

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

Absent: Hayes, Jensen, Smith and Tillman

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

Chairperson Fox called the meeting to order at 7:34 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

Janet Mooney of 19111 Devonshire was present representing the “Friends to Improve Beverly Park”, a committee formed to promote passage of a dedicated millage question on the March 12 ballot. A 0.25 mill is proposed for a five year period for the purpose of improving Beverly Park.

Mooney commented that those who support the park are appreciative of the Planning Board’s role in approving a master plan for Beverly Park. She is present seeking the support of the Planning Board and their friends and neighbors for the passage of the dedicated millage. Mooney addressed questions and comments about the proposed park millage and the recent approval of a state grant for park improvements.

APPROVE MINUTES

MOTION by Bliven, supported by Domzal, that the minutes of a regular Planning Board meeting held on Wednesday, January 24, 2001 be approved as submitted.

Motion passes unanimously.

REVIEW INFORMATION ON 14 MILE ROAD CORRIDOR STUDY

The Planning Board is in receipt of the first draft of the Existing Conditions portion of the 14 Mile Road corridor study. Wyrosdick has also provided the board with a copy of the Road Commission for Oakland County’s preliminary plans for the 14 Mile Road improvements. It is planned to expand 14 Mile Road from Southfield Road to Greenfield Road from two lanes to three lanes late this year or early next year. Due to development trends and the expansion of the roadway in this area, the Planning Board intends to study and plan for future development or redevelopment of this corridor.

Wyrosdick highlighted the existing conditions analysis for the 14 Mile Road corridor. She reviewed the existing land use in Beverly Hills along the corridor as well as the land uses across the street in the city of Birmingham. High density residential dwelling units exist south of 14 Mile Road. There are office uses at the corners of Southfield Road and Pierce. There are offices east of Pierce on 14 Mile Road. Only five percent of the parcels along 14 Mile Road included in this study comply with the R-2 zoning district requirement for a minimum lot area of 12,000 square feet. Fifty-three percent of the lots in this study area meet the minimum lot width requirement of 75 feet.

The office uses are appropriate as far as recommendations from the Village Master Plan. They provide transition uses near residential property. Most of the offices are professional business offices.

Quasi-public uses in this area include the Ascension Lutheran Church at the corner of Pierce Street. A public use of property is located within the 14 Mile Road corridor between Edgewood and Madison Streets. The Southeastern Oakland County Water Authority (SOCWA) maintains a water storage tower on this property, which is connected to a 24 inch water main on 14 Mile Road.

Wyrosdick outlined the land uses north of the Village in Birmingham. There is a gas station, shopping strip, high density residential and multiple family residential use west of Pierce.

Wyrosdick spoke with Public Services Director Spallasso about how this area is being served with public utilities today and how it might be served if there were future redevelopment in the area. The area is well served with respect to water capacity. Water mains within the corridor were increased in 1980 from four inches to eight inches, insuring adequate water volumes and pressures. Spallasso believes that the water capacity is adequate for redevelopment to higher intensity residential type of use.

Spallasso thinks that the sewer capacity will be appropriate for future redevelopment of the area. The Acacia Interceptor will be improved as part of the expansion of 14 Mile Road. Storm sewer capacity is a different matter. If the area is redeveloped, the ability to retain on-site drainage is an issue that will have to be addressed. Land use, particularly in terms of impervious surfaces, will need to be monitored to prevent additional demands on the storm sewer capabilities. The Village has been developing strategies to minimize the effects of storm water on the Rouge River. The negative impacts upon the river occur largely in times of wet weather due to surface runoff.

The two lane roadway will be widened to three lanes with curbs and gutters at the end of this year into early next year. Wyrosdick related general information on the possible impact of a third lane on the corridor. For the most part, the impact would be positive. It would reduce accidents, particularly the frequency of rear end accidents. Cars turning left would use the center lane, allowing traffic to flow through.

Possible negative effects that road widening may have on the corridor are that shoulders would be eliminated. Pedestrians would have three lanes of roadway to cross. Road widening may encourage more intensive uses as the traffic flow improves. These effects may or may not apply to the expansion of 14 Mile Road but should be kept in mind when considering future development.

At the board's request, Wyrosdick will obtain traffic accident statistics for the area. Identifying trends, patterns, challenges and opportunities within the corridor will assist the Planning Board with the formulation of goals and objectives that will be the basis for the 14 Mile Road corridor study. As far as challenges facing the area, there is some indication that homes are being converted to rental units due to their size or because of the roadway. These homes have the potential of not being as well maintained as owner occupied homes.

There is a mixture of uses on the corridor - multiple family, retail, office, and single family. Wyrosdick commented that there is a tendency with this type of mixture for the residential use to be overcome by the more intensive uses. That will be a challenge when the road is improved.

The homes from Pierce west are, in general, from fair to moderate and good condition and appear to be well maintained. The homes east of Pierce are very small and many are in poor condition. They are probably 1,000 SF or less. Poorly maintained property has an affect on adjacent property. That is a challenge that needs to be analyzed in this study.

Existing opportunities include the substantial homes in the area and the well maintained office spaces. The road improvements will enhance the visual view of the corridor. Open ditches will be replaced by a road with curb and gutters. The SOCWA parcel provides green space to the area.

In answer to an inquiry, Wyrosdick stated that Birmingham does not have a master plan map for this area. She will provide the board with a copy of that portion of Birmingham's zoning map that includes this corridor. Wyrosdick will revise the map to include names of streets west of Pierce in Birmingham that intersect 14 Mile Road.

The board discussed existing land use on the corridor, the Master Plan, and the road widening project. Suggested changes and additions to the text and the map will be incorporated into the report by the planning consultant.

The existing uses along this corridor meet the overall objectives of uses and their location in terms of the Master Plan. A change of zoning classification would require amending the Master

Plan or adoption of a corridor plan for 14 Mile Road. As part of a recommendation for a change in zoning classification, the Planning Board would explain why its 14 Mile Road corridor study recommendations are not consistent with the Master Plan recommendations.

Wyrosdick was asked to research whether there is an existing agreement between the Village and the Southeastern Oakland County Water Authority regulating the use of the SOCWA property on 14 Mile Road.

The suggestion was made that the Planning Board should have a public discussion with people who would be affected by the redevelopment of this corridor prior to developing goals and objectives for the study. The Planning Board agreed to invite area residents to a public discussion of the corridor study on Wednesday, March 28 at 7:30 p.m. Notification of a public discussion will be mailed to the property owners and tenants in the area of the 14 Mile Road corridor study including Birwood residents.

Board members were interested in receiving input on redevelopment of this area from other interested parties including developers and Birmingham or Oakland County representatives. These individuals will be invited to a subsequent public discussion.

DISCUSSION OF PUBLIC HEARING PROCESS AND SET POSSIBLE PUBLIC HEARING DATE FOR THE PATHWAYS PLAN

At its last meeting, the Planning Board voted to recommend the pathways plan to the Village Council for approval. It was clarified that the motion did not specify that the pathways plan should be included in the master plan.

There were members of the board who thought that a public discussion held in September at a Planning Board meeting would fulfill public hearing requirements for plan adoption. Upon further review of the public notice for the October 25, 2000 public discussion, it was determined that the 15-day notification requirement had not been met since the notice was published only six days prior to the meeting.

The Municipal Planning Act requires that, prior to adoption of a plan, one public hearing must be held with notification given not less than 15 days prior to the hearing. Wyrosdick suggested that the Planning Board could resolve this matter by holding another public hearing and providing the required notification.

Fox commented that the Municipal Planning Act refers to municipal planning commissions. Beverly Hills has a planning board. Her view is that it is the prerogative of Council to determine whether to consider the pathways plan for inclusion into the master plan or adopt it as a separate plan. Fox suggests that it is up to the Village Council to direct the Planning Board to hold another public hearing on the pathways plan.

It was the sense of the majority of the members that the Planning Board should hold a public hearing on the pathways plan at the direction of the Village Council.

The final version of the pathways plan was reviewed at the January 24, 2001 Planning Board meeting. Several changes to the text and the map were suggested and will be incorporated into the final document. A motion was made to forward the plan to the Council with a recommendation for approval.

It was agreed that the final copy of the pathways plan should be distributed to the Planning Board for review prior to its next meeting. The plan will then be forwarded to Council.

DISCUSSION OF PLANNING BOARD PRIORITIES 2001-2002

The Planning Board has received a copy of the priority list for the year 2000/01. There are several items that still need to be addressed.

Members of the board conveyed their ideas for the 2001 work program. There was general agreement on the following priority items:

- Entranceway signs
- Continue 14 Mile Road Corridor Study

- Southfield Road Corridor Study
- Site design and development standards

An entranceway sign study has been funded by Council. David Jensen has worked with administration on a design for identification signs for the Village office and public safety building. Signs have been ordered by the Village Manager. The planning consultant has not been involved in the development of a concept for Village identification signs.

The Planning Board will recommend variations on the same theme for signs at entranceways to the Village in order to create a cohesive design for signs throughout Beverly Hills. The board will be discussing where the new identification signs will be placed, implementation of a yearly budget for signs, and selection of one contractor to construct the signs.

The Planning Board proposes to continue with the 14 Mile Road Corridor Study, which has been funded by Council. Birchler Arroyo has submitted a revised cost estimate for this project.

Board members concur that the Southfield Road Corridor Study should be included in the work program for the next fiscal year. Another project will be to incorporate elements of the current site design and development handbook into the Zoning Ordinance. Implementation of the handbook's recommendations regarding design criteria will be required for new development and redevelopment of existing areas in the Village. The guidelines to be incorporated into the Zoning Ordinance will be discussed within the context of the Southfield Road corridor study.

Belaustegui mentioned that the Village Master Plan is due to be updated in 2003. He noted that it took the Planning Board two years to update the Master Plan in 1998. Belaustegui commented that there are elements in the current Master Plan that may not be absolutely necessary for the Village. He suggested that the Planning Board may want to spend some time and budget thinking about what the Master Plan should include.

Wyrosdick remarked that there will be specific requirements with respect to master planning if the Coordinated Planning Act is passed by the Legislature. Communities will have seven years to prepare a plan, and there will be funding sources to help with the master planning process.

Wyrosdick commented that the board does not have to tackle a master plan all at one time. The Planning Board can prepare an existing land use survey and proceed to the next component of the plan.

Fox views studies such as the 14 Mile Road corridor study, 13 Mile Road study, Southfield Road corridor study, and even the pathways plan as predecessors to a master plan. She envisions incorporating recommendations from these studies into the Village Master Plan. The planning consultant can assist the board with compiling information from these sub-studies with a view towards the Master Plan update.

Wyrosdick will prepare a memo addressing cost estimates to complete Planning Board priorities for 2001/02.

PLANNING BOARD COMMENTS

Domzal stated that he read Stan Pasieka's thesis entitled, "A Comprehensive Presentation of Local Village Government". Domzal expressed interest in Pasieka's observations relative to the possible duplication of efforts between the Township of Southfield and the Village of Beverly Hills, particularly in this era of budget constraints.

Belaustegui commented that a study of the "village versus city" issue occurs about every ten years. The conclusions are always the same. There are savings to be had by eliminating Southfield Township, but there are also some consequences. The savings are not great enough to compensate for all of the emotional content that goes with it. Belaustegui thinks that some day, because of capital costs, there will be a metropolitan type of development of the area.

Bliven related that he talked to former Planning Board member Gerry Miley recently. Miley extends his regards to the Planning Board and Council.

BUILDING OFFICIAL COMMENTS

Byrwa stated that he will be out of town on the day of the next Planning Board meeting, February 28, attending construction training required by the State of Michigan.

A request for approval of a ground sign for Westwood Swim Club will be coming before the Planning Board at its next meeting.

MOTION by Belaustegui, supported by Borowski, to adjourn the meeting at 9:16 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**