

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

Absent: Borowski, Freedman and Nedley

Also Present: Planning Consultant, Wenzara
Council Liaison, Domzal

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. Jensen welcomed newly appointed Board member George Ostrowski.

APPROVE AGENDA

The agenda was approved as published.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

Motion by Bliven, seconded by Wayne, that the minutes of a regular Planning Board meeting held on August 13, 2003 be approved as submitted.

Motion carried.

REVIEW SITE DEVELOPMENT REQUIREMENTS

Board members are in receipt of the first draft of zoning ordinance language for site development requirements. These draft requirements accomplish the charge of converting the Village's Site Development Handbook from guidelines to requirements.

Planning Consultant Caryn Wenzara from Langworthy Strader LeBlanc explained that the first portion of the material is the stand-alone section of the zoning ordinance consisting of all new text, Section 22.09 Site Development Requirements. These regulations are for the most part self-contained so that applicants can easily refer to this section to learn the Village's building and site requirements.

The second segment of the material presented is entitled "Items to be Included in Other Ordinance Sections to support the new Site Development Requirement Section". This includes a few miscellaneous zoning ordinance requirements that are consistent with the guidelines of the Site Development Handbook but were more easily incorporated into another section of the ordinance.

The Board conducted a detailed analysis of the text with Wenzara, who noted all modifications to be incorporated into a revised document. Board members ended their session after approximately two hours with the intent of completing the review at the next meeting beginning on page seven with the paragraph on Buffers.

PLANNING BOARD COMMENTS

Board members commented on the draft Site Development Requirements and whether the text will accomplish the goal of bringing a more residential character to future development on the Southfield Road corridor.

It was brought up at the last meeting that the changeable message signs on Southfield Road are not in compliance with the ordinance section that states that the message cycle of a changeable message sign shall be not less than ten seconds per message. Bliven informed the Board that the three business owners having these types of signs were given a copy of the ordinance by the Village Code Enforcement Officer and told to comply. The McDonald's restaurant is in the process of complying. The Beverly Hills Club sign is close to meeting the ten seconds per message requirement. Vic's has stopped using its changeable message sign until it can be programmed correctly.

Bliven noted at the last meeting that the Beverly School sign projects into the public right-of-way by five feet. The sign has not been removed.

PUBLIC COMMENTS

Domzal welcomed new Planning Board member George Ostrowski.

Motion by Tillman, seconded by Bliven, to adjourn the meeting at 9:32 p.m.

Motion carried.

David Jensen, Chairperson
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary