

Present: Chairperson Fox; Vice-Chairperson Borowski; Members: Belaustegui, Bliven, Hayes, Jensen, Nedley, Smith (late) and Tillman

Absent: None

Also Present: Planning Consultant, Wyrosdick
Council Liaison, Domzal
Council members, Downey and Pfeifer

Chairperson Fox called the meeting to order at 7:36 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVAL OF AGENDA

MOTION by Borowski, supported by Belaustegui, to amend the agenda to defer item #8, Election of Chairperson and Vice-Chairperson, until the first meeting in July.

Motion passes unanimously.

PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA

Council liaison Domzal stated that the new Village Manager Brian Murphy asked him to convey his apologies that he could not attend tonight's meeting due to a commitment to attend another meeting. Domzal remarked that Murphy has some positive ideas for the Village, including the possibility of establishing a community foundation.

Fox related that she received a call from Village President Stearn today who said that he had invited Brian Murphy to the Southeast Oakland County Mayor's meeting tonight.

APPROVE MINUTES

MOTION by Bliven, supported by Jensen, that the minutes of a regular Planning Board meeting held on Wednesday, May 9, 2001 be approved as submitted.

Motion passes unanimously.

REVIEW ZONING INFORMATION ON 14 MILE ROAD CORRIDOR FROM PLANNING CONSULTANT

Planning Consultant, Kathryn Wyrosdick, stated that she has information to present that will add to the ongoing 14 Mile Road Corridor study. Board member Jensen has brought examples of attached dwelling units of various densities to show the board. Bliven has distributed a survey of the multiple family developments existing in the Village to give the board an idea as to the density of those buildings.

There was discussion at the last meeting with respect to viewing the 14 Mile Road corridor as an entryway to the Village. Consideration was given to allowing a higher density type of residential development to be built within the Village in areas that have been determined to be appropriate for this type of density in return for unique landscape and pedestrian features to enhance the corridor and make it a valuable asset to the community.

Board members questioned what a higher density unit would look like. Wyrosdick maintains that the appearance of the dwelling will depend on the ordinances in place when a developer comes into the Village and wants to develop property. She has provided the board with an outline of a Townhome Overlay District as a means of attempting to impose in the zoning text the type of design and development envisioned by the Village.

Wyrosdick explained how an overlay district works and the potential benefits of using an overlay district rather than a new zoning district. The underlying zoning districts of the corridor, which are R-2 with some office zoned property, would remain. The people who live there now could continue to reside there and to improve their homes if they wish. The area could be redeveloped at the R-2 density with those standards in place. However, if there is a product in the market that complies with the overlay district requirements, perhaps attached townhomes, there is an opportunity for redevelopment to occur.

Wyrosdick emphasized that the overlay district does not necessarily interfere with the current underlying zoning until the time that the market requires that the area be redeveloped. The overlay district provides an opportunity for redevelopment of the corridor without disturbing the underlying zoning district. The Village could initiate the rezoning of the overlay district so that the district is there at the time that redevelopment occurs, or a developer could request that the area be rezoned for the overlay district.

If a developer approaches the Village with a proposal to build multiple dwellings in the overlay district, higher density units would be allowed in return for more streetscape and amenities. The ordinance could require architectural design elements, additional landscaping, and pedestrian amenities that will eventually create the entranceway that the Village would like to see on that corridor.

If a Townhome Overlay District was adopted by the Village, a developer's concept plan would be submitted to the Village for approval. It would be treated as a special land use under the overlay district with appropriate notification of adjacent property owners, public hearing, and site plan review. Wyrosdick has included sample architectural standards as well as landscaping and screening standards in her outline of a Townhome Overlay District.

Wyrosdick stated that the 14 Mile Road Corridor is a developed area. A consensus should be reached on whether to include in an overlay district only the frontage parcels, frontage parcels near Greenfield or the entire frontage parcels along 14 Mile Road, and whether to encroach into the more residential area on the next block. There is a strong residential area along Kirkshire. The character changes on 14 Mile Road where there are single family residences along with multiple family and office use. There is evidence of transition in that area. Wyrosdick indicated that the material she is presenting focuses on the frontage properties.

If the frontage parcels are redeveloped, the issue becomes how to increase density while retaining a residential character so as not to adversely affect the residents to the south. This can be done by requiring that the architecture look similar to a single family home. Wyrosdick displayed pictures of homes near the corridor. Another exhibit depicts multiple family townhomes with appropriate design elements and other units that are not as attractive. Design elements would be refined within the Zoning text.

Wyrosdick stated that currently the Village's R-M district allows 7.5 units per acre. She noted that the existing single family area on 14 Mile Road near Greenfield is built out to just below that density. Wyrosdick highlighted area, height, bulk and placement requirements included in the outline prepared for discussion purposes. She referred to a conceptual drawing providing examples of site designs and showing the area of 14 Mile Road near Greenfield developed with a five-unit attached building and with a four-unit concept. She described the driveway, garages, setbacks, landscaping in the examples.

Wyrosdick stated that there are various products that would fit in this corridor. There is a multitude of types of development that are unique and interesting and would be advantageous to the Village. She thinks that the impact from those types of developments can be mitigated with having attractive facades and requiring landscaping, screening, and pedestrian amenities as regulated in the overlay zoning district.

Bliven went through the maps he prepared showing the location, number of units, and density of the existing multiple family units in the Village. The density of the buildings ranged from 9.9 units per acre to 19.8 units per acre. It was questioned why none of the multiple dwellings conform to the Village's multiple ordinance maximum of 7.5 units per acre. It was noted that several of the units were court ordered as part of a consent judgment between the Village and the developers.

In answer to an inquiry, Wyrosdick explained that she views a townhouse as an attached unit that is relatively narrow in width and having two floors. It shares a common wall with another unit of the same type. She believes that the Village would prefer to see condominium ownership in the area rather than rental units, but she is not sure how that can be required.

The board questioned how far the Planning Board should proceed with pursuing an overlay ordinance before determining the interest of the Village Council.

Wyrosdick responded that the goal of the study is to arrive at ideas to present to Council in the hope that they will embrace the idea of an overlay zoning district. The Planning Board has agreed that a multiple family use is appropriate for this area. The outcome of this study will be a designation of where the overlay district is appropriate and general guidance as to what an overlay district might look like along with the elements that the board would like to see as entranceway features. The next step would be for Council to review the study and refer it back to the Planning Board and planning consultant to write an ordinance.

It was suggested that the consultant provide the board with samples of overlay district zoning ordinances from other communities for their review.

Board members discussed the townhome use for this area considering the narrow depth of the lots. It was mentioned that redevelopment for townhome use would require assembly of at least .75 of an acre. There was discussion on how to determine the area, height, setbacks and density of a dwelling unit. Members of the board agreed that it must be economically viable for a developer to redevelop this area with attractive townhomes. A zone district has to be created that would be attractive to both a developer and the market.

Fox mentioned that there has been concern expressed about the corridors in the Village in general. It is useful for the Planning Board to look at a zoning mechanism that can be applied in those corridors to incorporate some of the desired architectural and landscaping features in the corridors that are the entryways to our community.

Doyle Downey of 30865 Lincolnshire, speaking as a resident who lived on Kirkshire, commented that he would like to hear more discussion on what Beverly Hills is trying to accomplish with the redevelopment of this corridor. Fox responded that the board has been discussing requirements with respect to an overlay zoning concept. If a developer wants to build a multiple dwelling, he will have to comply with a number of prerequisites that are in sync with what the residents have said they wanted in the area.

Downey has heard in past discussions that the Village is interested in encouraging development of facilities for seniors. He commented that a two-story townhome may be unacceptable to seniors. Downey suggested that consideration be given to the concept of Planned Unit Development (PUD), which has been used successfully in other communities. He commented that this type of development does not assume a higher density and is less presumptive in the outcome of the redevelopment.

Dave Domzal of 22750 King Richard Court thinks that townhouses are the wave of the future. He believes that there is a market for this type of multiple dwelling. Domzal expressed the view that an overlay district would generate increased property values. He is encouraged by the Planning Board's study and would like to see an overlay district for the entire stretch of 14 Mile Road between Southfield and Greenfield Roads.

John Smith entered the meeting at 8:45 p.m.

REVIEW PHOTOS OF ATTACHED DWELLINGS OF VARIOUS DENSITY

Jensen displayed and described photographs of attached dwelling units that are more than 20 units per acre and detached units that are 12-14 units per acre. It was his opinion that the board should be talking about what it would like the units to look like rather than focusing on density calculations. He suggests that thought should be given to creating incentives to achieve redevelopment.

Wyrosdick was asked to further develop the concepts discussed at this meeting in preparation of presenting the study to Council. The board agreed that the overlay zoning should extend from Greenfield to Southfield Roads. Wyrosdick commented that she has heard that the board is interested in looking at units with a higher density than what has been proposed. She will provide more concrete ideas as far as design and landscaping treatment of the area. Information will be presented on how the overlay district will apply to office zoned parcels. Wyrosdick will incorporate some of the pictures that Jensen presented in her next report.

There was a suggestion from the board to consider reducing the front setback and allowing taller units. The board is interested in exploring incentives to produce some of the features people might want in a multiple dwelling. There was interest in providing housing for seniors.

It was suggested that once the Village is close to adopting an overlay district, the study could be forwarded to the Birmingham Planning Commission in an attempt to get Birmingham interested in upgrading its side of 14 Mile Road.

The Planning Board will continue its discussion at the next meeting on elements that should be included in an overlay district for this corridor.

REVIEW VILLAGE ENTRY SIGNS

Stan Pasieka, Assistant to the Village Manager, stated that Dave Domzal has requested that the Planning Board provide a recommendation to Council on Village entry signs. Pasieka referred to his memo, which provides a basis for a discussion on this topic.

Pasieka displayed the current 3' x 3' blue and white metal entryway sign that is placed on standard metal posts. Photographs of each of the 12 sites where these signs are located were exhibited. In addition, there is a monument sign at Southfield Road north of 13 Mile Road. It was mentioned that all but two of the current entryway signs have multiple additional signs attached to them.

The proposal presented by Pasieka is to incorporate the same design used in the new Village identification signs in the entryway signs. He displayed a prototype of that sign to be used as a point of discussion. The message in the center of the sign could be changed to read "Welcome". There could be a decoration or nothing on the back of the sign.

Fox questioned whether the Village Ordinance requires that these signs come before the Planning Board for approval. Bliven responded that, to the best of his knowledge, municipal signs are normally approved by the Council because they are in the public right-of-way.

Board members commented individually on the proposal and came to a consensus on the following items. The board agreed that entryway signs should be placed in all the locations they exist currently with the addition of one or two signs in the area of 13 Mile and Evergreen Road. There was a consensus to remove all other signs from the supports of the entryway sign. These community message signs could be relocated on another post at a different location.

Planning Board members concurred with using the same design as the new Village identification sign (oval sign with hanging bracket on post). The front side of the sign will read "Welcome" in place of "Offices" as on the prototype sign. The sign company will be asked to provide three prototype signs in various sizes larger than the sign displayed tonight with three different color choices. It is important that the scale of the sign is correct. The color combination should be such that the sign is readable. There was one member who did not favor the Victorian design of the sign.

The board agreed not to have wording on the reverse side of the sign. The vendor will be asked to submit examples of various decorations that could be placed on the back of the sign. The majority of the board members present were in favor of replacing the monument sign letters with a larger version of the same oval-design sign.

Fox mentioned that the Village Woman's Club intends to donate money towards replacing the Village entranceway signs.

Fox asked Pasieka to prepare a proposal summarizing the Planning Board's recommendations on the entryway signs. He will request that the sign company construct prototype signs that will be brought before the board so it can arrive at a consensus on the scale and color.

It was suggested that the Village should encourage subdivisions to incorporate this design into subdivision signs when those signs are being replaced.

Domzal commented that there was a request before Council at its last meeting to approve a proposal from the South Georgetown neighborhood association to replace the Village street signs

with decorative street signs in their subdivision at their expense. He questioned how to address the issue of replacing the Village's existing street identification signs at the entrance to subdivisions in the public right-of-way with decorative signs. Domzal asked if the Planning Board has any interest in reviewing proposals and offering guidance with respect to signage in the public right-of-way in the interest of consistency. Board members indicated that they would be interested in reviewing street sign proposals from subdivisions if requested by Council.

PLANNING BOARD COMMENTS

Bliven and Fox asked the consultant to forward the Pathways Plan to the Village Council for its consideration.

Board members welcomed new member Michael Nedley to the Planning Board. At the request of the chair, Nedley said a few words about himself and his interest in serving on the board.

PUBLIC COMMENTS

Council member Pfeifer offered a couple of observations and comments relative to the 14 Mile Road corridor study.

Downey welcomed Michael Nedley to the Planning Board.

MOTION by Tillman, supported by Smith, to adjourn the meeting at 9:55 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**