

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

Absent: none

Also Present: Building Official, Byrwa
Planning Consultant, Wenzara
Council member, Walsh

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 Freedman, second by Wayne, to approve the agenda as published.

Motion passed (9 – 0).

PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA

None

APPROVE MINUTES OF A JOINT PLANNING BOARD/COUNCIL MEETING HELD ON WEDNESDAY, NOVEMBER 9, 2005

Motion by Ostrowski, second by Landsman, that the minutes of a joint meeting of the Planning Board and Council held on Wednesday, November 9, 2005 be approved as submitted.

Motion passed (9 – 0).

APPROVE MINUTES OF A REGULAR PLANNING BOARD MEETING HELD ON WEDNESDAY, NOVEMBER 9, 2005

Motion by Landsman, second by Wayne, that the minutes of a regular meeting of the Planning Board held on Wednesday, November 9, 2005 be approve as submitted.

Motion passed (9 – 0).

MASTER PLAN REVIEW

Planning consultant Caryn Wenzara reviewed the first draft of the remaining chapters of the Village Master Plan update with the Planning Board: Chapter 2: Community Goals, Chapter 3: Future Land Use Plan, Chapter 4: Circulation Plan, and Chapter 5: Community Facilities Plan. Wenzara stated that the current plan has the same sections and titles. Chapter numbers were added to the update for easier reference. Each chapter has been updated to address new data and information, delete ideas that have already been implemented, incorporate key elements of the Strategic Plan, and to address important community issues raised during the planning process. As a draft, the concepts are completely subject to further discussion. The Future Land Use Plan and Circulation Plan include maps for review.

Wenzara noted that information proposed to be deleted is indicated with a ~~striketrough~~ and new text is underlined. The intent is to discuss any proposed changes as a group. A straw vote was taken on whether the review should include reading the current Master Plan verbatim and comparing it with the updated language rather than just referring to the strikeouts and underlined text. Liberty was the only person interested in proceeding in that manner. Wenzara will make sure his questions are answered as the Board goes through the document.

The Board reviewed Chapter 2, Community Visions and Goals. Wenzara remarked that the direction from the Planning Board was to include a vision statement and listing of goals in this chapter. The previous plan had visions, goals and objectives. At a joint meeting of the Planning Board and Council in June, it was decided to include a community vision based on the vision statement in the Strategic Plan and to simplify and streamline the goals into a general list. The approach discussed was to keep the visions and goals general and include more specific recommendations in Chapters 3, 4 and 5. After deliberation on this chapter, a few changes in the text were suggested by Board members to be incorporated into the revised document.

Wenzara summarized a few changes in the introduction to Chapter 3, Future Land Use Plan. Board members reviewed the text while referring to the Future Land Use Map, a map that establishes where certain land uses can and cannot go in the Village.

The single family residential uses section under the current plan has four land use categories that do not represent current lot sizes. The update is attempting to make the future land use map more consistent with current zoning and actual lot sizes. Wenzara reviewed actual lot sizes based on an inventory of lot sizes in Beverly Hills and looked at actual zoning. The updated Master Plan text proposes some modifications on the east side of the Village that would lay the foundation for changes to the zoning ordinance and would eliminate non-conforming classifications that have been discussed as part of a neighborhood and housing review. Wenzara asked for Board discussion on how it wants the land use map to change and how aggressive it should be at this point.

Wenzara reviewed the five new residential categories proposed: High Density Single-Family (minimum 8,000 sq. ft lot size), Moderate Density Single-Family (10,000 sq. ft.), Medium Density Single-Family (12,000 sq. ft.), Low Density Single-Family (16,000 sq. ft.), and Estate Density Single-Family (25,000 sq. ft.).

Jensen stated that it was the original intent of the Master Plan to include a chapter that studied Village neighborhoods and housing. However, the Planning Board has decided that the Neighborhood and Housing study will be undertaken after the Master Plan update. There was agreement that the Board would not proceed with this particular future land use plan at this time on the basis that the Village would then have a Zoning Ordinance that is not consistent with the Master Plan. It was proposed that the Master Plan include language indicating that there is a high level of non-conforming lots in certain areas of the Village and that one of the goals is to reduce that percentage of non-conformity significantly. Board members thought it was important that residents continue to enhance the value of their property while maintaining the character of the Village.

Wenzara will rework the text to retain the four single family residential categories as written in the current plan. The Planning Board has agreed to include language in the Master Plan that acknowledges the non-conforming lot sizes under the current ordinance and recognizes the importance of addressing that issue. This will provide a foundation for the neighborhood and housing study and the need to proceed with zoning changes. Wenzara will make changes to this chapter of the Master Plan based on tonight's discussion to address the issue of non-conforming lots in a more general fashion.

There were no proposed changes to the Multi-family Residential and Non-Residential Land Uses portions of Chapter 3. Wenzara reviewed sections entitled "New Neighborhood Development" and "New Single Family Home Development". Minor edits will be included in a revised draft.

Chapter 4 is the Circulation Plan for the Village. The updated plan maintains the current foundation of the existing Circulation Plan. Wenzara indicated the rationale for additions and deletions of text. The street classifications will be kept consistent with the State Act 51 Street Designations. Board members offered input and suggested a few text revisions.

The Planning Board will review the first draft of Chapter 5, Community Facilities Plan, at its January meeting. Wenzara will provide the Board with Chapter 1 and the revised Chapters 2, 3 and 4 that will include the changes discussed tonight.

REVIEW SURVEY QUESTIONS FOR THE NEIGHBORHOOD AND HOUSING STUDY

This agenda item will be held over until the January meeting.

PLANNING BOARD COMMENTS

Freedman commented that the Board achieved a great deal at today's meeting towards advancing the Master Plan update process.

PLANNING CONSULTANT COMMENTS

None

BUILDING OFFICIAL COMMENTS

Byrwa wished everyone a happy holiday. He mentioned that the 2006 Village Calendar was mailed out to residents today. Byrwa noted that a site plan review for a parking lot at Covenant Alliance Church will come before the Planning Board at its next meeting.

Motion by Borowski, second by Ostrowski, to adjourn the meeting at 9:30 p.m.
Motion passed (9 – 0).

David Jensen, Chair
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary