

Present: Chairperson Jensen; Vice-Chairperson Borowski; Members: Bliven, Hayes, Nedley, Schneiders,

Absent: Smith, Tillman, and Woodrow.

Also Present: Building Official, Byrwa  
Planning Consultant, Wyrosdick  
Council member, Walsh

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

### **APPROVAL OF AGENDA**

Jensen proposed adding an agenda item to discuss Council's referral of the Pathways Plan back to the Planning Board for further consideration of the Evergreen Road portion of the plan.

MOTION by Bliven, seconded by Borowski to amend the agenda to include item 7A, "Discuss Pathways Plan".

Motion passes unanimously.

### **PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA**

There were no comments from the public.

### **APPROVAL OF MINUTES**

MOTION by Bliven, seconded by Borowski, that the minutes of a regular Planning Board meeting held on Wednesday, September 26, 2001 be approved as submitted.

Motion passes unanimously.

### **REVIEW PROPOSED LOT SPLIT AT 19745 BEVERLY ROAD AND SET PUBLIC HEARING DATE**

Property owners Jennifer and Anthony Roma were present requesting a lot split at 19745 Beverly Road. It was noted that State law requires that an applicant receive a decision from the municipality on a lot split request within 45 days after submitting a complete application.

Anthony Roma displayed plans showing their long, deep lot that fronts Beverly Road. It is proposed to split the property into three parcels. The existing house fronting on Beverly Road would use the east portion of the circle driveway for access. That house would be sold. A new house would be built on the second parcel, which would access Beverly Road from a 25' driveway. A third parcel would be created in the rear, wooded portion of the property. Roma stated that their intention at this point is to build on the middle parcel only.

The original configuration of the property and surrounding land was discussed. The division of a large piece of land in 1948/49 resulted in the creation of their long, narrow lot.

Jennifer Roma clarified the reason for requesting to create three parcels when they do not plan on building on the wooded parcel. The surveyor determined that the size of the property would accommodate three parcels. Considering that the law allows only so many lot splits on a piece of land, the petitioners felt that it would be prudent to create three lots during this process for the possible future use of that land.

Wyrosdick has not yet prepared a review letter on this lot split request. A full review will be presented at the public hearing. She has examined the material submitted and is satisfied that the Village has received a complete application

Bliven stated that his review of the proposed lot split reveals a conflict between the Subdivision Ordinance that addresses land divisions (Chapter 23.16.c.1.(b)) and the Zoning Ordinance section that addresses public or private road frontage for residential property (22.08.170, items b and c). The Subdivision Ordinance says that the applicant can use a proposed easement that meets certain standards, while the Zoning Ordinance says that residential buildings cannot be permitted on a lot

abutting a permanent access easement to a public road unless the lot was created prior to March 25, 1992.

The applicant is in compliance with the Subdivision Ordinance but not with the Zoning Ordinance. Bliven suggested that one option would be for the applicant to request a variance from the Zoning Board of Appeals. The Subdivision Ordinance (Section 23.16.e.11) states that a land division shall not be approved if it would have the effect of avoiding the requirements of the Zoning Ordinance.

Wyrosdick will address these issues in a formal review letter to the Planning Board. She recommends that the board proceed with setting a public hearing date as the next step in this process. The Planning Board can recommend a course of action after giving this proposal full review that would allow the petitioner an opportunity to submit an appeal to the Zoning Board, if necessary, before going before the Village Council.

MOTION by Borowski, seconded by Hayes, to hold a public hearing at the next regularly scheduled Planning Board meeting of October 24, 2001 on a proposed lot split at 19745 Beverly Road requested by Jennifer and Anthony Roma, and that notice of the hearing be mailed to property owners within 500 feet of the property in question.

Motion passes unanimously.

#### **REVIEW 14 MILE ROAD CORRIDOR PLAN LETTER FROM PLANNING BOARD TO VILLAGE COUNCIL**

The Planning Board suggested modifications to a letter that will accompany the 14 Mile Road Corridor Plan when it is forwarded to Council. Wyrosdick will incorporate the changes into a revised draft for review at the next Planning Board meeting.

#### **REVIEW SAMPLES OF VILLAGE ENTRY SIGNS AND MAKE RECOMMENDATION TO VILLAGE COUNCIL**

The Planning Board discussed entry signs at its August meeting and arrived at a consensus on the following items. The board agreed to recommend that the current identification pole sign in front of the Village offices be replaced with an oval banner sign of the same size and using the same colors as the public safety building identification sign. Board members also decided that the entryway signs should be pole signs using the oval design with the same colors proposed for the Village identification signs.

Jensen expressed concern about recommending an entryway sign with a post constructed of wood, which will require potential future maintenance. In addition, the decorative bracket on the wood pole fence may lend itself to vandalism and become problematic. He displayed a photograph of a neighboring community's entry sign that uses galvanized metal mounting poles. Jensen suggested that the sign company can mount the Village's carved sign to a similar base. The sign could be the same size as the current public safety department identification sign. In answer to an inquiry, it was indicated that the oval sign is constructed of fiberboard, which does not accept reflective paint.

Board members approved the use of a metal base for the entryway signs at a height of four or five feet, which would be high enough to be seen from a car driving by yet low enough to discourage the attachment of ancillary signs on the base. The height of the sign can vary depending on the location.

Jensen will furnish drawings of the agreed upon signs for Planning Board approval at an upcoming meeting. The locations for entryway signs will be discussed at that time. The Planning Board will then forward its recommendation on entryway signs to Council.

#### **DISCUSS PATHWAYS PLAN**

At its October 1 meeting, Council approved the Pathways Plan with the exclusion of the pathway along Evergreen Road from Riverside to Beverly Roads and suggested further study of alternatives for that area.

Byrwa informed the board that Village Manager Brian Murphy arranged a meeting with Bob DeCorte from the Oakland County Traffic Improvement Association, Katherine Wyrosdick from

Birchler Arroyo, and Village Public Services Director Renzo Spallasso to look at the Evergreen Road corridor and attempt to develop workable designs along that route. The meeting is scheduled for Thursday, October 18, 2001 at 2:00 p.m. at the Village offices. Planning Board members are invited to attend this meeting. The purpose of the meeting is to arrive at some concepts that will go to the Planning Board for review and recommendation.

Jensen referred to his October 8 memo to the Planning Board regarding further study of the Pathways Plan. The portion of the plan along Evergreen Road between Riverside and Beverly Road has been returned to the board for further consideration. Jensen suggested a plan for review of alternatives for this section of the Village.

- 1) Invite those residents who live along Evergreen Road between Riverside and Beverly Roads to attend the next Planning Board meeting of October 24, 2001. This would give them an opportunity to offer ideas based on their personal experiences.
- 2) Request that the planning consultant look at various options and alternatives along that portion of Evergreen Road and present recommendations at the November 14 meeting. The October 18 meeting called by the Village Manager may result in a plan for this area.
- 3) Within several weeks after the public discussion, Planning Board members should conduct a walk along the shoulder of Evergreen Road between Beverly Road and Riverside on a Saturday morning for a first hand view of the conditions and issues raised at the public discussion.
- 4) At its November 14 meeting, the Planning Board could revise or provide alternatives to the current plan and ask Wyrosdick to prepare a revised draft for the December 12, 2001 meeting. If there is agreement on the modifications, the Planning Board would be prepared to make a recommendation to Council for its review and adoption.

Board members concurred with Jensen's suggestions. Borowski agreed to draft a letter inviting property owners who abut Evergreen Road and those who have access to Evergreen Road between Riverside and Beverly Roads to a public discussion at the October 24 Planning Board meeting. Residents along Evergreen Road will receive the notice along with residents on Old Pond, Village Drive, Wellesley Boulevard and Court.

Jensen asked that administration furnish the Planning Board with the Evergreen Road portion of pedestrian path drawings prepared by Hubbell, Roth & Clark in 1998. The board also asked for an aerial map of that portion of Evergreen Road.

#### **PUBLIC COMMENTS**

Bob Walsh of 20655 Smallwood Court referred to the conflict between the Zoning Ordinance and Subdivision Ordinance with respect to the Beverly Road lot split discussed this evening. He expressed concern with meeting the 45 day time limit for a decision on a lot split request.

Wyrosdick commented that one option is for the applicant to ask the board to table consideration of the lot split, which will allow the property owners the opportunity to request a variance from the Zoning Board of Appeals. Tabling stops the clock on the 45 day approval process until the proposal comes back to the Planning Board. This option can be offered to the petitioner at the next meeting depending on the board's full review of the material presented.

Edward Toth of 17500 Kirkshire referred to the cover letter from the Planning Board to Council regarding the 14 Mile Road Corridor Plan. He objected to the language that states that there were two public discussions during the course of the study. Toth does not think that there was adequate public discussion of this issue. There was no conversation at the first public discussion about a zoning change to induce a developer to redevelop property along 14 Mile Road for condominium use.

The planning consultant presented the plan at the second public discussion held on September 26, and people were given the opportunity to comment on the plan. This meeting was not followed by a review of the issues and revisions to the plan based on public input. The plan presented two weeks ago is the plan that is being forwarded to Council.

Jensen explained the process followed by the Planning Board for the 14 Mile Road Corridor Study and the steps that will occur before there are changes to the Zoning Ordinance.

Toth commented that he is concerned with the secondary area identified in the plan from Southfield Road to Pierce. The houses are better maintained in that area and have a higher taxable value. He questioned why the study did not focus only on the portion of 14 Mile Road between the water tower and Greenfield Road.

Wyrosdick responded that the area of study was identified as being from Southfield to Greenfield Roads when the Planning Board first began its review of the 14 Mile Road corridor. The entire corridor was included in the study with the primary focus being redevelopment of the area east of the SOCWA property.

Toth expressed the view that the plan should be limited to that primary area. The unintended effect of expanding the study to the area between Southfield and Pierce is to discourage people from maintaining the value of their homes, which would enhance the residential nature of the community.

Wyrosdick responded that an overlay district does not change the underlying zoning. People who wish to remain in their single family homes can do so for as long as they like. People will be able to renovate and expand their homes.

MOTION by Bliven, seconded by Borowski, to adjourn the meeting at 8:54 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).
- 4 - Hold public hearing on October 24, 2001 on lot split request for 19745 Beverly Road (10-10-01).

**David Jensen, Chairperson  
Planning Board**

**Ellen E. Marshall  
Village Clerk**