

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

Absent: Tillman

Also Present: Building Official, Byrwa
Planning Consultant, Wenzara
Council Liaison, Koss

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 Landsman, to approve the agenda as published.

Motion carried.

PUBLIC COMMENTS

None

APPROVE MINUTES

Motion by Bliven, seconded by Wayne, that the minutes of a regular Planning Board meeting held on Wednesday, March 24, 2004 be approved as submitted.

Motion carried.

ELECT REPLACEMENT MEMBER TO THE BEAUTIFICATION COMMITTEE

A Planning Board representative to the Village Beautification Committee is needed to replace Bob Bliven, who has resigned from that committee. The committee meets on the second Tuesday of the month from April through November at 8:30 a.m. in the Village Hall. The committee accepts nominations for residential and business properties that have curb appeal. It reviews the entries and recommends frontrunners to the Council. The Village Council presents awards to the winners.

George Ostrowski volunteered to fill the position. He was elected as a representative to the Beautification Committee by a unanimous vote of the Planning Board.

DISCUSSION OF SITE DEVELOPMENT ORDINANCE REQUIREMENTS

Jensen remarked that the Planning Board is a pro-business group and is interested in the welfare of businesses in Beverly Hills. He apologized on the behalf of the Planning Board for not inviting Village business owners to be a part of the process of codifying the Site Development Handbook. A letter has been mailed to all business owners in the Village inviting them to attend this meeting to express their views on the draft Site Development Ordinance.

Business owners are asked to voice their concerns on issues related to the proposed ordinance. The Planning Board and consultant will take notes and discuss a Board response

at the next meeting. The Board hopes to approve the Site Development Ordinance in a form that will be acceptable to most people.

Stanley Satovsky, owner of the Beverly Hills Club at 31555 Southfield Road, was present with his sons Howard and Stephen Satovsky and General Manager Kim Demars. Satovsky distributed a marked-up copy of the proposed ordinance highlighting elements that are of concern to his business and that may effect other businesses as well.

Satovsky and his sons listed the items that trouble them about the ordinance and explained the rationale for their concerns.

An amendment is proposed to Village sign regulations to prohibit electronic messages/displays on signs. Stephen Satovsky stated that the electronic sign in front of the building accounts for 175-225 new memberships per year and is critical to their business. Club owners are concerned that the Village would not allow a replacement electronic sign if the sign was taken down by the weather or a truck or snow plow backing into it. The loss of the electronic sign would impact their ability to do future business. They question at what point the existing sign is grandfathered.

The section on Expansion to Buildings requires structures existing prior to the ordinance that are proposed for expansion to meet minimum requirements. Stephen Satovsky maintained that adding an inside track to their building would not increase the intensity of the building, but would provide members with more amenities. It would enhance the Club but not expand usable square footage. This section could present a problem with being able to do this type of expansion.

General Building Design Requirements refer to Long Walls and Roof Design. Stanley Satovsky contends that the sections should refer only to new construction. Altering his building to comply with long wall requirements would result in windows in the locker room.

Howard Satovsky expressed concern in terms of roof design and building material requirements. If the Beverly Hills Club was damaged by fire or tornado, the owners would not be able to reconstruct the building as it is today under this ordinance. This presents a concern to the owners as well as their bank and insurance companies.

The owners stated that a requirement to add landscaped islands to the parking lot would be a hardship that could reduce available parking by about 15% and cause unreasonable maintenance.

With regard to lighting requirements, the Club does not want to come before the Planning Board or building department if there is a need to replace two light fixtures. Satovsky proposed waiving lighting requirements when the extent of the improvement is minimal.

Stanley Satovsky proposed adding a paragraph under General Site Design Requirements stating that the Building Department may determine that the extent of a proposed improvement has no adverse effect as to the intent of this ordinance and may grant

approval. He suggested another section that would state that the ordinance would not apply in the event of damage caused by fire, weather, or other perils.

Stephen Satovsky reiterated the concern that the ordinance proposed could cause the owners of the Beverly Hills Club to rebuild or reconfigure their building in order to maintain a business that they have operated for over 30 years. There are features in the general design of the building that are intricate to conducting their business, and it is important to have those things grandfathered. The construction, shape and size is unique to a tennis facility and health club. The sign is an important marketing tool. Satovsky asserted that some of the proposed regulations could put the Beverly Hills Club out of business.

Building official Byrwa referred to Zoning Ordinance sections that apply to concerns expressed by the Beverly Hills Club. Section 22.30.040 (b) deals with damage of structures and reconstruction. Section 22.30.060 deals with repair and maintenance of buildings.

Jensen stated that the planning consultant has noted the input from the business owners and will respond in writing to the Board. The Club members will receive copies of this memo from the consultant. The Planning Board will meet on May 26 to discuss the review letter from Wenzara and consider a recommendation to Council on the Site Development Ordinance. The Beverly Hills Club owners are welcome to attend the meeting and provide further input.

REVIEW INFORMATION ON 14 MILE ROAD CORRIDOR PLAN

Planning Board members received a copy of the second draft of the Fourteen Mile Road Overlay District ordinance provisions. Planning consultant Wenzara reviewed major changes in the draft based on discussion at the last meeting. Questions and comments from Board members were addressed.

The next step before forwarding the draft ordinance to Council is to add examples to the presentation. The planning consultant firm will provide a graphic presentation that is tailored to present sketches of options that meet ordinance specifications along with photographs of existing projects.

Council liaison Koss will update Council on the status of the 14 Mile Road Corridor Plan and seek an indication of when the proposed ordinance can be placed on Council's agenda for consideration.

PLANNING BOARD COMMENTS

Liberty reported that he attended the Strategic Planning Development Committee meeting last night at which time the committee presented the results of all four surveys – resident, business, education and service provider. He was impressed by the presentation of the data and related some of the survey results to the Board. Liberty commented on what he views as weaknesses in the survey sampling process and questions.

Liberty understands that the strategic planning process will continue with the formation of a committee that will implement the findings of the Strategic Planning Development

Committee. He questioned the role of the Planning Board in terms of implementing goals that were identified in the survey.

Koss commented that the SPDC will be reviewing data from the community-wide and other surveys over its next two or three meetings and will prepare a report to be forwarded to Council. An implementation committee will take that information and determine how to achieve the goals set forth by the Village residents.

Bliven announced that he will retire from the Planning Board when his term expires this June.

Freedman recalled that Board members submitted information to a facilitator who was engaged to assist with the development of a Southfield Road corridor study work program. She questioned the status of that effort.

Jensen replied that the Planning Board has been asking through its meeting minutes for an explanation as to why it has not received any feedback on the status of the facilitator's activities.

Wayne commented that he views the Beverly Hills Club as a major player in the community and will consider their comments seriously. Borowski concurred that the Beverly Hills Club owners have valid concerns.

Jensen stated that implementation of the site development requirements will provide some control over the future of this corridor. The Planning Board has to weigh the comments that were made by the business owners and attempt to arrive at an ordinance that they can live with and that that Planning Board can recommend to Council.

Jensen recapped the Planning Board's work on development of a Southfield Road corridor study, which involved engaging an individual to facilitate the development of a work program by building a consensus and identifying common themes. The facilitator met with the Planning Board and Council in a joint meeting. He assigned and collected a written exercise from those individuals. A number of interviews were conducted by the facilitator. The Planning Board has requested and received no feedback on the status of those activities. The Board would like to know if the facilitator has been asked not to pursue his assignment.

Byrwa commented that recent Village-wide survey results did not show resounding support for improving the appearance of the businesses along Southfield Road. He expressed the view that spending taxpayers dollars on a plan that is not a priority of residents may not receive approval from Council.

Jensen responded that the Planning Board does not need to work on a program if that is the consensus of the Planning Board, Council and the community. There was money allocated to have goal setting done by an expert who has been engaged in that process. He thinks that Council and the Manager have an obligation to complete that report.

PLANNING CONSULTANT’S COMMENTS

Wenzara stated that she was pleased with the specific comments and solutions offered by the owners of the Beverly Hills Club relative to the proposed Site Development Ordinance.

BUILDING OFFICIAL’S COMMENTS

Byrwa informed Board member Liberty that Section 21.03 of the Municipal Code outlines the function and duties of the Planning Board.

Byrwa mentioned that the Planning Board approved a proposal in January for a change in signage at the service station at 13 Mile and Southfield Roads. He clarified ordinance wording with respect to lighting of signs.

PUBLIC COMMENTS

Bob Walsh of 20655 Smallwood Court observed that the owners of the Beverly Hills Club seem to be concerned about maintaining their business without facing obstacles.

Walsh observed that the community-wide survey indicates that a large amount of citizens are concerned about the impact of “big foot” housing. He recalls that this was studied by the Planning Board a few years ago. It was the consensus of the Board at that time that Village Zoning Ordinance requirements with respect to setbacks and height are sufficient to prevent "big foot" housing.

Motion by Borowski, seconded by Wayne, to adjourn the meeting at 9:16 p.m.

Motion carried.

David Jensen, Chair
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary