

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

Absent: Tillman

Also Present: Building Official, Byrwa  
Planning Consultant, Wenzara  
Council Member, 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, second by Ostrowski, 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, May 26, 2004 be approved as submitted.

Motion passed.

**REVIEW SITE DEVELOPMENT REQUIREMENTS, DRAFT #6**

Board members have received copies of Draft #6 of the Site Development Requirements. Jensen stated that the goal of the Planning Board has been to create a working document that will address major changes to redevelopment. The planning consultant will take the Board through updates and revisions made in response to discussion at the last meeting. It is anticipated that the Planning Board will come to a point this evening where it can forward this document to Council and recommend its approval.

Caryn Wenzara stated that she has reviewed the second set of proposed edits to the Site Development Requirements provided by the business owners from the Beverly Hills Club. Changes included in Draft #6 reflect this input as well as items discussed by the Planning Board at its last meeting. In her memo of June 10, 2004, Wenzara responded to suggestions proposed by the business owners that did not result in a change to the text. Wenzara provided explanations on several items brought up by the Beverly Hills Club owners that were not incorporated into the revised ordinance. She indicated that there is adequate discretion provided with current language in both the Applicability and Building Design sections of the proposed ordinance.

Wenzara highlighted additions and deletions to the document since Draft #5 and addressed questions and comments from Board members. Discussion of text in several sections led to modifications that will be reflected in a revised document.

Stanley Satovsky, owner of the Beverly Hills Club at 31555 Southfield Road, was present with sons Howard and Stephen Satovsky and General Manager Kim Demars. Stanley Satovsky distributed a marked up copy of Draft #6 that highlighted sections where further changes and additions were proposed to protect the interests of the Beverly Hills Club and other business owners. Questions were asked concerning certain sections of the draft ordinance and revised language was requested.

Jensen explained that the intent of the Planning Board is to develop a general guideline design development handbook for future redevelopment. The Beverly Hills Club has come forward with a set of circumstances and has asked for modifications to the proposed ordinance, some of which maintain the status quo. The Board did not intend that the site development requirements retain current standards. The idea was to reach a higher standard through redevelopment. There was a concern that the Village should retain some level of control as commercial property turns over and becomes new products and places. The Planning Board is attempting to be considerate in terms of addressing and protecting the Beverly Hills Club business interests, but it cannot specify that the building can stay as it is forever.

Jensen noted that the level of interest to business owners has been limited to the Beverly Hills Club on Southfield Road. While the Planning Board appreciates the property owners' interest and input, the ordinance must reflect what the community wants in terms of redevelopment.

Wenzara requested direction from the Board before moving forward on some of the issues raised by the business owners. A work session was scheduled for the fourth Wednesday of July to address remaining issues. Wenzara will come with draft language options.

#### **PLANNING BOARD COMMENTS**

Jensen announced that this is the last Planning Board meeting for long standing member Bob Bliven, who has decided not to seek reappointment after serving on the Board for 15 years. Jensen presented Bob Bliven with a plaque recognizing him as the Beverly Hills Volunteer of the Year. He was awarded this honor at the Volunteer Appreciation Dinner held on June 10. Because Bob was unable to attend the event, he is being presented with the award tonight. Byrwa presented Bliven with a certificate from the Village acknowledging his 15 years of dedicated service on the Planning Board.

Board members offered tributes to Bob Bliven. Jensen remarked that he has long appreciated and respected Bob for his studiousness and thoroughness in all he undertakes. Jensen thanked him for his competence and for the amount of information he has provided to the Board. His institutional memory was a tremendous asset to the Board.

Borowski commented that he is unable to imagine the Planning Board getting along without Bob Bliven. He thanked Bob for all he has done for the Board, everything he has taught us, and for the example he has been to every member that has served with him. Borowski stated that he deeply appreciates Bob Bliven's dedication to the Village and wishes him well.

Bliven remarked that he served on the Cable Board prior to being appointed to the Planning Board. He has appreciated and enjoyed all the time spent on this Board. He mentioned that he has great respect for the senior member of the Planning Board, Vince Borowski. Bliven commented that he will enjoy the rest. He will continue doing part-time work for the Village assisting Renzo Spallasso with computer generated maps.

Jensen commented on Bob Bliven's effort and involvement over many years with assisting Renzo Spallasso with upgrading the mapping of infrastructure and property records of the Village. Bliven has created many useful documents for Beverly Hills.

Recording secretary Bernard said that she was impressed with the diligence with which Bob Bliven pursues the business of the Planning Board. Beverly Hills is fortunate to have a community-minded volunteer who puts forth such effort and who has contributed to the Village to the extent he does. Byrwa commented on Bob's contributions and the usefulness of the many maps created by Bliven.

Jensen turned the subject to the Planning Board's work to create Site Development Requirements to be included in the Zoning Ordinance. Because it is his last meeting, Bliven was asked his opinion on how to proceed with the document in terms of moving forward versus accommodating the Beverly Hills Club.

Bliven expressed the view that it would be appropriate for the Planning Board to forward Draft #6 to Council for consideration. Existing businesses can always go before the Zoning Board of Appeals to request a variance from the ordinance on the basis of a hardship or peculiar exceptional difficulty for their specific property.

Board members discussed whether to proceed with the ordinance or hold one additional study session to review the Site Development Requirements. It was the consensus of the Board to direct the planning consultant to revise the ordinance to include the modifications discussed and agreed upon by the Board today and forward the product to Council for review. Jensen and Byrwa will attend the meeting when this is presented to Council in order to address questions and comments.

Jensen will contact the Beverly Hills Club to thank them for their input and advise them that the Planning Board will not hold another study session. They will be informed that the Planning Board has made its final modifications to the site development requirements and will forward the proposed ordinance to Council. The correspondence to the Beverly Hills Club will include the final draft of the ordinance.

There will be cake and coffee served after the meeting in honor of Bob Bliven's last Planning Board meeting.

Motion by Borowski, second by Ostrowski, to adjourn the meeting at 9:33 p.m.

Motion passed.

David Jensen, Chair  
Planning Board

Ellen E. Marshall  
Village Clerk

Susan Bernard  
Recording Secretary