

Present: Chairperson Jensen; Vice-Chairperson Borowski; Members: Bliven, Nedley, Tillman, Schneiders and Smith

Absent: Hayes and Woodrow

Also Present: Building Official, Byrwa
Planning Consultant, Wyrosdick
Council Liaison, Downey
Council Member, Walsh

Chairperson Jensen called the meeting to order at 7:40 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVE AGENDA

MOTION by Borowski, seconded by Bliven, to approve the agenda as published.

Motion passes unanimously.

PUBLIC COMMENTS

There were no comments from the public.

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

MOTION by Bliven, seconded by Nedley, that the minutes of a regular Planning Board meeting held on Wednesday, November 28, 2001 be approved as submitted.

Motion passes unanimously.

PUBLIC HEARING TO REVIEW LOT SPLIT REQUEST AT 32639 VALLEY RIDGE AND PROVIDE RECOMMENDATION TO COUNCIL

The Village is in receipt of an application from Jahn Construction for a lot split at 32639 Valley Ridge Drive. The proposed land division and combination involves two parcels located on the west side of Lahser Road. The original parcel owned by James and Susan Chase is considered an existing “flag lot”. There is a small strip of land (30 ft. in width) from Lahser Road west to the remainder of the site. The Chase parcel is accessible from Valley Ridge Drive and not from Lahser Road via the 30 ft. strip of land. The second parcel, Jahn Construction parcel, is located just southeast of the Chase parcel.

The proposal is to split the 30 ft. strip of land from the overall Chase parcel and combine it with the Jahn Construction parcel. According to Beverly Hills Land Division regulations, land divisions that include a property transfer between two or more adjacent parcels require review and approval by the Village Planning Board and Council.

The applicant, Jim Merritt from Jahn Construction, stated that he owns the parcel that was commonly known as the Evans property. He indicated that Mr. and Mrs. Chase offered to sell him the 30 ft. strip of abutting property that extends from their parcel to Lahser Road. The previous owners of the Chase property had used that strip as a driveway to Lahser Road. The Chase family has changed their ingress and egress as well as their address to use Valley Ridge Drive. Merritt stated that this land division and combination will eliminate a flag lot.

Planning consultant Wyrosdick stated that Birchler Arroyo is recommending approval of the proposed land division request subject to the resulting parcel being combined with the Jahn Construction parcel and also subject to the submission of additional information required to complete the application. Two of the items have been provided tonight: 1) a revised survey showing the area and width of the Jahn Construction parcel both before and after the proposed split/combination, and 2) a survey showing the location, setbacks, and size of all structures within 100 feet of both parcels involved in the lot split proposal.

Wyrosdick pointed out that her review letter of December 5, 2001 incorrectly states that the Chase property is accessible by a 27 foot easement from an existing private road. She indicated that the Chase property has access to Valley Ridge Drive, which is a public road.

Wyrosdick noted that there are two other items required by Village Land Division Regulations. One is written approval from the Village Engineer with regard to compliance with applicable location standards for all means of accessibility. Wyrosdick suggests that this information would be more appropriately reviewed at the time Merritt submits a site plan for development of the resulting parcel with appropriate roadway location.

There is also a requirement for a listing of each existing land parcel located within 500 feet of any portion of the parent parcel proposed for division including the area for each. Building official Byrwa stated that he spoke with Village Attorney Ryan about this application requirement. Ryan advised that this submittal could be waived by the Village on the basis that the Ordinance requirement does not apply to this particular situation. This land division involves splitting a non-buildable tract of land from a parcel and joining it to a larger expanse of developable property. The intent of the required information is to create buildable lots without increasing the density in the area

Wyrosdick concurs that this is a requirement that could be waived for this proposal. The required information allows the Planning Board to see what the property looks like within 500 feet and determine whether the land division proposal maintains the character of the surrounding lots. This land division proposal does not create new lots, it combines a small strip of land with an existing lot. The character of the area is not an issue at this point.

Chairman Jensen opened the public hearing on the Jahn Construction land division request at 7:52 p.m.

Brian Carroll of 22107 W. Valley Woods stated that his backyard abuts the 30' wide area to be split from the Chase parcel. He has no comments either in support or in opposition of the lot split, but requested information on the proposed development of property owned by Jahn Construction. He questioned the effect that the additional land will have on future development of that site.

Jensen stated that the issue before the Planning Board at this time is a request to split a strip of land from the Chase parcel with the intent of combining it to the abutting property owned by Jahn Construction. The plans submitted with the land division request were displayed. They show the existing house and driveway on 32549 Lahser Road. Jensen commented that there is no other information available with respect to the development of that site. Area residents will

be notified of a public hearing on the site plan if and when a proposal is submitted to the Village for development of that property.

Pam Profit of 22017 W. Valley Woods stated that she and her husband are opposed to the land division request based on the information presented tonight. Her property abuts the 30 ft. strip of property being combined with the Jahn Construction parcel. She is concerned that there is no site plan available for a proposed development that would provide abutting property owners with information on the location of a driveway onto Lahser Road.

Profit related that there was a possibility that this tract of land would be sold to the homeowners on that side of W. Valley Woods Drive and added to their property. Negotiations with the Chases did not result in their accepting an offer from the W. Valley Woods residents.

No one else wished to be heard; therefore, the public hearing was closed at 7:58 p.m.

Bliven asked if there is anything in the information provided that indicates that Jahn Construction will be the purchaser of that property.

Merritt responded that Jahn Construction owns the property to the south. They have entered into a purchase agreement for the 30 ft. strip of land subject to the condition of the lot split being approved.

MOTION by Borowski, seconded by Bliven, that the Planning Board recommend to Council approval of the lot split request at 32639 Valley Ridge Drive subject to submission of the following information: a) a listing of each existing land parcel located within 500 feet of any portion of the parent parcel proposed for division including the area for each, and b) written approval from the Village Engineer with regard to compliance with applicable location standards for all means of accessibility.

It is understood that the applicant will request that Council waive the Ordinance requirements for submission of the information listed in the motion.

Roll Call Vote:

Motion passes unanimously.

Borowski informed residents present that Council has scheduled a public hearing on this lot split request on Monday, January 7, 2002 at 7:45 p.m. in the Village municipal building.

REVIEW OVERVIEW AND RECOMMENDATION REPORT FROM BIRCHLER ARROYO ON EVERGREEN ROAD PATHWAY

Board members have received a copy of the Evergreen Road Pathway Study in its entirety. Wyrosdick commented that the packet provides a thorough report of everything that the board has done from the time that this matter was referred to the Planning Board until the report was sent to Council.

It was clarified that, at its October 1, 2001 meeting, Council approved the Pathways Plan excluding the pathway along Evergreen Road from Riverside to Beverly Roads and suggesting further study of alternatives in that area. At a joint meeting of the Council and Planning Board

held on October 4, 2001, Council passed a motion to refer the Pathways Plan back to the Planning Board to consider alternate strategies for a pathway along Evergreen Road with the request that a recommendation come back to Council within 120 days. It was noted that the plan and map has not been revised to reflect the deletion of the Evergreen Road pathway, pending the ongoing Planning Board study.

A couple of changes were suggested under the heading “Introduction and Background”. The modifications will be incorporated into the final document.

MOTION by Bliven, seconded by Tillman, that the Planning Board, after being requested by Council to consider alternate strategies for a pathway along Evergreen Road, recommend that the Village Council reinstate the pathway along Evergreen Road between Riverside and Beverly Roads as indicated on the preferred recommendations drawing, which was approved by Council on October 1, 2001 without the Evergreen Road pathway.

The Planning Board recommendation is made with the belief that all public rights-of-way in the Village should be safe for use by pedestrians as well as motorized vehicles and after considering alternate strategies as discussed in the Overview and Recommendations issued by the Village planning consultant from Birchler Arroyo.

Roll Call Vote:
Motion passes unanimously.

PLANNING BOARD COMMENTS

Bliven referred to the “carry over items” portion of the meeting minutes and asked that two items that have been completed by the Planning Board be removed from the list – Fourteen Mile Road Corridor Study and Review alternatives for Evergreen Road pathway.

The Planning Board has requested an opinion from Village legal counsel on the current ordinance definition of family. Byrwa indicated that the Village Manager is addressing this with Ryan.

Bliven asked administration for an update on the Roma lot split request. Byrwa commented that he does not have a definitive answer. The Romas may be coming before the Zoning Board of Appeals at its January meeting to request a variance from the Zoning Ordinance. Council member Walsh remarked that the property owners to the west of the applicant have approached Roma with a proposal to combine their parcels and develop the property jointly.

Smith reported that the Master Plan subcommittee of the Planning Board held its first meeting, at which time the work was divided among the three members. The subcommittee will meet again on January 8, 2002 at 8:30 a.m. The purpose of this subcommittee is to assess the current Village Master Plan in advance of the board’s review of the document to determine the extent of the next update. It will assist in developing a project plan and budget for submission to Council.

Smith expressed the view that an issue raised by Bliven at the last meeting regarding Council members serving on ad hoc committees should be addressed by administration.

Downey responded that Bliven's comment was duly noted. Downey will be meeting with administration this Friday regarding the Pathways Advisory Committee and will raise the issue at that time.

Borowski wished everyone a happy holiday and happy new year.

Jensen thanked everyone for their diligence and hard work on the Evergreen Road pathway study, and commended Wyrosdick for adhering to the time frame required to complete the study. He is pleased with the information gathered and trusts that Council will move forward with the plan.

PLANNING CONSULTANT'S COMMENTS

Wyrosdick informed the board that the 14 Mile Road Corridor Study will be an agenda item for the Monday, December 17 Council meeting. She will present a brief overview of the study at the meeting. It is anticipated that Council will set a public hearing date at that meeting. Wyrosdick wished everyone a happy holiday.

BUILDING OFFICIAL COMMENTS

Byrwa informed the board that an agenda item for the next meeting will be site plan review of improvements for the McDonald's property on Southfield Road. He outlined proposed parking lot layout changes. The applicant will be going before the Zoning Board of Appeals to request variances from the Ordinance with regard to the required number of parking spaces and the height and size of a new ground sign.

PUBLIC COMMENTS

Council member Walsh wished everyone a happy holiday.

MOTION by Bliven, supported by Tillman, to adjourn the meeting at 8:34 p.m.
Motion passes unanimously.

Carry over items:

- 1 – Entranceway signs (10-27-99)
- 2 – Opinion from legal counsel on current ordinance definition of family (01-24-01)
- 3 – Receive further information on tabled lot split request for 19745 Beverly Road (10-10-01)

David Jensen, Chairperson
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary