will be studied.

Borowski entered the meeting at 7:58 p.m.

#### **REVIEW REVISED DRAFT OF PATHWAY PLAN**

Wyrosdick distributed a revised draft of the Pathway Plan that incorporates input from board members at the last meeting. The map includes additional community facilities in adjacent municipalities. Wyrosdick made text changes suggested by the board. A table of contents and a section on design recommendations were added.

Wyrosdick commented that the Planning Board will want to include an implementation section in the plan following the public discussion next month. The plan should also include general recommendations as far as sidewalk and multi-purpose pathway design.

Wyrosdick addressed questions from board members on the Pathway Plan. A few suggested changes will be incorporated into the document.

#### **DISCUSS MAILING LIST AND SET PUBLIC DISCUSSION DATE FOR PATHWAY PLAN**

The Planning Board scheduled a public discussion on the Pathway Plan for Wednesday, October 25 at 7:30 p.m. Notices of this public meeting will be mailed to the following: presidents of neighborhood homeowner associations, presidents of parent-teacher organizations at public and private schools in the Village as well as Bingham Farms School, all Village board and committee members, churches, swim and athletic clubs in the Village, Lions Club, Village businesses, Southfield Township, and Bloomfield Township.

Board members asked that notice of the public discussion on the Pathway Plan be posted on the Village's web site and on the message board sign in front of the municipal building. The Council was asked to announce the public discussion date at Council meetings. Byrwa stated that a notice will be published in the Eccentric newspaper.

The planning consultants will exhibit display boards in the lobby of the municipal building for a couple of weeks prior to the public discussion. The material will outline elements of the Pathway Plan in a graphic and pictorial manner.

The Planning Board will accept written comments from residents on the Pathway Plan that will be included as part of the public discussion. He asked if there was a way that the document could be posted on the Village web site. Byrwa indicated that the staff has not yet been trained to add content to the Village web site.

#### **DISCUSS MEETING SCHEDULE FOR REMAINDER OF YEAR**

Board members discussed the Planning Board meeting schedule for the remainder of the year. The board proposes holding its annual joint meeting with Council on the first Planning Board meeting in November, which will be November 8. The Council and Planning Board will discuss concerns and possible priority projects.

There was agreement to cancel the November 22 and the December 27 Planning Board meetings due to holidays. A meeting could be held if there is important business pending.

#### **PLANNING BOARD COMMENTS**

Bliven commented that a recent edition of the Planning and Zoning News contains an article on road widths in various parts of the country. The article addresses traffic calming measures and suggests that narrow streets and traffic limited on one side of the street can slow down traffic. He questioned the standard road width for subdivision streets in Michigan.

Birchler stated that the standard road width for southeast Michigan is 28 feet, back to back. Bliven believes that the Village roads are 27 feet wide.

Smith referred to a request in the Planning and Zoning News that municipalities contribute copies of their master plans to major universities in the state that do planning. He attempted to deliver a copy of the Village's master plan and park master plan to an Upper Peninsula university that was not aware of this request.

Birchler suggested that the Village master plan and park master plan be sent to the Charles Barr Planning Library at the School of Urban Planning at Michigan State University.

Smith commented that a Detroit Country Day School grading plan received by board members specifies that it is a plan for a football field. Bliven stated that the plan was prepared two years ago. The school has indicated that the field will be used for girl's field hockey.

#### **PLANNING CONSULTANT COMMENTS**

Birchler Arroyo will prepare zoning ordinance comparisons for the next meeting, which will enable board members to consider how Village regulations would impact "big foot" development.

Board members discussed the priority projects remaining for this fiscal year. The projects include the "big foot" study, incorporation of portions of the Site Development Handbook guidelines into the Zoning Ordinance, Village entranceway signs, underground utilities, and the 14 Mile Road Corridor study. Fox asked if there was concurrence on which project should be undertaken next.

There was discussion about the priority involving underground utilities and what a study would entail. Smith will discuss this further with the planning consultants.

It was agreed that Birchler Arroyo will prepare a scope of work for the 14 Mile Road Corridor Study for the next meeting.

The agenda items for the next Planning Board meeting will include a comparison of zoning ordinance restrictions as they relate to "big foot" development, discussion of items to be addressed at a joint meeting with Council, and an outline for the 14 Mile Road Corridor Study.

#### **BUILDING OFFICIAL COMMENTS**

At Smith's inquiry, Byrwa reported on recent construction documents that have been submitted for new house construction in the Village and Certificate of Occupancy permits that have been issued.

Fox asked if there has been any action on potential cluster development on Lahser Road property near 14 Mile Road. She has observed that a couple of properties in that area are not being maintained.

Byrwa reported on a meeting with a potential developer of that property. He has purchased two of the three two-acre lots needed for a cluster development. He may ask for a rezoning of the property to achieve a higher density. Plans have not been submitted.

Fox asked if it is the new owner's responsibility to maintain that property. Byrwa indicated that the front of the property has been in a natural state for a long time. The two southern houses are in an extreme state of disrepair and will be removed when the property is developed. The houses are not within view of the road, and there have been no complaints.

MOTION by Borowski, supported by Domzal, to adjourn the meeting at 8:50 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**