

Present: Chairperson Fox; Vice-Chairperson Domzal; Members: Bliven, Hayes, Jensen and Smith

Absent: Belaustegui, Borowski, and Tillman

Also Present: Village Building Official, Byrwa  
Planning Consultant, Wyrosdick  
Council Liaison, Walsh

Chairperson Fox 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 prepared.

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

There were no comments from the public.

#### **APPROVE MINUTES**

MOTION by Bliven, supported by Smith, that the minutes of a regular Planning Board meeting held on Wednesday, January 10, 2001 be approved as submitted.

Motion passes unanimously.

#### **REVIEW INFORMATION ON PATHWAYS PLAN**

Board members are in receipt of revised and new sections of the pathways plan. Planning consultant Wyrosdick related that the pages to be added to the previous draft include acknowledgements and a revised table of contents.

The preferred recommendations are updated to remove priorities. The text presents recommendations that are considered improvements that would provide a safer environment for children and adults walking to schools and other community facilities. Another section identifies elements that would provide alternate pedestrian connections within the Village that are designated due to the closeness of adjoining residential streets and location to community facilities. The map was revised to show no color differentiation that would signify priority recommendations.

Wyrosdick summarized the design recommendations. The final element of the plan is implementation strategies, which is the area that discusses how to put the recommendations into action form once the plan is adopted by Council. She outlined this new section of the pathways plan. The last new section addresses re-evaluation and adjustment of the plan as the Village changes.

Board members discussed the text and offered several comments and suggestions. There was a consensus to incorporate a few corrections and/or changes into the final document.

Wyrosdick discussed with the board the items that should be included in the Appendix. One of the items will be the approved minutes from the public discussion meeting held by the Planning Board on October 25, 2000 and the notice of this hearing that was published in the Eccentric newspaper. Wyrosdick will list the historical documents and studies used in preparation of the plan. It was suggested that the Appendix reference sections of the Village Zoning Ordinance that relate to requiring developers to install sidewalks in new subdivisions as a condition of site plan approval as well as sidewalk maintenance obligations.

It was agreed that the issues that were to be addressed in a cover letter are included in the text of the report. A transmittal letter will accompany the pathways plan.

MOTION by Domzal, supported by Jensen, that the Planning Board forward the Pathways Plan to the Village Council with the recommendation that it be approved.

Motion passes unanimously.

**REVIEW MEMO AND CHART ON “BIGFOOT” ANALYSIS FOR POSSIBLE RECOMMENDATION TO COUNCIL**

The planning consultants’ memo and chart addressing the “big foot” housing issue was redistributed to board members.

MOTION by Bliven, supported by Smith, that the Planning Board recommends to the Village Council that, based on the planning consultant’s October 4, 2000 memorandum and the discussion at the October 11, 2000 Planning Board meeting and the November 11, 2000 Joint Planning Board/Council meeting, the issue of the residential design study “big foot” not be pursued any further at this time.

There was a brief discussion on zoning regulations limiting building height as it relates to this topic.

Domzal expressed the view that the “big foot” issue will not go away. He suggested that the building official report to the Planning Board periodically on trends with respect to Zoning Board of Appeals cases and building permits. The Planning Board is interested in knowing whether the Zoning Ordinance is promoting the kind of growth it would like to see in the Village.

Motion passes unanimously.

**REVIEW DEFINITIONS OF FAMILY**

Smith reviewed that the Planning Board did not pursue an update of the Village Ordinance dealing with the definition of family as part of minor text amendments in 1999 because it wanted to see whether one of the court cases at the U.S. Supreme Court level would affect the definition of family. Smith was informed by several attorneys that it does not.

Smith commented that Southfield Township is in the process of updating its ordinances. Board members are in receipt of a proposed definition of family prepared by Township consultants Hampton Fisher. A copy of a handout originally prepared in 1999 by Birchler Arroyo was distributed setting forth the current definition of family used by the Village and two examples of definition of family for the board’s consideration.

Smith discussed the two-part definition suggested by Hampton Fisher. It states that *family* means either of the two definitions. Smith maintains that this definition meets all statutory requirements and still allows group homes.

There was discussion of the proposed definition. Board members expressed concern with the language. Fox was not comfortable with creating a rebuttal presumption requiring a variance from the Zoning Board of Appeals.

In answer to an inquiry, Byrwa indicated that he has not had a problem with the ordinance definition of family during his eight year tenure as building official.

Board members questioned whether the Village’s existing definition of family is permissible under present law. If the current definition is not a practical problem and not a legal problem, there may be no reason for the Planning Board to suggest revised language.

The Planning Board requested that Village administration ask Village legal counsel for an opinion on whether the present language in Ordinance Section 22.04, Definition of Family, is permissible under present law.

**PLANNING BOARD COMMENTS**

Domzal asked for an update on entryway signs for the Village.

Jensen has worked with Village administration on concepts for identification signs for the Village municipal building and public safety building. The Village Manager has ordered a sign for the area outside of the municipal offices between the sidewalk and the street. Jensen displayed a drawing of that sign.

Jensen stated that he presented the design for the municipal office sign to the Planning Board. It was thought that, once the sign is erected at the Village offices, the Planning Board would adopt

variations on the same theme in order to create a cohesive design for signs throughout the Village. Jensen emphasized that the design selected by administration has the ability to be used in the Village in unlimited versions in different contexts. It can be embellished to add different motifs to the center of the sign. The design could be modified for use at Village entryways and at Village parks. The theme could be personalized for signs used by subdivisions or Village groups.

An agenda item will be scheduled for a future meeting to discuss where the new identification signs will be placed, implementation of a yearly budget for signs, and selection of one contractor to construct the signs.

#### **PLANNING CONSULTANT’S COMMENTS**

Wyrosdick stated that the next work program on the Planning Board agenda will be continuation of the 14 Mile Road Corridor study.

Fox stated that the Planning Board will discuss its priorities for the coming year at the first meeting in February.

#### **BUILDING OFFICIAL’S COMMENTS**

Byrwa stated that he had a meeting today with an individual who may be coming before the Planning Board with a lot split request. This person purchased property on the south side of Beverly Road near Rosevear. The lot is approximately 150 feet wide by 700 feet deep. Access to the lots would be from Beverly Road.

Byrwa described a difficulty due to the fact that a variance was granted on the property by the Zoning Board of Appeals three years ago to construct an oversized pole barn of approximately 900 square feet on the property. The owner is proposing to curve the access road around the property and divide the lot in a peculiar way. A non-conforming situation will be created by trying to incorporate the pole barn into the rear lot.

Byrwa informed the board that Nextel has contacted the Village regarding the placement of a wireless communication antenna on the water tower on 14 Mile Road. Nextel has recently received approval from the Southeastern Oakland County Water Authority (SOCWA) to install an antenna on the water tower.

Because Beverly Hills has a cell tower ordinance in place, Nextel is required to come before the Village Planning Board to seek approval for colocation of antennas on the existing pole on the water tower. Nextel is also proposing to place a 12’ x 20’ control building on the site. The Village cell tower ordinance requires special approval for the support structure of a wireless communications antenna.

MOTION by Bliven, supported by Smith, to adjourn the meeting at 8:48 p.m.  
Motion passes unanimously.

#### **Carry over items:**

- 1 - Entranceway signs (10-27-99)
- 2 - Pathways Plan (11-11-99).
- 3 - Fourteen Mile Road Corridor Study (10-11-00).
- 4 - Opinion from legal counsel on current ordinance definition of family (01-24-01).

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

01/24/01: Recommendation that the issue of the residential design study “Big Foot” not be pursued any further at this time.

01/24/01: Recommendation that the Council approve the Pathways Plan.

**Sharon Mullin Fox, Chairperson  
Planning Board**

**Ellen E. Marshall  
Village Clerk**