

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

Absent: None

Also Present: Planning Consultant, Wyrosdick
Alternate Council Liaison, Downey

Chairperson Fox called the meeting to order at 7:30 pm in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVAL OF AGENDA

MOTION by Borowski, supported by Domzal, that the agenda be approved as prepared.

Motion passes unanimously.

PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA

There were no comments from the public.

APPROVE MINUTES OF REGULAR PLANNING BOARD MEETING HELD ON WEDNESDAY, FEBRUARY 14, 2001

A correction was made on page 5, fifth paragraph from bottom of page, line 1, to change “next year” to read “in 2003”.

MOTION by Bliven, supported by Borowski, that the minutes of a regular Planning Board meeting held on Wednesday, February 14, 2001 be approved as amended.

Motion passes unanimously.

REVIEW PROPOSED GROUND SIGN FOR WOODSIDE ATHLETIC CLUB

Before the Planning Board for consideration is a request from Woodside Athletic Club for approval of a ground sign. Susan Rubin, Woodside Athletic Club board member, stated that the proposed sign will replace a deteriorating sign. She described the size and appearance of the sign as being similar to the existing sign.

The board is in receipt of a memo dated February 22, 2001 from building official Dave Byrwa indicating that he has reviewed the plans for the proposed ground sign and recommends approval based on his evaluation of the information. The memo indicates that the ordinance considers signs that are back to back as one sign as long as they do not have greater than a 30 degree angle and are 36 inches or less apart. Byrwa views the proposed signage as complying with the requirement to be classified as one sign.

Bliven referred to Zoning Ordinance Section 22.32.030, Measurement of Sign Area, which says, in part: “When two single faced signs are arranged and/or positioned within 36 inches of each other, the area of the two signs shall be computed as one single-faced sign **and total area shall include the open space between the two separate faces.**” The face surface area of each sign plus the 36 inches between the signs exceeds the 32 square foot maximum allowed for a single sign.

In order to comply with the ordinance, the applicant could decrease the size of the signs or decrease the amount of space between the signs. Another option is for the applicant to petition the Zoning Board of Appeals for a variance from the ordinance requirements. It was noted that moving the signs closer to the road right-of-way would require the applicant to post a bond with the Village.

Fox stated that the Planning Board could table the sign application at the request of the representative from Woodside Athletic Club in order to give the applicant an opportunity to resubmit a plan that complies with the ordinance. Rubin asked that the sign request be tabled.

Tillman commented that the height of the sign should not interfere with the line of vision of motorists entering and exiting the swim club.

MOTION by Borowski, supported by Tillman, to table the request for a ground sign at Woodside Athletic Club to the next meeting.

Motion passes unanimously.

REVIEW REQUEST FROM NEXTELL COMMUNICATIONS FOR SITE PLAN REVIEW FOR THE COLLOCATION OF ANTENNAS ON THE WATER TOWER AT 16111 14 MILE ROAD AND THE CONSTRUCTION OF A PROPOSED 12' x 20' CONTROL BUILDING

Planning consultant, Kathryn Wyrosdick, outlined a review letter dated February 21, 2001 regarding the site plan for the Nextell Wireless Communication collocation on the SOCWA water tower. The Southeastern Oakland County Water Authority (SOCWA) property is located on the south side of 14 Mile Road west of Madison. The site is zoned PP (Public Property). The City of Birmingham is to the north; there is R-3 Single-Family Residential zoning to the south of this property; R-2 zoning to the east; and O-1 office zoned use to the west.

The proposal is to collocate 12 antennas on a support structure of the water storage tank and locate a 240 SF accessory equipment building on the site.

Section 22.08.470 of the Zoning Ordinance addresses wireless communications facilities and services. Subsection C permits wireless communication facilities to be treated as permitted principal uses if certain qualifiers have been met. One qualifier is that a proposed Attached Wireless Communication Facility (antenna) is located within a PP District and “where the existing structure is not, in the discretion of the Village Council, proposed to be either materially altered or materially changed in appearance” from the collocation of communication equipment. It does not appear that the addition of 12 antennas on the support structure (legs) of the SOCWA water storage tank would materially change the utility appearance of this structure. Birchler Arroyo recommends that this proposal be handled as a permitted use rather than a special land use requiring a public hearing.

The maximum height for a new wireless communication support structure is 110 feet. This requirement does not apply to the SOCWA water tower, which is specifically noted in the Wireless Communication section of the Zoning Ordinance as being exempt from that height restriction.

Birchler Arroyo recommends that the applicant provide a scaled elevation of the equipment building and indicate the proposed façade materials of the building. There are two brick accessory buildings for the water storage facility located on the site. It is recommended that the proposed equipment building be composed of brick.

Wyrosdick commented that the proposed accessory building has sufficient setbacks from all property lines and road rights-of-way. The elevation of the proposed equipment building should be indicated on the plan to verify that the maximum building height requirement has been met.

There is a gravel drive that would access the building. Birchler Arroyo defers any comment regarding the sufficiency of this drive to the Village engineer. The revised site plan must be sealed by a registered architect, civil engineer, landscape architect or professional community planner. The zoning and land use of adjacent property should be identified on the site plan.

Birchler Arroyo recommends approval of the site plan subject to this additional information being provided.

Leland Calloway was present representing Nextel Communications. He was given the opportunity to address the issues that were raised by the planning consultant. Calloway commented that Nextel is willing to provide all of the items outlined in the planning consultant's review letter.

Calloway informed the board that he spoke with Tom Waffan, General Manager of SOCWA, about the proposal. The accessory building will have a brick façade and pitched roof as

requested by Waffin and additional screening will be provided. Nextel has agreed to pave the existing gravel drive.

The board asked the applicant to provide the Planning Board with written permission from the owner of the property to collocate on the water tower. Calloway stated that Nextel has agreed to pay a \$50,000 up-front fee to SOCWA to locate its antennas on the facility with a monthly rental fee of \$1,500.

The board asked that the plans include a note agreeing to adequate provisions for removal of all or part of the facility by the company in accordance with the Ordinance.

A full set of drawings with foundation and engineering plans will be revised to reflect the changes suggested and will be sealed by a registered engineer.

Fox raised the question of whether a public hearing should be held on the Nextel request for collocation of antennas on the water tower, considering that there was no Village approval of the existing antennas on that structure for the reason that they were installed before the Village adopted a wireless communications ordinance. Also, the proposal will locate a larger accessory building than what is presently existing on the site.

Wyrosdick reiterated that the support structure is not a new structure and the water storage tank is being used to support wireless communication antennas. It is her interpretation of the ordinance that the water tower facility can be treated as a permitted principal use.

There were members of the board who favored holding a public hearing on this request from Nextel in light of the ongoing 14 Mile Road Corridor Study. Other board members pointed out that the cell tower ordinance was written to encourage collocation and does not call for a public hearing for this request for collocation. This is a large site that meets all ordinance requirements.

The Planning Board will review the modified plans prior to approving the site plan. It was suggested that a letter be sent to the neighborhood homeowner association president to advise him or her that the Planning Board is considering this request for collocation.

MOTION by Bliven, supported by Domzal, that the site plan from Nextel Communications for collocation of antennas on the SOCWA water tower and placement of an accessory building on the site be tabled until the applicant provides the information requested by the Planning Board. This item will be placed on the agenda when a revised site plan is received. The neighborhood homeowner association will be notified of the subject matter for that meeting.

Motion passes unanimously.

REVIEW 14 MILE ROAD CORRIDOR INFORMATION (Zoning north side of 14 Mile)

In order to assure the compatibility of land uses for the Village of Beverly Hills within the study area, land uses in the adjacent City of Birmingham must be considered. Wyrosdick has prepared a memo describing the current land uses in Birmingham within the 14 Mile Road Corridor in accordance with its Zoning Ordinance and Master Plan. She commented that the Master Plan for Birmingham does not include any updated studies or proposals for this area.

Wyrosdick was asked if Birmingham city officials have been informed of the Planning Board's corridor study and whether there is a benefit to looking at some issues jointly. Wyrosdick responded that she will advise Birmingham that the Village of Beverly Hills is conducting this study and ask if they have input on the topic or would like to attend any Planning Board meetings.

John Smith entered the meeting at 8:26 pm.

The Planning Board will proceed with a discussion of goals and objectives for the 14 Mile Road corridor at its next meeting.

REVIEW FINAL DRAFT OF PATHWAY PLAN SUPPLEMENTS

The Planning Board asked the consultant to draft a letter to the Village Council that would accompany the Pathways Plan. This was a topic of discussion at a previous meeting. Board members discussed the content of this correspondence.

A few corrections and additions were suggested to the Pathways Plan text and map. Wyrosdick will incorporate the changes into the final plan. She will work with Fox on the transmittal letter to be sent to Council with the document.

REVIEW COST ESTIMATE OF PLANNING BOARD PRIORITIES

Birchler Arroyo provided the Planning Board with cost estimates for the 2001 priority projects established at the last meeting. The work program will include the Southfield Road Corridor Plan and incorporating portions of the Site Development Guidebook into the Zoning Ordinance. A memo from Birchler Arroyo includes a suggested work program for both projects and cost estimates.

There was some discussion on the Southfield Road Corridor Study. The board requested that the memo indicate the total estimated cost of the study and the anticipated annual cost. Wyrosdick was asked to provide the board with the total cost of preparing the pathways plan.

PLANNING BOARD COMMENTS

Jensen commended the Planning Board on the direction it provided with regard to redevelopment of the Bed Bath & Beyond building on Southfield Road. The businesses that have been impacted by this development have benefited. Jensen thinks that Bed Bath & Beyond has done a good job of improving that section of the business district.

PLANNING CONSULTANT’S COMMENTS

Wyrosdick informed the board that she and Dave Birchler will be attending the APA National Conference in New Orleans next month. She anticipates returning on Wednesday, March 14 in time for the next Planning Board meeting but may be late or absent if any delays are experienced.

MOTION by Domzal, supported by Tillman, to adjourn the meeting at 9:10 pm.

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**