

Present: Chairperson Jensen; Members: Bliven, Borowski, Landsman, Liberty, Ostrowski and Wayne

Absent: Freedman and Tillman

Also Present: Building Official, Byrwa  
Planning Consultant, Wenzara  
Council Liaison, Koss  
Council President, 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 Bliven, seconded by Ostrowski, to approve the agenda as published.

Motion carried.

#### **PUBLIC COMMENTS**

Newly appointed Council member Rosanne Koss was present. She will be the Council liaison to the Planning Board once the Strategic Planning Development Committee has completed its charge.

#### **APPROVE MINUTES**

Motion by Bliven, seconded by Wayne, that the minutes of the regular meeting of the Planning Board held on Wednesday, February 25, 2004 be approved as submitted.

Motion carried.

#### **REVIEW INFORMATION ON 14 MILE ROAD CORRIDOR PLAN**

Planning consultant Wenzara drafted a preliminary Fourteen Mile Road Residential Overlay District ordinance for the Board's consideration. The regulations and ideas presented in the draft are based on discussion at the last Planning Board meeting, past planning efforts, and the expertise of the planning consultant firm. Included with the draft are drawings of two potential layout concepts and pictures of two housing options that could be developed under the draft ordinance. Wenzara asked that members discuss and provide direction on major issues and items of concern relative to the overlay district.

The draft ordinance begins with a statement of purpose explaining the intent of the 14 Mile Road Overlay District. The ordinance describes permitted principal uses, which includes any use in the underlying R-2 single-family residential district, attached one-family dwellings, and multiple family dwellings. With permitted uses after special approval, the language refers back to regulations of the R-2 district. Area, height, bulk, and placement requirements apply only to attached one-family dwellings and multiple family dwellings in accordance with the Overlay District.

A Design Requirements portion includes sections on building design and layout, parking and circulation, landscaping and screening, and lighting. Uses in the overlay district are subject to site plan review requirements as provided in Section 22.08.290 and condominium project requirements set forth in Section 22.25 as applicable.

The attachments included with the ordinance relate to last month's discussion relative to the Board's preference in terms of house layout and style. Site layout concept #1 shows the buildings oriented to 14 Mile Road with the garage and access in the rear. Concept #2 has side entry garages and more of a cluster layout. Wenzara provided two pictures that are examples of two-story townhouse styles that are appropriate to the density that is being considered.

There was discussion as to how the rezoning would be initiated for the 14 Mile Road Overlay District. The Board was in agreement that, as part of this ordinance adoption, the property will be rezoned as an overlay zoning district. There will be a zoning map amendment included in the ordinance. If a developer can show that he or she complies with the requirements of the overlay zone, the developer can begin the site plan approval process. A site plan approval process is in place whereby the Planning Board and Council will have an opportunity to implement this ordinance.

The Board proceeded with a detailed review and discussion of the ordinance. Suggested modifications will be incorporated in a revised draft for review at the second meeting in April.

#### **SITE DEVELOPMENT ORDINANCE**

Jensen stated that he attended the March 15 Council meeting and was asked to present a brief overview of the development and intent of the Site Development Requirements Ordinance. The second reading of the ordinance was delayed for the reason that Council has received feedback from business owners who contend that they have not been a part of the process. They are concerned about specific language of the proposed ordinance and the impact it may have on businesses in the Village.

Jensen commented that five commercial property owners approached him after the Council meeting to voice their comments and questions regarding the Site Development Ordinance. A major issue with the business owners was whether they would be obligated to conform to new ordinance requirements if their commercial building was destroyed by fire. Jensen informed these individuals that he would suggest to the Planning Board that it consider inviting all interested business owners to attend a meeting at which time they could express their views on the proposed ordinance. He thinks that an open and frank discussion about the Board's intent would allay the concerns of the business owners. The Planning Board could obtain feedback on the ordinance and make a determination on whether to make adjustments to the proposed ordinance before making a recommendation to Council.

There was agreement to send a letter to all business owners in the Village inviting them to attend a Planning Board meeting on April 28 and express their views on the proposed ordinance. A copy of the ordinance will be sent with the letter. Jensen will work with Byrwa on drafting the letter.

### **PLANNING BOARD COMMENTS**

Liberty voiced concerns with the survey prepared and distributed to Beverly Hills residents by the Village's Strategic Planning Development Committee. He prepared a handout entitled, "Comparative Analysis of the Strategic Committee's Skewed Operating Structure".

Jensen revisited comments made at the last meeting regarding the Planning Board's preliminary work on the Southfield Road corridor study. The Village engaged the services of an individual to facilitate the development of a 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. The facilitator met with the Planning Board and Council at a joint meeting and began conducting interviews to identify common themes and build a consensus. The Planning Board has received no feedback on the status of the facilitator's activities. Jensen thinks that the Planning Board's efforts on the facilitation of a work program for the Southfield Road corridor study has been deferred until the findings of the Village-wide survey are available.

Jensen commented that Liberty's concerns about the survey distributed by the Committee are appropriate but the charge of the Strategic Planning Development Committee to develop a strategic plan for the Village is separate from what the Planning Board is trying to accomplish in terms of a Southfield Road Corridor Study.

Domzal has observed that there are a lot of ideas developed by groups and committees. He outlined a proposal for creating standing Council committees that will assist in these ideas being implemented.

### **BUILDING OFFICIAL COMMENTS**

Byrwa reported that a house destroyed by fire about six months ago on Detroit Country Day School property south of the football field was removed today. He understands that the School is considering building a field house in that location. Plans for the structure would come before the Planning Board for site plan approval.

### **PUBLIC COMMENTS**

Lawrence Needham of 15588 Kirkshire referred to discussion at the last Planning Board meeting relative to townhouse style development proposed for the 14 Mile Road Overlay District. Density for this development is being proposed in the 19 dwelling unit per acre range. Needham stated that the Village Master Plan affirms that high density in the Village has never been more than 7 units per acre with the exception of court ordered multiple units on Southfield Road. He commented on the Village's reluctance in the past to approve multi-family residential dwellings. Needham quoted the Master Plan as stating that, because of the established single family residential character of the Village including the pattern of locating single family lots with frontage on collector streets or arterial streets, it is impossible to locate multi-family residential without negatively impacting single family use.

Needham expressed concern that a precedent will be set by allowing high density townhouse units to be built in the Village. He stated that properties on Kirkshire are being sold in the same price range as homes located anywhere in the East Beverly area. The existing homes on 14 Mile Road have no adverse affect on property values. Needham maintains that the construction of two

and one-half story structures on 14 Mile Road would negatively affect property values along Kirkshire.

Motion by Borowski, seconded by Ostrowski, to adjourn the meeting at 9:32 p.m.

Motion carried.

**David Jensen, Chair**  
**Planning Board**

**Ellen E. Marshall**  
**Village Clerk**

**Susan Bernard**  
**Recording Secretary**