

Present: Planning Board: Chairperson Jensen; Vice-Chair Tillman; Members: Borowski, Landsman, Liberty, Ostrowski, Walter and Wayne

Council: President Domzal, Pro-Tem Woodrow; Members: Koss, McCleary, Pfeifer and Taylor.

Absent: Planning Board members - Freedman
Council member - Downey

Also Present: Village Manager, Spallasso
Building Official, Byrwa
Planning Consultant, Wenzara

Jensen called the joint meeting of the Planning Board and Council to order at 6:30 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

DISCUSS STRATEGIC PLAN AND HOW IT RELATES WITH THE VILLAGE MASTER PLAN

The Planning Board met with a member of the Strategic Planning Committee at its last meeting on May 25, 2005. Gary Grabowski provided an overview of what the Strategic Planning group had accomplished over the last 18 months and asked for a response from the Planning Board. The Planning Board was asked to look into a particular initiative of the Strategic Plan, which is to maintain and increase value of property.

Jensen commented that one of the optional tasks listed in the work plan/cost estimate for updating the Master Plan was to review and incorporate elements of the Strategic Plan items into the Master Plan if the Council and Planning Board determined it to be appropriate. The planner would be involved, and this task could entail an additional fee.

Domzal related that Council was presented with the Strategic Plan earlier this year. It includes topics that have been discussed regularly in the Village and presents a footprint for the future of the Village for 20 years. A large and enthusiastic segment of the community came together and said this is what we need to do. Council will have a second joint meeting with the SPDC tomorrow night. The group will discuss the next step in the process and whether it will continue to meet as a joint group.

Domzal believes that the key strategic issue dealing with maintaining and increasing the value of property interrelates with the Master Plan. He views the Strategic Plan as a check list and the Master Plan as a planning tool that is used for different purposes. Domzal proposes that, to the extent that they overlap, the Strategic Plan needs to be considered in the drafting of the Master Plan. If Strategic Plan items are considered and discarded, there should be an explanation as to why the Planning Board does not agree with an initiative.

In response to an inquiry from Jensen on whether Council has adopted the Strategic Plan, Koss clarified that Council has accepted the document for review and implementation.

Jensen stated that the Planning Board is prepared to review the referred section of the Strategic Plan and provide feedback.

Woodrow recalled that Council authorized the expenditure of \$10,000 to begin the basic Master Plan update. It was intended that Council would consider allocating additional funds for the optional components of the plan in the next budget year. He hopes that the Planning Board will look at what was done with the Strategic Plan and try to implement as much of it into the Master Plan as it determines appropriate.

The additional cost of incorporating elements of the Strategic Plan into the Master Plan was a topic of discussion. Planning consultant Wenzara stated that, based on Council's expectations of the task, she views this analysis as taking less time than outlined in the original Master Plan proposal. It does not involve a joint meeting with the strategic planning group. Council is asking the Planning Board and consultant to look at the Strategic Plan and incorporate items as deemed appropriate. Wenzara remarked that the planners can probably fit this task within the current budget for the Master Plan update if we are efficient with our time and meetings.

Jensen understands Council's direction to the Planning Board to review the Strategic Plan and report in writing as to what can be incorporated into the Master Plan. Council has asked for a cost figure if there is an additional fee required by the consultant to accomplish this as part of the basic Master Plan update.

DISCUSS GOALS AND OBJECTIVES OF VILLAGE MASTER PLAN

Council has received the list of visions, goals and objectives that are included in the current Master Plan under four main categories: Land Use; Community Facilities, Services & Image; Circulation System; and Environment and Natural Features. Jensen stated that these goals were probably drafted 15 or more years ago and updated seven years ago. He asked for Council feedback on the list of goals and objectives as part of the Board's update of the Master Plan.

Council and Planning Board members identified statements that they thought should be deleted from the plan as being no longer applicable. Suggestions were made to refine or edit several of the goals. It was suggested that the Master Plan goals and objectives should emphasize the positive. Rephrasing some of the strategies will be considered. The following were among items flagged for further consideration:

Goals and Objectives

1. Delete word "existing"
- 1.c) Question on how this item will be implemented.
- 1.e) Does the Village want to encourage multiple housing on major roadways and
- 2.b) Encourage redevelopment?
- 3.e) What control exists over commercial property? Is there a vision for a redevelopment plan? It was noted that a Southfield Road Corridor Plan study is an optional task proposed as part of the Master Plan program. The suggestion was made to explore incentives such as DDAs, TIFFs, and captures.

Community Facilities, Services & Image

- 4.b),c),d) questionable items
- 5.a) Should read ‘maintain signs’ rather than ‘create gateways’ into the Village
- 5.d)e) f) out of date? Redundant?

Circulation

- 1.c) different opinions on traffic calming techniques
- 1.e) h) clarification was provided

Environment and Natural Features

Spallasso noted that most of these items have been addressed. Completed items should be deleted and consideration given to any additions.

Wenzara commented that it is difficult to review the goals and objectives without the accompanying recommendations in the same document. There should be a consensus on the basic goals and objectives to assure that the items included are in harmony with the Village’s current policies and philosophies. There was agreement to update and condense the list of goals.

DISCUSS RESIDENT INVOLVEMENT TO ENSURE MAXIMUM PARTICIPATION AND BENEFIT OF PUBLIC WORK SHOP

The Planning Board anticipates holding a public workshop on the Master Plan and will encourage as many people as possible to attend. There was discussion on the format, venue, and how to publicize the event.

A Planning Board member was encouraged to attend Council meetings prior to the event to announce the workshop on cable television. Homeowner Association presidents could be contacted by mail and asked to spread the word to area residents. It was suggested that Planning Board members talk to business owners. Gary Grabowski from the Strategic Planning Committee may have further ideas on how to publicize the workshop.

CELL TOWER COLLOCATION

At its last meeting, Council held a public hearing and considered a site plan and special approval request from Cingular Wireless. Cingular is proposing to collocate wireless antennas on the existing Southeastern Oakland County Water Authority (SOCWA) water tower and construct a control building on property located on 14 Mile Road east of Pierce. Council approved the special use but referred the site plan back to the Planning Board to consider collocation of the control buildings and the capacity for future operators on the site.

Jensen outlined the Board’s review and discussion of this issue at two Planning Board meetings, one of which included a public hearing. The request for site plan and special use approval was tabled by the Planning Board at the first meeting. The applicant was required to return with information addressing safety, building, and site issues including landscaping and future use of the site. The Planning Board was informed by a representative of SOCWA that there would be no space to add another carrier at the site after approval of the Cingular

proposal. Jensen questioned how the Village can require Cingular to work out a joint plan with a provider that already has a control building on the site.

Council suggested that a member of the Planning Board attend the Council meeting when the Cingular site plan is on the agenda in order to answer questions regarding the Board's review of the proposal.

Jensen thanked Council for meeting with the Planning Board. The joint meeting ended at 7:35 p.m. Council recessed for 10 minutes before reconvening in a Special Council meeting and study session at the Township building. The Planning Board recessed for 10 minutes before continuing its regular meeting.

**David Jensen, Chairperson
Planning Board**

**Dave Domzal, President
Village Council**

**Ellen E. Marshall
Village Clerk**

**Susan Bernard
Recording Secretary**