

Present: Chairperson Fox; Members: Bliven, Hayes, Jensen, Smith (late) and Tillman

Absent: Belaustegui and Borowski

Also Present: Building Official, Byrwa
Planning Consultant, Wyrosdick
Alternate Council Liaison, Munguia

Chairperson Fox called the meeting to order at 7:37 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVAL OF AGENDA

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

Motion passes unanimously.

APPROVE MINUTES

MOTION by Tillman, supported by Hayes, that the minutes of a regular Planning Board meeting held on Wednesday, April 11, 2001 be approved as submitted.

Motion passes unanimously.

REVIEW INFORMATION FROM BIRCHLER ARROYO ON 14 MILE ROAD CORRIDOR STUDY

Planning consultant, Kathryn Wyrosdick, stated that she has applied information gathered from the public discussion and the analysis done by the Planning Board to preparing goals and objectives to guide future development in the 14 Mile Road corridor. The goals will provide the necessary focus for long-range policies and action programs.

Goals are general statements about the quality and character of the community that are not easily quantified or measured. The following goals have been identified: Create a corridor that is an identifiable entryway to the Village; Strengthen and maintain the residential character of the corridor, and; Development in the corridor should compliment other land uses. Wyrosdick discussed these goals, which were followed by a list of specific and measurable objectives that can be prioritized and pursued. The board reviewed the goals and objectives prepared by the consultant and suggested a few text changes.

Wyrosdick has prepared text and maps presenting alternative land use arrangements for the corridor. The alternate arrangements focus on residential use. The non-residential uses on 14 Mile Road include office uses and a church, which are complimentary uses for a residential area.

The focus of the 14 Mile Road corridor study is maintaining the residential character in the corridor while allowing the type or intensity of the residential use to change. High quality development of the area will be key to the corridor's future redevelopment. Wyrosdick used some of the ideas brought up by the Planning Board to provide build out scenarios showing how the land is built out now and how it could be developed under different scenarios with current zoning and with a higher density multiple family zoning.

Alternative A focuses on redevelopment of the block along 14 Mile Road east of Pierce to Kirkshire. Alternative B focuses on higher density residential land uses east of Pierce Road along only the frontage of 14 Mile Road. Alternative C focuses on higher density residential land uses east and west of Pierce Road only along the frontage of 14 Mile Road. The lots west of Pierce are larger and there is more of a single-family density feeling there opposed to the area east of Pierce where there is multiple family use across the street in Birmingham.

Wyrosdick outlined the build out scenario for each area looking at existing single family and multiple family zoning districts in the Village compared with a new multiple family/townhome land use. The illustrations are meant to provide the Planning Board with an understanding of what the various alternatives mean in terms of dwelling units if the area is redeveloped under a different zoning district. Wyrosdick maintains that some type of town house product could be developed on the 150' lot width along 14 Mile Road assuming that much of the land is assembled for redevelopment rather than individual lots being developed.

There are a number of ways that the Planning Board could proceed. It could recommend developing a new zoning district for adoption into the zoning ordinance. It could create an overlay

type of district that allows for certain types of architectural details looking specifically at entryway features – landscaping, sidewalks and lighting. These elements could be enforced through an overlay district that focuses on higher standards of architecture and landscaping. The board could also consider an overlay district that allows higher density as well as architectural and landscaping features. An overlay zone would require rezoning if the board is considering changing land uses. There are techniques and alternatives that are available depending on how the Planning Board chooses to proceed. Wyrosdick commented that her function is to facilitate the process.

The board discussed the alternative residential land uses for the area. It was the sense of the Planning Board that the scenario outlined in Alternative A is too far reaching and should probably not be considered. The board is considering development of only town homes that are owned and not rental units. It was mentioned that the Village's multiple zoning district allows a maximum 7.5 units per acre, which is not a very high density zoning. It was suggested that two or two and one-half stories should be the maximum height of a dwelling in order to retain a residential character.

Reference was made to the small clusters of town houses in the Village along Southfield Road. It was indicated that these units were court-ordered prior to the Village's adoption of a multiple family housing zoning district.

There were board members who were interested in what a 15 unit/acre multiple family structure would look like in this area. Jensen encouraged the board to look at different scenarios and layouts before making a decision based on dwelling units per acre.

Wyrosdick proposed that the Village will need to regulate both density and design standards. A municipality has to rely on units per acre because it will increase the population and the demand on public services. Wyrosdick can provide examples of products that will help the board develop design standards to be included in the zoning ordinance.

Wyrosdick was requested to provide the board with sample overlay zoning district language. She was asked to bring pictures of the existing townhouse units on Southfield Road with density and square footage information. Wyrosdick will provide visual concepts of town house units in other communities that are attractive and would fit into the corridor area.

Fox stated that the issue has been raised in this community that there is not enough housing for older residents who want to sell their homes and move into a condominium in the Village that is smaller and requires less upkeep.

Board members were concerned about multiple residential development that is attractive and architecturally pleasing to the community. It is important to have design standards sufficient to make sure that the building façade and landscaping on 14 Mile Road is aesthetically pleasing and will increase the value of the Village.

John Smith entered the meeting at 8:26 p.m.

The Board reviewed data provided by Bliven on land appraisal, square footage, SEV, taxable amount, and tax revenues for property in the 14 Mile Road corridor area.

Byrwa researched building permit activity over the last six years and found permits issued for only five properties on 14 Mile Road between Southfield Road and Greenfield Road in the Village. Only one building permit for windows was issued for a private residence. All other permit activity was for work on office buildings.

Fox commented that sale prices of homes in the 14 Mile Road corridor area may be useful and could be obtained from the Southfield Township offices.

PLANNING BOARD COMMENTS

Bliven observed that the Village erected new identification signs at the municipal building and public safety department building. He noted that Council has not approved the erection of those signs in the public right-of-way. The placement of the public safety sign violates Ordinance Section 22.32.090, which requires a safety zone for cars approaching 13 Mile Road so that the line of sight is not blocked by a sign that is more than 36" high.

The Planning Board requested that administration submit the Village identification signs to the Planning Board for approval. It was clarified that the board reviewed and approved the basic design concept for the signs but has not reviewed the signage in terms of size and placement in accordance with the ordinance. Fox asked the liaison to communicate this to the Village Council.

Smith questioned the status of the Chawney development. Byrwa believes that there are two lots out of eleven that have not been sold.

Smith asked if the aerial map on display in the meeting room will be replaced soon. Bliven indicated that the Village is talking to Birchler Arroyo about updating the aerial map. There was an attempt to print an updated map in house, but the Village's plotter is not adequate.

BUILDING OFFICIAL COMMENTS

Byrwa will pass along the board's request to review the new municipal signage. He mentioned that there has been discussion with respect to illuminating the public safety department sign.

PUBLIC COMMENTS

Alternate liaison Munguia commented on the productive discussion that took place tonight relative to the 14 Mile Road Corridor study.

Munguia informed the board that Council has hired a new Village Manager, Brian Murphy, who will assume his position on June 4, 2001. Munguia stated that Council adopted the budget for the 2001/02 fiscal year on Monday night.

Council made an announcement of a vacancy on the Planning Board at its last meeting. A second announcement will be made at the next Council meeting. Munguia urged board members to talk to residents who might be interested in serving on the Planning Board.

Fox mentioned that there will be two new vacancies on the Planning Board at the end of June due to board members who will not seek reappointment. She also urged Council and board members to solicit interested parties for a position on this board.

Lawrence Needham of 15588 Kirkshire commented that he has been advocating a new residential zoning category that goes beyond the Village's multiple family zoning district. Some of the features he would like to see in a new zoning district are: 1) maximum two story building; 2) condominium ownership, not apartments; 3) no balconies on the second story; 4) three units maximum in a cluster, and: 5) eight foot barriers to separate 14 Mile Road property from Kirkshire.

Needham stated that the 14 Mile Road reconstruction has been described as a two-lane road with a center turn lane. In answer to an inquiry, he was informed that there will be a five-lane flare out at every traffic signal, which would be at Greenfield (south side only), Pierce, and Southfield Roads. Questions from Needham on the road configuration were addressed by the board.

MOTION by Smith, supported by Tillman, to adjourn the meeting at 8:50 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.

**Sharon Fox, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**