

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

Absent: Tillman

Also Present: Building Official, Byrwa  
Planning Consultant, Wyrosdick  
Council members, Downey and Walsh  
Village Manager, Murphy

Chairperson Fox called the meeting to order at 7:30 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

#### **APPROVE MINUTES**

MOTION by Belaustegui, supported by Bliven, that the minutes of a regular Planning Board meeting held on Wednesday, June 11, 2001 be approved as submitted.

Motion passes unanimously.

#### **REVIEW REVISED PARKING LAYOUT FOR KENSINGTON ACADEMY**

Planning consultant Wyrosdick has reviewed proposed changes to the parking lot layout on the site plan for the Kensington Academy expansion project. There has been a loss of parking spaces at the rear of the site due to Birmingham School District property not being transferred or leased to Kensington Academy. Those parking spaces were originally proposed on the site plan for expansion of the gymnasium approved by the Planning Board in July of 2000.

Kensington Academy proposes to make up for the lost parking by modifying what was indicated as parallel parking in the front of the building to 90 degree parking in order to add eight spaces in that area. Birchler Arroyo finds that the proposed parking meets ordinance requirements for design and layout. The consultants recommend approval of the changes subject to the identification of at least three new trees on the site plan near the parallel parking spaces indicated on the previous site plan. If there is a concern that headlights might shine onto adjacent property, Wyrosdick would also recommend that additional evergreen shrubs or low growing trees be placed in front of the parking spaces to mitigate that glare. She noted that there is a dense woodland area that follows along the property line between the proposed parking and the rear of the residential property adjacent to the school. .

The planning consultant also recommends that striped end islands be provided on the west side of the rear area where parking spaces will be removed. This will help define the parking spaces and discourage others to park in inappropriate paved areas.

Fox questioned Village Ordinance requirements with respect to an applicant's request to revise a previously approved site plan. Byrwa indicated that the Village's policy has been that the building official has the authority to approve a minor change in a site plan. Changes that are deemed to be more than minor require a revised plan, review and recommendation by the Planning Board, and approval of Council.

Fox recalled that it was the intent of the Planning Board to eliminate parking spaces closest to the residential area as a condition of site plan approval. Bliven clarified that four parking spaces south of the entrance drive were removed from the original site plan. The revised layout seeks to change the parallel parking situated north of the entrance and east of the new gymnasium to head-in parking.

Theo Pappas, architect from Fanning/Howey Associates representing Kensington Academy, was present along with other individuals representing the school. He described the proposed change by comparing a copy of the original plan with the revised site plan. Pappas related that negotiations were proceeding for the purchase of leased property from the Birmingham School District at the time of the site plan application last summer. The Board of Education decided not to sell the property to Kensington Academy during the beginning of construction. In addition, Kensington Academy was asked to vacate the property and remove the parking. The triangle parking area for eight spaces was lost.

Pappas commented that the school originally had over 100 parking spaces. The approved site plan for the gymnasium addition had 88 parking spaces. There are 80 spaces with the loss of the school district property. Pappas was asked to arrive at a scheme that would allow additional parking spaces. This was done with consideration given to maintaining as much green area as possible due to drainage concerns on the site.

It is proposed to add 12' in depth to the five parallel spots to create eight head-in parking spaces. The original parking line was about 61' from the property line; the new distance is almost 49' from that line. There has been an attempt to retain all major trees in that area. The only vegetation that would be removed beyond the original line would be scrub trees.

Pappas stated that it was deemed that planting evergreens in that greenbelt area would destroy much of the existing thick natural vegetation. However, his client is more than willing to follow the recommendation of the planning consultant and plant evergreens to mitigate the potential glare of headlights on adjoining property.

Fox noted that the Planning Board and the applicant received a letter from Burton P. Schwartz and Ann Marie Curley of 32705 Bellvine Trail suggesting that the neighbors immediately adjacent are opposed to the revised parking layout. The letter and attached drawings received by the Village on June 26, 2001 is available for review at the Village offices.

The architect representing the school was asked if the applicant would consider leaving the five parallel spaces as indicated on the approved plan and locating three additional spaces within the existing configuration.

Pappas described attempts to locate parking spaces in other areas on the site. He indicated that the client wants to retain green space for a play yard. The drainage pattern and proximity to adjacent residences are also factors in the parking layout. It was determined that the least objectionable location to balance all of the issues was to slightly extend the parallel parking area and turn it into head-in parking.

Questions from board members on the parking layout were addressed by Pappas and Jack Shineman, project engineer. In response to an inquiry from the board, Pappas stated that all available parking is used during special events. His client asked that as much parking as possible be provided on site so that parking during special events does not overflow onto the street.

Carol Apczynski of 32420 Eastlady lives in the neighborhood and suggested using angle parking in place of head-in parking in the area proposed on the revised layout. She commented that pine trees planted in the greenbelt would not survive without removal of the existing brush.

Burton Schwartz of 32705 Bellvine Trail submitted a letter to the board outlining his concerns and suggestions relative to the revised parking layout. His property adjoins the school property in the area where the parking spaces are proposed. Schwartz emphasized that the type of parking being proposed was rejected by the board during the site plan review. He voiced his opposition to additional encroachment into the wooded area. Schwartz maintains that the project should not have gone forth until the Birmingham School District land was secured by Kensington Academy.

Carole Woodard of 32750 Bellvine commented that the school went from 108 parking spaces to 83 spaces. She contends that it was Kensington Academy's choice to build the gymnasium. Woodard thinks that the school has more than enough parking for its staff and daily visitors. She proposes that there could never be enough parking provided for their special events. The surrounding neighborhood accepts the fact that there will be parking on the street during those times.

Rick Hayden of 32545 Bellvine commented that he wished that the parking lot south of the entry drive with 15 spaces facing his back yard was not there. He experiences glare from headlights and the building light shining into his house when the leaves are not on the trees. He does not like the increased traffic. Hayden encouraged the Planning Board to draw the line on this request.

Margaret Cubberley of 32755 Bellvine Trail would like to retain the green belt between the school property and the residences. She thinks that the residents and the school representatives could be good neighbors if this request was withdrawn.

Board members commented on the revised plan. It was questioned whether adding three parking spaces was worth the animosity of the adjoining property owners.

Pappas addressed other factors related to this revised parking layout. The school is attempting to make sure that the flow of cars entering the site is uninterrupted. Parallel parking is not the most efficient way to navigate in and out of a space. This parking revision will mitigate some of the congestion and facilitate traffic movement. It will provide more parking towards the front of the building. The client is also very concerned with security and the need to monitor visitor traffic.

Pappas reiterated that the school is willing to provide all of the landscaping required for a permanent screen. The proposed plan is well within the setback requirements. The school is following all of the zoning ordinances and planning guidelines with respect to providing parking for the facility.

Comments and suggestions contained in the letter from Burton Schwartz were addressed. It was clarified by the building official that there is no problem with approving parking on a leased lot if there is an agreement with the land owner. The required number of ADA spaces have been provided in the proposed plan.

There was discussion of possible alternatives to the proposed parking layout. It was suggested that the applicant could resolve the issue by presenting a plan that would decrease the greenbelt and plant evergreen trees to provide screening. Any drainage issues would have to be addressed. Another viewpoint expressed was that removing the existing greenbelt and planting evergreens would change the character of the area.

MOTION by Bliven, supported by Smith, that the Planning Board recommends denial of the request of Kensington Academy to change the parallel parking on the site plan to perpendicular parking to gain three spaces.

Roll Call Vote:

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

Motion passes (6-2).

There was a recess called at 8:30 p.m. The board reconvened at 8:38 p.m.

**REVIEW ADDITIONAL INFORMATION ON 14 MILE ROAD CORRIDOR**

Wyrosdick provided the board with a revised outline of an overlay district example that incorporates discussion held at the last Planning Board meeting. The board should have a good idea of how this overlay district would work since the Village does not have this type of district in its ordinances. Wyrosdick emphasized that the overlay district in the 14 Mile Road corridor study is only an example, and there is no need at this point to draft district standards. Only after the corridor study is adopted by Council would it be appropriate to begin drafting district standards.

Wyrosdick reviewed the new material and addressed comments and questions from the board. Examples of overlay districts in Oxford Township and Novi have been provided to board members.

The board discussed the outline presented and arrived at a consensus to limit the overlay district to the area fronting on 14 Mile Road east of the water towers to Greenfield Road. The board was also in agreement to eliminate preferred development options proposed in the outline on the basis that they are too discretionary and complicated. More specific standards will be proposed. Board members were interested in providing incentives to expedite the redevelopment of the corridor.

This study will not set forth a specific density. Examples will be provided in an overlay. The appropriate density will be decided at the time district standards are developed for a zoning ordinance.

Wyrosdick talked about how the Planning Board will proceed with this study. What the board has done to date is analyze existing conditions for the corridor and set goals and objectives after holding a public discussion. Planning concepts were then discussed looking at different land use arrangements and where they are most appropriate in the corridor. The next step will be to define recommendations to be made for land use and the type of architecture, open space, and landscaping the Village would like to see in the corridor.

Along with these corridor recommendations will be a land use plan. Because a change to the land use will be recommended as part of this overlay district for the corridor, it would be appropriate for the Village Council to adopt this as a modification to the Village Master Plan. There will be a land use plan that shows the overlay district and where it would be appropriate in the Village. Along with those recommendations will be standards relative to the residential character of the neighborhood and how certain architectural elements should be brought into the redevelopment design. The final element is implementation, which will involve discussion of zoning ordinance amendments.

Wyrosdick anticipates providing the board with a final draft at the next meeting that will include recommendations, implementation and land use plan.

Fox suggested that the board think about scheduling the next public discussion on the 14 Mile Road corridor plan. Area residents will be invited to review the work product of the board before it is submitted to Council.

#### **PLANNING BOARD COMMENTS**

Borowski commented on the size of the cell towers located on Berkshire School property.

Board members voiced their sincere thanks and appreciation to Sharon Fox and Bob Belaustegui for their contributions to the Planning Board. Fox has been serving the Village on either the Zoning Board of Appeals, Council, or Planning Board for 14 years. Belaustegui has been a member of this board for five years. There was agreement that their absence will leave a void on the Planning Board that will be difficult to fill.

Belaustegui offered his observations about the Planning Board, the Village Council, and issues addressed during his tenure on the board. He would like the Planning Board to work on a sub-area plan for the corner of Southfield and 13 Mile Road going north to Beverly Road, taking in the area to the school property. He would like to see some different thinking for this corridor. Belaustegui stated that he has enjoyed his discussions with Planning Board members.

Smith related interesting statistics about Beverly Hills that he concluded from the 2000 Census material provided to the board. In answer to an inquiry from Smith, Byrwa related that there are more than 100 building permits open in the Village at this time.

Fox remarked that she has been either on the Zoning Board of appeals, this board, or Council since August of 1987. She thanked the board members for the opportunity of serving with them. It has been a pleasure working with the Planning Board both as a Council member and a board member. She hopes that the board members continue to serve the community and keep their eyes open to future vision.

#### **PLANNING CONSULTANT'S COMMENTS**

Wyrosdick understands that the Pathways Plan will come before Council at its second meeting in July. She is working with Spallasso on producing an updated aerial map for the council chambers. It should be ready for printing soon.

Wyrosdick commented that planning boards do not like to see their consultants change. Similarly, consultants do not like to see their board members change too often, particularly in this case with Fox and Belaustegui leaving. They have been an asset to the community and a pleasure to work with. She wished them well.

**BUILDING OFFICIAL’S COMMENTS**

Byrwa related that Council may be referring a lot split request to the Planning Board for review at its next meeting. He commented briefly on the proposed lot split of property located between Amherst and the Charrington Subdivision.

**PUBLIC COMMENTS**

Doyle Downey of 30865 Lincolnshire West commented that he is proud to have known Fox and Belaustegui and thanked them for their contributions to the Planning Board.

Village Manager Brian Murphy introduced himself to the Planning Board. He mentioned that the Council will be reviewing the Pathways Plan at its second meeting in July. He hopes that all Planning Board members who are able will attend that meeting.

Bob Walsh of 20655 Smallwood Court stated that he has sat at Planning Board meetings both as a member and as a spectator. He commended Fox and Belaustegui on their intelligence and contributions to the Village.

MOTION by Borowski, supported by Bliven, to adjourn the meeting at 9:37 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.
- 06/27/01: Recommend denial of Kensington Academy request for parking revisions to approved site play for gymnasium addition.

**Sharon Fox, Chairperson  
Planning Board**

**Ellen E. Marshall  
Village Clerk**