Present: Chairperson Jensen; Vice-Chair Tillman; Members: Freedman, Landsman, Liberty, Ostrowski and Wayne

Absent: Bliven and Borowski

Also Present: Building Official, Byrwa
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.

APPROVE AGENDA

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

Motion carried.

PUBLIC COMMENTS

None

APPROVE MINUTES

Motion by Wayne, seconded by Tillman, that the minutes of the regular meeting of the Planning Board held on Wednesday, January 28, 2004 be approved as submitted.

Motion carried.

REVIEW PROPOSED CHARTER ONE BANK SIGN AT 31255 SOUTHFIELD ROAD

Michael Klingl with Greenberg Farrow Architecture stated that Charter One bank will be taking possession of the office space at 31255 Southfield Road. He is requesting approval to erect a 45.25 square foot sign over the soffet at the front of the store. Questions from the Board on the proposed sign were addressed by the petitioner. Klingl was advised of sign ordinance restrictions with respect to lighting.

Building official Byrwa stated that the proposed 45.25 sq. ft. of signage is below the maximum 64 sq. ft. allowed under the sign ordinance. He recalled that the space was formerly used as a bank.

Motion by Landsman, seconded by Wayne, to approve the request as proposed for Charter One Bank signage at 31255 Southfield Road.

Motion carried.

REVIEW 14 MILE ROAD CORRIDOR PLAN UPDATE

Caryn Wenzara from Langworthy Strader LeBlanc referred to her letter dated February 18, 2004 updating the Planning Board on the 14 Mile Road Corridor Plan. The 14 Mile Road Corridor study has been completed and discussed in joint meetings of the Planning Board and Council.

Based on reports and discussions with Village staff and officials, LSL understands the Village's concept for this area to be as follows:

- The only area subject to future redevelopment options is the single family lots east of the SOCWA property east of Pierce Street and fronting on 14 Mile Road.

- If redevelopment is proposed, the preferred alternative is medium to high density attached single family housing such as townhouses. Ideally, redevelopment would occur as one unified project.

- Any new development should respect the single family character of the surrounding neighborhoods in terms of design, landscaping, screening, and other site design elements.

Based on an understanding of the issues, LSL recommends that the Village pursue the option of creating an overlay zoning district exclusively intended for the area east of Pierce. Ordinance language creating an overlay district would be approved and "on the books" with the idea that rezoning of lots would not take place until it is initiated by a property owner or a prospective developer. The properties are currently in use and remain viable. The overlay district will be available when the area is ripe for change.

Wenzara outlined the purpose of the residential overlay ordinance amendment.

- Enhance that segment of the 14 Mile Road corridor
- Prevent decline in property values
- Offer future opportunities for desirable redevelopment
- Offer a simplified implementation alternative to the 14 Mile Road Corridor Plan
- Ensure future redevelopment that is consistent with the neighborhood character of the area

The amendment review and approval process was outlined. A three to five month time frame is anticipated for the process. Wenzara will present background information tonight and receive input on what the Planning Board is looking for in terms of multiple residential dwellings. Draft text will be available for the Board's review at the March 24 meeting. After the Board goes through a couple revisions of the document, it will be forwarded to Council for its preliminary review. This will be followed by a Planning Board public hearing and recommendation to Council for adoption.

Wenzara presented the definition of an Overlay District:

- Allows a separate set of regulations to be placed "on top of" underlying zoning
- Does not change existing zoning designation
- Imposes different or additional standards while leaving other regulations intact
- Types of additional regulations could include density, building height, setbacks, site design, landscaping, screening and architecture
- Overlay regulations take higher priority over regulations of the base district
- Commonly more favorable public response

An Overlay District will be a new Section 22.15 inserted after the Single Family Residential Districts in the Zoning Ordinance. It would include a Statement of Purpose; Permitted Principal Uses including multiple family dwellings and one-family attached; Permitted Uses after Special Approval; Area, Height, Bulk and Placement Requirements; and Design Requirements.

Preliminary concepts to be discussed with the Planning Board include density, housing type, building height, setbacks, and screening.

Jensen stated that the overlay district should be based on a community-wide consensus. Certain prescriptions will be created in an overlay zone. If a developer has an interest in doing that particular thing, a proposal would have a high likelihood of being approved because it fulfills expectations.

Wenzara suggested that the Planning Board needs to establish a density range for the district. Site layout is also something to consider when establishing regulations because it has to do with setbacks and building orientation. Wenzara displayed three graphics showing alternative layouts for the target area.

The first drawing depicts a building oriented near 14 Mile Road in a row house style with garages in the rear. Access points would be limited. This layout would entail a density range of between 14-28 dwelling units per acre. The range would depend on an attached townhouse or stacked townhouse design. There is a 30' buffer between the drive aisle and single family property.

In the second example, the buildings are more clustered and face inward as well as out creating a courtyard. There are more driveways with this design. The buildings could be construed more as single family structures. The density range of this layout is from 10-20 du/unit. A 30' setback and 20' buffer was worked into this design concept.

The third layout depicts a townhouse style development that is set back further from the road with more of an access route in front of the units. Parking and garage access is in the front. The density range would be 14-20 du/acre. Wenzara asked for the Board's preference between the three layouts.

Board members discussed the housing styles and how they would fit into the target area. There was agreement that the limiting factor will be the profile that the building presents to the abutting Kirkshire residents. The area residents are concerned with a high and imposing structure in near proximity to their homes.

Board members preferred the more urban style with a front setback that would create more room to the rear of the building. There was a preference towards a low profile structure with garages in the rear. A mixture of housing styles that would allow multiple units plus clustering of units and courtyards was favored. Wenzara commented that proper setback requirements must be in place to allow a developer to offer a creative mixture of building types.

Wenzara displayed graphics of 12 units styles. The Board went through the exercise and discussed general impressions and visual preferences in terms of the architecture, building height, setbacks and front entry orientation of each example.

Board members suggested good examples of townhouses in surrounding communities. A list of the location of these multiple units will be compiled and distributed via email to members so that they can visit the locations between now and the next meeting. A discussion of what people like and don't like about the dwellings will assist in building a consensus on a preferred architectural style.

Wenzara will prepare draft ordinance language for review at the March 24th Planning Board meeting. She will refine the handout to include graphic examples that represent the direction being taken by the Board in terms of housing style.

PLANNING BOARD COMMENTS
Freedman stated that she will be out of town and unable to attend the March 24th meeting. She would like to maintain communication with the Board on the overlay district through email. Wenzara will email the next power point presentation to her.

BUILDING OFFICIAL'S COMMENTS
Byrwa updated the Board on the status of the Site Development Ordinance. The second reading scheduled for March 2nd was deferred until the March 15th meeting for the reason that a business owner on Southfield Road felt that he did not have enough time to review the ordinance with his attorney and respond to the Village.

PUBLIC COMMENTS
Domzal asked where the Board stands in terms of the schedule for starting work on updating the Village Master Plan. Byrwa stated that the Master Plan is next on the Planning Board schedule after completion of the 14 Mile Road Corridor plan. The master plan update was budgeted and approved by Council.

Jensen questioned the status of the Southfield Road Corridor study. The Planning Board has discussed the business district and walked the property over a period of several years. Council engaged the services of Seth Hirshorn to facilitate the development of a Southfield Road Corridor Study work program with the goal of building consensus between the Planning Board, Council and the community on visions and ideas for the corridor. Hirshorn began conducting interviews last summer to begin to identify common themes and build a consensus. The Village Manager is in charge of this aspect of the project.

Jensen stated that the Planning Board has received no feedback on the status of the facilitator's activities. The Board cannot move forward until the facilitation phase is complete and the goals are known. Jensen thinks that the strategic planning process may be having an effect on the facilitation of a work program for the Southfield Road Corridor.

Domzal commented that there was a concern about holding too many public hearings to receive input on both strategic planning and the Southfield Road corridor. Domzal thinks that this could

be a concurrent effort and agrees that the Planning Board should receive an update on the direction and time frame of the facilitation process. Domzal will request an interim report from Manager Murphy.

Motion by Freedman, seconded by Wayne, to adjourn the meeting at 9:22 p.m.

Motion carried.

David Jensen, Chair	**Ellen E. Marshall**	**Susan Bernard**
Planning Board	**Village Clerk**	**Recording Secretary**