

Present: Chairperson Jensen; Vice-Chair Tillman; Members: Bliven, Borowski, Landsman and Wayne

Absent: Nedley and Smith

Also Present: Building Official, Byrwa
Planning Consultant, Wyrosdick
Council Liaison, Schmitt

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

APPROVAL OF AGENDA

Motion by Tillman, seconded by Wayne, to approve the agenda as published.

Motion passed unanimously.

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

Motion by Wayne, seconded by Landsman, that the minutes of a regular Planning Board meeting held on Wednesday, March 12, 2003 be approved as submitted.

Motion passed unanimously.

REVIEW REVISED ORDINANCE RECOMMENDATIONS FROM SITE DEVELOPMENT HANDBOOK

Planning Board members are in receipt of the second installment of what will be five components of a series of proposed amendments to the Village Zoning Ordinance designed to incorporate the recommendations and guidelines of the Site Development Handbook into regulations and standards that can be enforced through the Zoning Ordinance. The first section including lighting and parking standards has been revised to include suggestions made at the last Planning Board meeting. Wyrosdick led the Board through a review of the modified text. A few additional changes were suggested.

The Board then reviewed draft amendments dealing with dumpster screening, loading, and mechanical equipment screening standards and offered comments and suggestions to be reflected in a revised draft. It was decided that this work program would include a review of the last revised section at each meeting as well as discussion on a new installment.

PLANNING BOARD COMMENTS

There was agreement that the second Planning Board meeting in April will be canceled due to an anticipated lack of a quorum during Easter week.

Jensen distributed copies of two different SEMCOG booklets to interested Board members. The topics were “Land Use Tools and Techniques” and “Land Use Changes in Southeast Michigan – Causes and Consequences”.

BUILDING OFFICIAL COMMENTS

Byrwa stated that Council decided at a study session held yesterday to request a joint meeting with the Planning Board on Wednesday, May 14, 2003 to discuss the 14 Mile Road Corridor Plan, Southfield Road Corridor Plan, Village Master Plan, and planning consultant proposals.

Schmitt related that Council discussed engaging a facilitator to conduct a community-wide strategic plan for the Village. It has been suggested that work on updating the Master Plan should proceed after the results of this study are available. He remarked that Council will discuss utilizing a facilitator for the Southfield Road study at the joint meeting. Schmitt commented on the reaction of Council members to the Planning Board’s memo regarding the Fourteen Mile Road Corridor Study and the request for specific recommendations. That study will be discussed at the joint meeting.

Byrwa stated that a site plan submitted by Jim Merritt for a six-unit cluster development on the west side of Lahser Road will come before the Planning Board for review at its next meeting.

Byrwa advised the Board that he has given notice to a few residents in the area of Greenfield and 14 Mile Road to correct unsightly property conditions. He has also contacted the Road Commission for Oakland County about cleaning up the right-of-way in that area. Byrwa asked Board members to contact him if they are aware of problematic areas.

Motion by Borowski, seconded by Bliven, to adjourn the meeting at 9:12 p.m.

Motion passed unanimously.

David Jensen, Chairperson
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary