

Present: Planning Board: Chairperson Jensen; Vice-Chairperson Tillman; Members: Bliven, Borowski, McCleary and Nedley
Council: Downey, Pfeifer and Schmitt

Absent: Planning Board: Schneiders, Smith and Wayne
Council: Domzal, Mooney, Stearn, and Woodrow

Also Present: Building Official, Byrwa
Consultant, Karen Fashoway from Birchler Arroyo

Jensen presided and called the meeting to order at 7:52 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road. Planning Board and Council members met at 7:00 p.m. to walk the Southfield Road corridor.

APPROVAL OF AGENDA

Motion by Bliven, seconded by Nedley, to approve the agenda as published.

Motion passed unanimously

PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA

There were no comments from the public.

APPROVE MINUTES

Motion by Bliven, seconded by Borowski, that the minutes of a regular Planning Board meeting held on Wednesday, July 10, 2002 be approved as submitted.

Motion passed unanimously.

DISCUSSION OF SOUTHFIELD ROAD CORRIDOR

Members of the Planning Board and Council met prior to tonight's meeting and walked the Southfield Road corridor. Council has received a copy of the Southfield Corridor Proposed Preliminary Study Plan, which was a topic of discussion at the last Planning Board meeting. Jensen outlined the three stages of the study plan prior to asking for Council input and guidance so that the Planning Board can move forward on the corridor study in a constructive manner.

The first step is preliminary planning, which involves developing an inventory and analysis of the present business mix on the corridor and creating a base map including data gathered as a way to discuss and analyze the area. Once the existing conditions have been reviewed, the Planning Board will invite the Council to work together to develop a consensus and establish agreed-upon goals in written form for how they would like to see Southfield Road look on a short term and on a long term basis.

There has been conversation about whether Southfield Road should be reconstructed as a boulevard. Birchler Arroyo has indicated that a municipality must become involved early in the process and be persistent in order for Oakland County to recognize that Beverly Hills would like

a boulevard approach to road reconstruction. Jensen mentioned that there are a number of issues that come into play with the boulevard design.

Jensen stated that it may happen that the study does not continue after the analysis of existing conditions and discussion of goals for the corridor. The consensus may be that there is not much that could or should be done due to the number of problems and potential difficulties with respect to redevelopment. On the other hand, it may be a starting point supported by property owners and businesses that are interested in being involved in creating an identifiable image for the corridor.

Jensen commented that it is proposed that Birchler Arroyo assist the Planning Board with the preliminary planning and information gathering stage. The Planning Board is interested in building a consensus with Council throughout the planning process.

Once the preliminary planning stage is complete and goals have been established by the Council and Planning Board, Jensen recommends that the Village request proposals from several planning experts in the area of redevelopment of retail spaces. The planners would be given our set of circumstances and the agreed-upon goals and objectives and asked to submit a proposal for the Village's review. Jensen stated that this process is followed in a number of communities. The Village would have the benefit of hearing different approaches from professionals who have done this in other locations. The Village would then award a contract to a planning firm that would work with the Planning Board, Council, citizens and business owners to evaluate the possibilities and limitations of redevelopment of the Southfield Road corridor. The planners would receive input and prepare a plan. The final stage is implementation of the plan.

Council and Board members discussed various elements of the proposed study plan and how the Village should proceed with the Southfield Road corridor study. There was further explanation of the need for an inventory and analysis of existing conditions.

There are large pieces of property on Southfield Road that may be potentially positioned for a better use in the future. It was agreed that there is a need for a long term plan for the corridor as a whole so the Village will be prepared when a site is ready for redevelopment. The Planning Board will need the assistance of a professional planner to present options for uses along the corridor when redevelopment occurs.

Bob Belaustegui of 32300 Lahser Road expressed disappointment that there are only three members of Council present tonight to discuss the Southfield Road corridor. He thinks that there will be a consensus of Council that something needs to be done. The Village will have no control over the next parcel redeveloped on Southfield Road without an adopted corridor plan. Belaustegui thinks that the Village should put together a plan and give it some teeth.

Belaustegui pointed out various features that exist in this area including Beverly Park, The Corners shopping center, the cemetery, an apartment complex, and Medical Village. He suggested that the Planning Board and Council discuss and develop the scope of the corridor plan at this point before addressing usage. Belaustegui thinks that it is important that Council be involved in this study on an ongoing basis.

The Planning Board is seeking Council approval of the proposed study plan and authorization to proceed with the preliminary planning stage of the process. These steps will occur before a plan is developed. It was agreed that the area of study should be included in the preliminary planning stage. It has not been determined if the study area will encompass only the Southfield Road business district from 13 Mile Road to Beverly Road or extend further to encompass a downtown district including the municipal site and Beverly Park

Jensen thanked Council members for their help. The Southfield Road Corridor Study Plan will be fine tuned and resubmitted to the Planning Board for review along with a budget for the first stage. The Board will review and discuss this before submitting a recommendation to Council for consideration.

PLANNING BOARD COMMENTS

Tillman stated that the Pathways Advisory Committee presented its implementation report to Council at its July 15 meeting. The Committee proposed that the Pathways Plan be implemented over five years with a specific segment of sidewalk constructed each year starting with Lahser and moving to the east side of the Village. The Committee recommended that a millage question be placed on the ballot requesting 0.35 mil for five years. It was also recommended that Council readdress a pathway on Evergreen Road from 13 Mile to 14 Mile Road.

The report was accepted by Council. Council voted to extend the term of the Pathways Advisory Committee through March 10, 2003 to further assist and advise Council on ballot language for a millage proposal and to provide supporting information as requested by Council.

Bliven commended the Parks and Recreation Board on its good work. He is pleased to see the play structures full of children when he travels along Beverly Road.

PLANNING CONSULTANT COMMENTS

Karen Fashoway from Birchler Arroyo distributed a revised copy of the 14 Mile Road Corridor Study. This draft will be a topic of discussion at the August 14 Planning Board meeting.

BUILDING OFFICIAL'S COMMENTS

Byrwa distributed a report from Renzo Spallasso describing the 14 Mile Road reconstruction project from Southfield to Greenfield Roads.

PUBLIC COMMENTS

Edward Toth of 17500 Kirkshire requested a copy of the revised 14 Mile Road Corridor Study, which will be provided by Byrwa.

Irene McAdams of 16124 Thirteen Mile Road commented that she is disappointed that more members of the community do not attend Planning Board meetings.

Motion by Borowski, seconded by McCleary, to adjourn the meeting at 9:22 p.m.

Motion passed unanimously.

Carry over items:

1. Opinion from legal counsel on current ordinance definition of family (01-24-01)
2. Request approval from Council on Southfield Road Corridor study outline and fixed fee budget (4/24/02).
3. Request Council approval of Birchler Arroyo proposal and cost estimate for incorporating portions of the Site Development Handbook into the Zoning Ordinance. (5/8/02).
4. Request Council approval of 14 Mile Road Corridor Study implementation plan.

**David Jensen, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**

**Susan Bernard
Recording Secretary**