

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

Absent: Fox

Also Present: Building official, Byrwa
Council liaison, Walsh
Council member, Downey

Vice-Chairperson Domzal called the meeting to order at 7:32 pm in the Village municipal building at 18500 W. Thirteen Mile Road. Domzal noted that planning consultant Kathryn Wyrosdick is not able to attend tonight's meeting.

APPROVAL OF AGENDA

MOTION by Borowski, supported by Smith, to approve the agenda 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 28, 2001

MOTION by Borowski, supported by Smith, that the minutes of a regular Planning Board meeting held on February 28, 2001 be approved as submitted.

Motion passes unanimously.

REVIEW PROPOSED GROUND SIGN FOR WOODSIDE ATHLETIC CLUB

A request for approval of a ground sign for Woodside Athletic Club was considered at the last Planning Board meeting. It was determined that the proposed signage exceeds the 32 SF maximum area allowed under the sign ordinance. The sign request was tabled to allow the applicant an opportunity to submit a revised plan.

Richard Howe, vice-president of the Woodside Athletic Club, understands that the ordinance requires that, when two single-faced signs are separated by a space not exceeding 36 inches, the open space between the two signs is considered part of the total sign area. The signs were moved closer together to comply with the ordinance. A revised drawing shows that the square footage of each sign plus the area between the signs equals no more than the allowable 32 square feet.

Byrwa indicated that Howe met with board member Bliven and determined that the modifications proposed by Woodside Athletic Club would satisfy the ordinance requirements with regard to size and location of the sign. Byrwa mentioned that he and Bliven agree that the applicable section of the ordinance could use clarification when the board considers minor zoning ordinance text amendments.

Smith asked whether he should recuse himself from voting on this sign request because he is a member of the Woodside Athletic Club. It was the sense of the board to accept Smith's judgment in this matter. Smith did not recuse himself.

Belaustegui questioned whether the revised placement of the sign is acceptable to the applicant. Howe did not think that moving the signs closer together is a significant compromise.

Tillman noted that the four foot height of the new sign is an increase over the two foot height of the previous sign at Woodside Athletic Club. She cautioned that the sign, which is located on a traffic island, should not interfere with the line of sight as cars enter and exit the site and compromise safety.

Howe responded that the front of the sign is located 23 feet from the road. Motorists stop at the end of the driveway before they turn onto 13 Mile Road. The sign will not obstruct the

vision of someone pulling out of the site. Howe believes that Tillman's concern is addressed by the location of the sign.

Byrwa commented that the proposed sign does not project into the road right-of-way. The maximum allowable sign height is six feet; the applicant is proposing a four foot high sign.

MOTION by Borowski, supported by Jensen, to approve the proposed ground sign for Woodside Athletic Club.

Roll Call Vote:
Motion passes unanimously.

REVIEW PROPOSED GROUND SIGN FOR APOSTOLIC CHRISTIAN CHURCH

Mike Mazurek, Trustee of Apostolic Christian Church, distributed a revised drawing that shows the placement of the new sign 40 feet from the driveway rather than 15 feet as indicated on the original drawing. The revised location will provide a better line of sight for people turning onto 13 Mile Road. The sign will also be more visible from the road.

The proposed sign will replace a V-shaped sign that exceeds the square footage allowed in the current zoning ordinance. The church is proposing to erect a standard, changeable message sign. The sign will be internally illuminated.

Byrwa questioned whether the lighting will be controlled with a timer. The ordinance prohibits illumination of a sign past 11 pm or before 7 am. The applicant agreed to use a timer to control the hours of illumination.

In response to a comment from the board, the applicant will change the dimension noted on the site plan from the sidewalk to the sign to a firm 20 feet and indicate the dimension from the easement line to the sign as 15 feet plus or minus. This will alleviate the need to have the property surveyed.

MOTION by Borowski, supported by Tillman, that the request from the Apostolic Christian Church for a ground sign be approved subject to the applicant installing a timer on the sign to limit the hours of illumination and subject to the sign being placed 20 feet back from the sidewalk.

Roll Call Vote:
Motion passes unanimously.

DISCUSS GOALS AND OBJECTIVES FOR 14 MILE ROAD CORRIDOR

The Planning Board is in receipt of a revised draft of the existing conditions section of the 14 Mile Road corridor study. The draft incorporates suggestions and comments raised at the last board meeting. Members reviewed the document and proposed further modifications to the text and a correction to the map. Belaustegui will convey these notes to planning consultant Wyrosdick and work with her on text revisions.

The board discussed the format for a public discussion of the 14 Mile Road corridor that will be held at the next Planning Board meeting on March 28. It is anticipated that the planning consultant will make introductory comments that will include information contained in the existing conditions report. An enlarged map of the study area will be displayed.

Board members suggested preparing a handout indicating why the Planning Board is conducting this study and listing key questions and topics for public discussion. The board will encourage public discussion on the general concept of buffering between 14 Mile Road and the inner residential area and whether residents are interested in residential dwellings such as townhouses or small office buildings. Parking is an issue that should be raised.

Lawrence Needham of 15588 Kirkshire expressed his support for multiple residential housing on east 14 Mile Road. He is in favor of R-M zoning or perhaps a new zoning category that would not allow a solid row of apartment buildings. He thinks that townhouses separated by green space would be appropriate for that area and would improve property values.

Needham related that he has spoken with quite a few people in the neighborhood who live both on 14 Mile and on Kirkshire, and most of them support the idea of townhouses. Land values are depressed and builders may be interested in developing that property. Needham would like the planning consultant to investigate multiple family residential zoning for this area.

John Smith left the meeting at 8:35 pm.

Domzal expressed the view that the Village coordinate closely with the City of Birmingham to share information on this corridor study.

REVIEW MEMO FROM BIRCHLER ARROYO TO VILLAGE COUNCIL ON PATHWAYS PLAN

Board members discussed a draft letter to the Village Council that will accompany the pathways plan. Additional changes proposed by the board will be related to planning consultant Wyrosdick by Belaustegui. With regard to Council adoption of the pathways plan, there was a consensus to recommend that appropriate approvals be given that will provide a basis for funding opportunities.

Bliven and Downey entered the meeting at 9:00 pm.

Belaustegui noted that the pathways plan does not address the ordinance requiring that sidewalks be constructed as part of new development in the Village. He questioned whether this will result in a potential conflict between the ordinance and the pathways plan.

REVIEW REVISED PLANNING BOARD PRIORITY LIST AND COST ESTIMATE FROM BIRCHLER ARROYO

Birchler Arroyo submitted a revised cost estimate to complete the Planning Board priority projects for 2001. It was clarified that the Southfield Road Corridor Plan is a multi-year project. Jensen emphasized the need for a dialog with the planning consultants on the expectations of the Southfield Road Corridor Study.

It was the sense of the board to forward the memo to administration for submission to Council for its consideration.

PLANNING BOARD COMMENTS

Board members congratulated Dave Domzal on his election to the Village Council. Doyle Downey and Todd Stearn were also congratulated on their re-election to Council.

Borowski commented that he is pleased that the park millage was approved by the electorate. He congratulated the Village because 2,010 people cast a ballot, which is 40% more than the usual voter turnout.

Bliven commented that Norm Robiner returned his Planning Board materials to the Village office. Photographs of Village identification signs were transferred to Jensen.

Belaustegui noted that 2,010 ballots represents 24% of the registered voters of the Village. Only 20% of the registered voters cast a ballot in last year's election when there was a millage proposal for a 2 mill increase on the ballot. Belaustegui commented on a cultural change evidenced by the park millage vote. He is pleased that the Village is moving into the future.

Jensen agreed that something significant is happening in the community. He commented on the past policy of deferred maintenance in the Village, which results in citizens having to deal in 2001 with many things that should have been taking place over the last 25 years. Jensen thinks it is significant that the citizens came forward and voted to pay to make improvements to the park.

Domzal thanked Planning Board members for supporting him during the Council election. He commented that it has been great working with the Planning Board members, who have put so much into the Village over the years. He has learned a lot about Beverly Hills.

Domzal expressed the view that signage is critical for the image of the Village. Signage will have a dramatic, immediate impact on the community.

BUILDING OFFICIAL’S COMMENTS

Byrwa stated that he met today with an architect regarding the Buckles & Buckles expansion project on 17845 W. Fourteen Mile Road. The size of an existing office building is being increased. He remarked that the project is coming along well after a late start.

Byrwa displayed a site plan showing a proposed modification to the approved plan that will add two parking spaces on the property. The spaces do not infringe on the right-of-way. He requested direction from the Planning Board on how to proceed. Byrwa does not advise requiring a new site plan.

Questions from the board concerning drainage, location of parking, and greenbelt were addressed by Byrwa. The board asked Byrwa to review the amended plan for compliance with all ordinances and provide them with a memo summarizing that information. It is within the authority of the building official to approve a minor change in the site plan.

PUBLIC COMMENTS

Walsh updated the Planning Board on the process of recruiting a Village Manager for Beverly Hills.

MOTION by Borowski, supported by Tillman, to adjourn the meeting at 9:42 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.

**David Domzal, Vice-Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**