

Present: Chairperson Jensen; Members: Bliven, Borowski, McCleary, Nedley and Wayne

Absent: Schneiders, Smith and Tillman

Also Present: Building Official, Byrwa
Planning Consultant, Birchler
Council Liaison, Schmitt
Council Member, Mooney

Chairperson Jensen called the meeting to order at 7:34 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

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.

APPROVAL OF MINUTES

Motion by Bliven, seconded by Nedley, that the minutes of a special meeting of the Planning Board held on July 24, 2002 be approved as submitted.

Motion passed unanimously.

REVIEW REVISED SIGN REQUEST FOR OUR LADY QUEEN OF MARTYRS CHURCH GROUND SIGN AT 32460 PIERCE ROAD

Byrwa informed the Board that there have been changes proposed to the ground sign for Our Lady Queen of Martyrs Church since the sign request was approved at the July 10, 2002 Planning Board meeting. The brick columns will be replaced with aluminum columns, and the dimensions are slightly different. The revised sign complies with the ordinance.

A representative from Our Lady Queen of Martyrs Church related that the plans were modified for economic reasons due to the cost of constructing brick columns. The proposed sign matches other signs on the grounds and will be erected in the same location as the existing sign.

Motion by Bliven, seconded by Wayne, to approve the revised sign permit for Our Lady Queen of Martyrs Church ground sign at 32460 Pierce Road.

Motion passed unanimously.

DISCUSS REVISIONS TO THE 14 MILE ROAD CORRIDOR STUDY

Planning consultant Dave Birchler outlined revisions to the 14 Mile Road Corridor Plan to reflect direction from the Village Council and reviewed the steps involved in finalizing the study. The

meeting schedule for developing a 14 Mile Road corridor implementation plan will be revised due to a cancelled meeting.

Birchler remarked that information has been provided to the Board by Public Services Director Spallasso relative to the ongoing road reconstruction and sewer work on 14 Mile Road. Board member received a drawing of what the proposed improvements would look like. A memo from Spallasso dated July 24, 2002 outlines the work underway.

The 14 Mile Road Corridor Plan has been modified at Council's direction to scale back the scope of the plan to include only the area of 14 Mile Road from Pierce to Greenfield. Birchler reviewed that area residents voiced the view at the public discussion level that the area from Southfield to Pierce was appropriate to the character of the Village and did not need significant change. There was a concern that the Village would create an implementation tool for a redevelopment plan that would include the Southfield to Pierce segment. Council concurred that the corridor plan should be limited to 14 Mile Road from the Southeastern Oakland County Water Authority property and including business properties east of Pierce.

The Planning Board reviewed and discussed pages 21-31 of the revised 14 Mile Road Corridor Plan with Birchler. Changes have been made to describe the smaller study area.

The next step will be to evaluate two or three alternatives for the redevelopment area and select the preferred method with input from the neighborhood. Optional implementation tools include the possibility of a Planned Unit Development (PUD) approach or an overlay zone. Once the implementation tool is selected and developed into ordinance form, it will be presented to Council for formal consideration.

BUILDING OFFICIAL COMMENTS

Byrwa reported that the Zoning Board of Appeals at its Monday, August 12 meeting granted three variances on property located at 19745 Beverly Road that would allow the petitioners to build a house on a flag lot. There followed discussion on the circumstances of this proposal.

PUBLIC COMMENTS

Edward Toth of 17500 Kirkshire had questions and comments on the 14 Mile Road Corridor Plan. It was his understanding that this study was undertaken because it was thought that the houses from Pierce to Greenfield on 14 Mile Road were becoming an eyesore that needed to be addressed. He questioned why the plan suggests that redevelopment is the only way to address that condition. The proposed plan will provide incentives for a developer to come in and construct multi-family units. Toth asked what incentive the plan offers existing residents to improve their property and homes. He maintains that the plan will promote a slow death of the property on 14 Mile Road.

Toth stated that he has not seen any thoughtful analysis of how to keep 14 Mile Road as an area of single family residences. He referred to the area of 14 Mile Road between Greenfield and Woodward, pointing out that there has been a dramatic improvement to the houses since the road was improved. He suggests that Beverly Hills give its community a chance to do the same after the reconstruction of 14 Mile Road is completed. Toth contends that there are more ways to address an eyesore than

through development. If the real issue is increasing the tax base, the Village should be up front with that idea.

Toth pointed out wording in the revised plan that he does not think complies with Council's resolution in January. He believes that height restrictions should be included in the plan. Toth suggests that the Planning Board consider the density and height of other condominium developments in the Village.

Toth questioned the definition of overlay zoning. Jensen will provide him with material received by the Planning Board relative to overlay zoning. He added that the Planning Board will be looking forward to his input as it goes through the process of developing an implementation plan.

Toth is aware of discussion by Council relative to enacting an ordinance requiring the registration of rental properties in the Village. The ordinance would encourage that rental properties be maintained at the same level as single family homes. He questioned the status of that proposed ordinance.

Mooney responded that she will be presenting this ordinance to Council for consideration in late September or early October.

Lawrence Needham of 15588 Kirkshire commented that he and other residents in his area are opposed to higher density for property on 14 Mile Road. He would not support any more than 12 units per acre. Needham would support a redevelopment option that would include the following restrictions: 1) no more than three units per cluster; 2) no more than two stories high; 3) and a density of no more than 12 units per acre. He thinks that this would accomplish the goals of the Planning Board.

Council liaison Schmitt asked Planning Board members for their opinion of the prototype Village entryway sign erected at 13 Mile and Southfield Roads to test people's reaction to the size and design. Some of the members have not seen the prototype sign. A couple of individuals thought that the sign should be larger and higher. Jensen suggested having a larger sign made and erected and see if it is better received.

Schmitt questioned the status of the Village Master Plan revision in light of the new State statute going into effect on December 31st of this year.

Birchler outlined changes to what is referred to as the Coordinated Planning Act. This legislation coordinates requirements for cities, villages, and townships. It requires that every municipality re-evaluate its master plan at least once every five years. The act requires that the master plan be reviewed, but does not require that it be changed.

If a municipality decides to adopt amendments or undertake a complete re-evaluation of its master plan, there is a new procedure to follow. Communities already in the process of revising their master plans are allowed to use old notice and review procedures as long as the plan is complete by December 31st of this year. Birchler reviewed some of the new procedures required under the Coordinated Planning Act. There is no requirement that every community in the state have a new master plan by the end of this year.

It was indicated that the Village Master Plan will be reviewed prior to the five year time period.

Motion by Bliven, seconded by Nedley, to adjourn the meeting at 8:44 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).

**David Jensen, Chairperson
Planning Board**

**Ellen E. Marshall
Village Clerk**

**Susan Bernard
Recording Secretary**