

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

Absent: None

Also Present: Building official, Byrwa
Council liaison, Walsh
Council member, 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 Smith, supported by Tillman, 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 A REGULAR PLANNING BOARD MEETING HELD ON WEDNESDAY, MARCH 14, 2001

MOTION by Hayes, supported by Jensen, that the minutes of a regular Planning Board meeting held on Wednesday, March 14, 2001 be approved as submitted.

Motion passes unanimously.

REVIEW REVISED SITE PLAN FROM NEXTEL COMMUNICATIONS FOR THE COLLOCATION OF ANTENNAS ON THE WATER TOWER AT 16111 W. 14 MILE ROAD

This agenda item was postponed until later in the meeting to allow an opportunity for a representative from Nextel to be present.

PUBLIC DISCUSSION ON 14 MILE ROAD CORRIDOR

Planning consultant from Birchler Arroyo, Kathryn Wyrosdick, presented introductory comments to the 14 Mile Road Corridor Study. The Planning Board would like to take an active role in the planning and development or redevelopment of the 14 Mile Road corridor. One of the reasons that this corridor is being studied now is due to the potential impact on the area that may result from the planned reconstruction and expansion of 14 Mile Road from Southfield to Greenfield. The Planning Board will review the land use in the area and determine whether to recommend any changes to the Village Council.

At this time the study consists of information on the current conditions of the corridor such as existing zoning, existing land uses, road conditions, planned road improvements and the type of utilities. Following tonight's public discussion, the Planning Board will begin to set goals that could be achieved through the analysis of this area. The input collected from this public discussion will help establish goals that will focus the remainder of the study.

The Planning Board is hoping to receive feedback from the public on the following:

- What problems or challenges are property owners or residents experiencing?
- Should anything be done to improve the corridor?
- Are land uses changing in the area? Are more homes being rented rather than owner occupied?
- What kind of uses should front 14 Mile Road in the future (single-family homes, small clusters of town homes, small offices, or other businesses)?
- Are there any other observations about this area?

Wyrosdick emphasized that the Planning Board is collecting as much information about the corridor as it can at this point. They would like input from residents on how they perceive the area where they live and what issues they think need to be addressed. The end result of the study may be recommendations for changes in land use, improvements to sidewalks or landscaping, or other things.

Fox related that the Planning Board periodically reviews the Village master plan. In addition, the board focuses on certain sub-areas of the Village. The board will probably proceed with a Southfield Road corridor study after completion of the 14 Mile Road study. The Planning Board views this as an opportune time to address the 14 Mile Road corridor area because of the upcoming road improvements. She emphasized that the Planning Board has no preconceived notions about recommending changes in land use. Input from area residents will be important in the board's consideration of recommending changes that will be beneficial to the community now and in the future. Fox added that the Planning Board is an advisory body that studies a situation on a planning level and makes recommendations to Council.

Lawrence Needham of 15588 Kirkshire stated that he is an advocate of rezoning the section of 14 Mile Road from Greenfield Road to the water tower to accommodate multiple family housing. He thinks that improvements to the area are needed, and he would like to see town houses or condominiums constructed with adequate green space. Needham recommended that the Village adopt a zoning designation that would prevent a solid wall of apartments. He thinks it should be understood that rezoning the area would not imply an obligation for a property owner to sell their property.

Paul Lambertson of 16075 Kirkshire commented that he moved to Beverly Hills because it is a residential area. He prefers traditional homes and opposes rezoning in the area. He mentioned that sewer problems are experienced during heavy rains and suggested that any redevelopment should consider the impact on the sewer system.

Alan Safford of 15825 14 Mile Road stated that he is open to any developer who would approach him with an offer. He commented on the difficulty residents experience with selling their homes in that area. He questioned whether some of the homes are worth renovating due to the proximity to 14 Mile Road. Safford expressed the view that some of the rental homes are in a state of disrepair because Beverly Hills does not have a landlord inspection program.

Ron Kovel of 16241 Birwood questioned why 14 Mile Road is being extended to three lanes. He expressed the opinion that two lanes are adequate for 14 Mile Road and that three lanes will increase traffic and promote speeding. He thinks that widening the road will lead to other problems.

Fox informed the residents that discussions on reconstruction of the road began years ago with the Road Commission for Oakland County proposing that 14 Mile Road be widened to five lanes between Greenfield and Southfield Roads. Fourteen Mile Road is under the jurisdiction of the Road Commission. Beverly Hills objected strenuously to a five lane road. Representatives from Beverly Hills and Birmingham sat down with Road Commission representatives, and eventually it was decided that a three lane road would be constructed with the middle lane being a turning lane. The road will flare at the major intersections to allow for additional turn lanes. The ditches will be eliminated and the road will be constructed with curbs and gutters. Plans are proceeding for this road improvement.

In response to an inquiry, Kovel was informed that the Road Commission will replace any existing sidewalk that is disturbed by the road construction. There is currently a sidewalk extending from Southfield to Greenfield on the Beverly Hills side of 14 Mile Road.

Paul Kulhanjian of 17295 14 Mile Road was concerned about the noise that will result from the increased traffic due to the road widening. He suggested that trees be planted along the roadway to block noise and create a residential effect. He also expressed concern about drainage and potential basement flooding in the area.

Robert Walsh, Council member, explained that the portion of Acacia Drain relief sewer that will go under 14 Mile Road will be constructed in advance of the larger sewer project so the road will not have to be disrupted twice. The relief sewer is being built for a 10 year storm. The Village of Beverly Hills is responsible for 70% of the cost of the drain and Birmingham will pay 30% of the cost.

Jensen emphasized that the road reconstruction and drain project has already been decided. The Planning Board is trying to determine what to do to make this area a better place to live from here going forward.

In answer to an inquiry, Byrwa stated that the roadway will go from three lanes to five lanes at the intersections of Pierce and Southfield Roads. The county is in the process of preparing

drawings and site plans, which will be available for public review in the near future. It is anticipated that the sewer construction and road work will begin early next year.

Chris Martin of 17540 Birwood stated that he thinks it is important that the area remain residential. He is not in favor of any improvements to 14 Mile Road that would increase vehicle speed and traffic. He asked if there is any intent to change the speed limit on 14 Mile Road. Martin is concerned about protecting the safety of area residents.

Fox stated that the Road Commission will determine the speed limit because 14 Mile Road is under its jurisdiction. Residents can write to the Road Commission of Oakland County and indicate their desire to lower the speed limit given the residential character of the street. Fox read the address for the Road Commission.

Martin questioned on what issues the Planning Board could make recommendations. Fox responded that the Planning Board is concerned with the land use of the property in Beverly Hills on that corridor. It can recommend changes to the present plan for land use. The Planning Board does not have authority over the road. A problem with sewers or drainage would be considered in making a determination about land use. Fox stated that this board can make recommendations with respect to zoning use, landscaping, and aesthetic recommendations.

Martin was concerned that rezoning to allow multiple family dwellings would adversely affect property values of the homes along 14 Mile Road.

Cynthia Nagle of 15823 Kirkshire thinks that the proposed changes at the Pierce and 14 Mile Road intersection are extravagant for the people's needs. She commented on the difficulty with crossing the road at 14 Mile and Southfield. Nagle maintains that an intersection with five lanes diminishes the sense of community. If 14 Mile is to be three lanes, Nagle would like to see bike paths and sidewalks for pedestrian accessibility and trees along the road to provide a barrier from the sound.

Shelley and Rick Sams of 17234 Kirkshire were present. Shelley Sams asked how long the construction will take. The Planning Board did not have an answer. Sams feels that a five lane intersection at Pierce and 14 Mile Road is excessive. She asked if there will be a time when the residents can vote on what they would like to see on 14 Mile Road.

Fox outlined the process of the corridor study. After the Planning Board sets goals and discusses alternatives, it will arrive at a proposed plan. There will be another public discussion to present what has been prepared in an attempt to receive additional comments from the public. The Planning Board will present its recommendations to the Council for consideration. The Council is likely to hold a public hearing before it adopts recommendations from the Planning Board.

Mike Buckles of 16910 Locherbie commented that the road will not be any wider considering the ditches along the side of the road; however, cars will use the entire width. He suggested creative thinking as far as street lights and landscaping along the road to act as a buffer from the residences. He also suggested erecting signs saying this is a pedestrian area or installing flashing lights in advance of the traffic signal. Buckles proposed that the Village take advantage of whatever influence it has with the Road Commission to add aesthetic and safety features to the road.

Fox stated that the address of the Road Commission for Oakland County is 31001 Lahser Road, Beverly Hills 48025. Buckles suggested placing this information on the Village web page.

Douglas Bacon of 17139 Kirkshire thinks that planting trees along the roadway would help distinguish 14 Mile Road as a residential and not a commercial area.

Marge Roller of 15601 14 Mile Road commented that the ditches are treacherous, especially in the winter. Fox stated that the ditches will be replaced with curbs and gutters with drainage. Roller mentioned that the road design should take into consideration that heavy truck traffic uses 14 Mile Road.

Lorraine Henning of 15625 14 Mile Road had a question on the road design in the area of the right turn lane onto Greenfield Road. Fox responded that, when the drawings are completed, they will be available for public review at the Village office.

Doyle Downey of 30865 Lincolnshire, Council member, stated that he lived at 16300 Kirkshire for over a decade. He suggested that consideration be given for a pedestrian crossing that would facilitate people crossing to the north side of 14 Mile Road from the east end of the water tower property. Downey suggests that the Planning Board offer specific recommendations to Council so that Council could speak as a Village to the Road Commission regarding some of the community's desires for safety and pedestrian accessibility.

Edward Toth of 17500 Kirkshire would like the area to remain residential. He encouraged area residents to write letters and make phone calls to the Road Commission to express their opinions about the road widening and safety issues related to pedestrians and traffic. Toth commented on the difficulty of pedestrians trying to cross 14 Mile Road at the Southfield Road intersection, particularly because of the green arrow on Southfield Road.

Kyle Bukowski of 15805 W. 14 Mile Road questioned when the decision was made to widen 14 Mile Road. Fox answered that she recalls discussions about the improvement of 14 Mile Road beginning in the late 1980's or early 1990's.

Bukowski supports the idea of rezoning for multiple family dwellings on 14 Mile Road between Greenfield and the water tower. He would like to see trees along the roadway.

Bob Smith of 16907 Birwood thinks that the Village and its citizens should continue to speak up about the 14 Mile Road widening. He opposes any changes that would increase the traffic on 14 Mile Road. He suggests planting trees along Pierce as well as 14 Mile Road to maintain the residential character of the area. Smith expressed the view that the road widening will damage property values and the quality of life in the area.

Smith questioned the Village's regulations with respect to lighting of signs. He questions the need for an illuminated sign on the medical building on the east side of Pierce south of 14 Mile Road. Byrwa indicated that the ordinance states that lights should be turned off one-half hour after closing or no later than 11 p.m. He will check this sign.

Fox stated that the Planning Board is taking all comments and concerns about traffic, pedestrian safety and the way these intersections will look into consideration.

Tillman asked Smith how he feels about multi-family condominiums or duplexes. Smith objects to an increase in density and is opposed to anything that would encourage rental properties.

Brian Gira of 16989 14 Mile Road questioned whether a development is proposed for this area.

Fox responded that there are no developments planned. The Planning Board knows that the road will be reconstructed and widened, and it is trying to plan for the future by looking at land use in the area. Recommendations for changes in the land use will be made if the Planning Board thinks they are appropriate.

Gira questioned whether a berm is allowed on private property to block out the noise. Byrwa responded that there are regulations concerning grade and how much dirt can be brought onto a site. A berm may require a grading plan to ensure that the property owner is not adversely affecting the abutting properties.

Gira feels that there will be a loss in property value with the widening of the road.

Larry Needham reiterated his support of rezoning on 14 Mile Road to permit multiple family housing such as town houses or condominiums. He understands that the Road Commission for Oakland County has jurisdiction over 14 Mile Road, as well as Greenfield and Southfield Roads. Needham suggests that the Village may be able to put some pressure on the Road Commission to address citizen's concerns relative to safety and aesthetics.

Further questions and comments from members of the audience were addressed by the board. Fox thanked everyone for coming and invited them to attend the second public discussion on this topic or any other Planning Board meeting.

The Planning Board recessed at 9:06 p.m. and reconvened at 9:15 p.m.

REGULAR PLANNING BOARD MEETING MINUTES – MARCH 28, 2001 – PAGE 5
REVIEW REVISED SITE PLAN FROM NEXTEL COMMUNICATIONS FOR THE COLLOCATION OF ANTENNAS ON THE WATER TOWER AT 16111 W. 14 MILE ROAD

Leland Calloway representing Nextel Communications was present requesting approval of a revised site plan to collocate 12 antennas on the Southeastern Oakland County Water Authority (SOCWA) water tower and locate a 240 SF accessory equipment building on the site. The revised plan reflects the additional information requested by the board and planning consultant at the February 28, 2001 Planning Board meeting.

The board reviewed the changes to the site plan. There was discussion about the proposed material that will be used to construct the accessory building. A brick building was requested by the board. The plan notes that the exterior walls will be pre-cast washed aggregate masonry, which is a concrete wall with a textured brick pattern. Calloway indicated that this is the standard cabinet construction used by Nextel. After some discussion, there was a consensus that the proposed wall with a brick texture is acceptable. It was noted that the building should be landscaped as described on the site plan.

There was a question from the board as to whether SOCWA adequately maintains this property. Byrwa commented that he has received no complaints from area residents about the maintenance of the property. He related that Public Services Director Spallasso sits on the SOCWA board and has asked the Authority to be attentive to the condition of that site.

The applicant agreed to a couple of minor corrections requested by the board. Several questions from residents present in the audience were addressed by the board.

MOTION by Bliven, supported by Smith, that the site plan from Nextel Communications for the collocation of antennas on the water tower at 16111 W. 14 Mile Road and construction of an accessory building be recommended for approval as submitted with the modifications discussed today and with the understanding that the accessory building will be constructed of pre-cast masonry brick-finish panels to be surrounded by trees as proposed in the drawings.

Roll Call Vote:

Fox	- yes
Hayes	- yes
Jensen	- yes
Smith	- yes
Tillman	- yes
Belaustegui	- yes
Bliven	- yes
Borowski	- no

Motion passes (7 – 1).

REVIEW MEMO FROM PLANNING BOARD TO COUNCIL ON PATHWAY PLAN

The board reviewed a draft memorandum from the Planning Board that will accompany the Pathways Plan when it is presented to the Village Council. A few changes were suggested and will be incorporated into the cover letter.

It was noted that the Council will be involved in budget deliberations throughout April and a portion of May. It is anticipated that the Pathways Plan and cover letter will be printed in its final form and presented to Council in late May or early June.

REVIEW INFORMATION FOR THE ADDITION OF TWO PARKING SPACES AT THE BUCKLES & BUCKLES SITE AT 17845 W. 14 MILE ROAD

Byrwa stated that he has discussed the revised plan for parking lot expansion, grading, and drainage with Mr. Buckles' architect, Joe Philips. The architect reviewed the revised plan and complied with the Village's request to submit a landscaping plan and provide for a 10 foot buffer in the front of the property. It is the architect's professional opinion that adding the two new parking spaces will not have an appreciable effect on the drainage system nor impact the right-of-way in 14 Mile Road. Byrwa and Renzo Spallasso from the engineering department have reviewed the proposal and have no objections to the addition of two parking spaces at the site.

Michael Buckles stated that there are no engineering problems with adding two parking spaces. The additional spaces are being requested in order to keep the staff and visitors on his property and not on the street.

The Planning Board discussed this minor change to an approved site plan. Byrwa recommends approval of the modified site plan. No Planning Board action is necessary.

PLANNING BOARD COMMENTS

Borowski commented that he was pleased by the turnout of area residents to discuss the 14 Mile Road corridor plan. There were 21 people present. The views expressed were primarily related to traffic and concern with the adequacy of the sewer system. Borowski noted that these are the main concerns of citizens when they have an opportunity to speak. The Planning Board should try to accommodate their wishes as best as it can.

Fox commented that she received a “Citizens’ Guide to Transportation Planning in Southeast Michigan”. She asked board members to contact her if they are interested in reviewing this SEMCOG publication.

It was announced that the 2000 census figures were released today. The Village’s population is 10,437, which is down by 173 people from the 1990 census. A suggestion was made to post the Village’s census information on the Beverly Hills web site.

BUILDING OFFICIAL’S COMMENTS

Byrwa informed the board of a tentative date for a Council budget meeting on Monday, April 9. The Zoning Board of Appeals meeting scheduled for the same evening will be moved to the Township of Southfield building.

PUBLIC COMMENTS

Walsh commented that SEMCOG moved last week to the Buhl building in Detroit. Walsh updated the Planning Board on the process of selecting a new village manager.

MOTION by Borowski, supported by Tillman, to adjourn the meeting at 10:00 p.m.
Motion passes unanimously.

Carry over items:

- 1 - Entranceway signs (10-27-99)
- 2 - Fourteen Mile Road Corridor Study (10-11-00).
- 3 - 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.
- 03/28/01: Recommendation to approve site plan from Nextel Communications

**Sharon Fox, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**