

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

Absent: Bliven

Also Present: Building Official, Byrwa
Planning Consultant, Wyrosdick
Council President, Stearn

Chairperson Fox called the meeting to order at 7:35 pm in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVAL OF AGENDA

MOTION by Borowski, supported by Tillman, to approve the agenda as prepared.

Motion passes unanimously.

PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA

Chairperson Fox stated that she failed to read into the record at the last Planning Board meeting a letter dated March 19, 2001 from Jennifer E. McClure of 16925 Kirkshire presenting her input on the 14 Mile Road Corridor study. Her letter and attachments will be included as part of the record of the public discussion.

APPROVE MINUTES OF A REGULAR PLANNING BOARD MEETING HELD ON WEDNESDAY, MARCH 28, 2001

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

Motion passes unanimously.

DISCUSSION OF 14 MILE ROAD GOALS AND OBJECTIVES

The next element of the 14 Mile Road Corridor Study involves setting goals and objectives that will lead to a preferred plan for the future development of the corridor. In order to assist the Planning Board in its discussion of goals and objectives, planning consultant Wyrosdick prepared a summary of comments made during the public discussion held at the March 28 Planning Board meeting.

Wyrosdick asked board members for direction on what they feel should be the goals of the corridor study. These goals will be developed into specific objectives and strategies that are intended to result in a particular quality and character for the 14 Mile Road corridor. This will be achieved by following a set of public policies designed to permit measurable progress towards achieving the community's objectives.

In addition to a number of remarks from the public on the road widening, there were quite a few comments that focused on topics such as landscaping/buffering along 14 Mile Road, adding pedestrian amenities, and exploring traffic calming measures. There were mixed opinions regarding more intense residential zoning in the area.

Planning Board members discussed goals for the 14 Mile Road corridor. Fox stated that she would like to see less driveways on 14 Mile Road, particularly in the area from Greenfield to the SOCWA property. She suggested looking at the traffic pattern for the office buildings at the corner of Pierce.

Smith noted that one of the challenges listed in the corridor study relates to rental homes in the area and how they can create maintenance issues in some cases. He would like to obtain more specific data on the number of rental homes on 14 Mile Road. Another challenge listed in the written material indicates that existing shallow lots may make redevelopment on individual lots unlikely as it is currently zoned. He questioned whether the property from Madison east could accommodate expansion or redevelopment. It was noted that there are many non-conforming lots in that area.

Wyrosdick remarked that some of the options will be evident once we begin looking at alternative designs. Property owners on that section of 14 Mile Road have said they have a difficult time keeping their homes up-to-date because the value is so low that it is not cost effective to do so. This may be an area for major redevelopment. Wyrosdick commented on the possibility of housing with shared common walls at a similar density to the existing zoning district.

Byrwa was asked to provide the board with data on building permits pulled for home and business improvements in the section of 14 Mile Road from Greenfield to the water tower property over the last five years. Design criteria can be imposed on business owners to a certain degree when they apply for permits to improve their property.

Belaustegui mentioned some of the goals raised by the public. Residents who participated in the public discussion at the last Planning Board meeting indicated that they want the 14 Mile Road corridor to remain residential and perhaps become more residential. Belaustegui commented that he would like the area to remain and look more residential. That goal may include a number of things such as incorporating the site development handbook into the Zoning Ordinance so that business properties in that area will look more residential. The business district east of Pierce needs attention.

Another issue raised by the residents was the need to make the area more pedestrian friendly on both sides of the road. Belaustegui stated that residents talked about trees and landscaping to improve the residential appearance of the corridor and act as a barrier for traffic noise. He thinks that a goal should be to make this area an attractive entrance and border to the Village.

Belaustegui proposes a goal that would allow for redevelopment of the section of 14 Mile Road from the SOCWA property to Greenfield Road to accommodate attractive town houses.

There was discussion on the density that would be acceptable in the area from Madison to Greenfield. Jensen expressed the view that the kind of product that can be produced rather than the density will be the problem. If development is limited to the current density, this area may never be redeveloped because there is no incentive for a developer to spend the money to purchase and redevelop that property. With no incentive from a business point of view, developers will not take a risk. Jensen outlined a possible footprint for town homes in that area. Fox suggested that permitting higher density housing would also allow more creativity to provide pockets of open space.

In response to an inquiry from the board, Wyrosdick commented that the City of Birmingham has no plans to redevelop its side of the 14 Mile Road corridor.

Tillman would like to see more residential looking business development in the area. She would encourage redevelopment of the entire corridor from Southfield to Greenfield and improvement of the housing stock along 14 Mile Road. Tillman supports zoning that would allow multi-housing units along the corridor. She expressed concern that the property across the street in Birmingham near Greenfield Road will adversely affect the sale of high quality multi-housing in the Village. She suggests that Beverly Hills work with Birmingham on this. Tillman thinks that the Planning Board should encourage the area to become more aesthetically pleasing while doing overlay zoning and promoting redevelopment.

Borowski stated that his primary goal is that the area remain residential. He thinks that the Village can provide incentive to redevelop in a number of ways including tax incentives, increased density, or by a contribution on the part of the Village. He thinks that incentives should be discussed.

Jensen suggests that one of the goals should be to do something to make this redevelopment happen at the end of this study. He would like to do a study of demographics and ultimate sale prices. Fox remarked that the Planning Board discussed inviting potential developers and possibly real estate people to meet with the board.

Wyrosdick commented that the corridor study will plan for future development and redevelopment that will enhance the corridor. At the end of the work program, the board will review all the alternatives and decide which alternatives it thinks will work best in the area.

This may mean inviting developers to a meeting for their input. The final step will be to decide on the most preferred alternative and how it can be achieved.

Wyrosdick will review the input received from the Planning Board at this meeting, group it into general goal statements, and define the objectives of the study. She will present this in written form to the Planning Board for its consideration.

Byrwa will provide the board with statistics on redevelopment done on the corridor. The Planning Board requested the most recent data on SEVs, Taxable Value and Tax Revenue for properties on 14 Mile Road.

Tillman volunteered to do a survey of the non-homestead properties to determine which are rental homes. Non-homestead properties are indicated on the tax rolls. She will ask the Village office to provide the addresses and phone numbers of the non-homestead property.

Smith anticipates that there will be questions from area residents on the effect that increased density will have on the capacity of the sewer system. Byrwa stated that the portion of the Acacia Relief Sewer under 14 Mile Road will be constructed next year in conjunction with the road reconstruction.

It was noted that the amount of water contributed to the sewer system by residential use is minor compared to the effect of a heavy rain and resulting storm water. The new sewer will increase the capacity, but there can be no guarantee that there will never be a sewer overflow during a rain event. Public Services Director Spallasso will be asked for a written report on mechanisms that will be required to minimize the effect of water runoff if the density is increased.

ELECTION OF VICE-CHAIRPERSON

Former vice-chairperson Dave Domzal was elected to the Village Council in March. Fox opened the floor for nominations for the office of vice-chairperson of the Planning Board.

Tillman nominated Vince Borowski as vice-chairperson. There were no further nominations. The board unanimously elected Borowski as vice-chairperson.

PLANNING BOARD COMMENTS

Jensen commented that Chairperson Fox attended Monday's joint meeting of the Village Council and Finance Committee for review of the draft budget for fiscal year 2001/02. Fox stated that the Planning Board's budget request was approved as submitted.

Belaustegui asked if the Council has chosen a replacement for Dave Domzal. Stearn responded that this will be a topic of discussion at the April 16 Council meeting. There is only one application on file for this position. Council may decide to extend the time period for submitting applications.

Smith asked Byrwa about the status of replacing the aerial map of the Village on display in the meeting room. Byrwa will check into this and report to the board.

Smith questioned the number of new building permits in the Village. Byrwa responded that there are probably more than 100 open permits for home additions. Nine of the eleven units in the Chawney development have been sold.

Borowski asked if the Village has received specific census results for the Village. Byrwa related that information was received on the number of residents but no demographic data is available at this time.

PUBLIC COMMENTS

A resident who lives on 14 Mile Road between Greenfield Road and the water tower property stated that he supports the idea of redevelopment of that section of the corridor for condominium housing. He indicated that the quality of the housing in that area is such that people do not put a lot of money into maintaining their homes.

He was asked if the people who attended the March 28 public discussion represented the thinking of the residents in that area. He did not think it was clear from the notice mailed by the Village that the Planning Board was considering redevelopment of the corridor. Residents may have thought that the meeting was about the road reconstruction. The Planning Board will clarify the wording in the notice of meeting sent to area residents for the next public discussion.

MOTION by Borowski, supported by Smith, to adjourn the meeting at 9:00 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