

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

Council: President Taylor; Pro-Tem Walsh; Members: Koss, Pfeifer, Rijnovean and Woodrow

Absent: Planning Board – none
Council - Burry

Also Present: Village Building Official, Byrwa
Planning Consultants, Brad Strader and Brian Borden

Taylor called the meeting to order at 7:30 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road. The purpose of the joint meeting is to review Draft #4 of the Village Master Plan.

Planning Board Chair Jensen introduced Brad Strader, Managing Partner of LSL Planning, Inc., and asked him to comment on the change in LSL staffing for the Village. Strader stated that Caryn Wenzara, who worked with the Village for several years, recently left LSL and moved to Colorado with her husband. Brian Borden will become the primary LSL staff person for the Village. He has been with LSL for two and one-half years and has been working closely with Caryn Wenzara in several communities on a number of projects including plan reviews and Master Plan activities.

Strader highlighted Brian Borden's background and experience, noting that his municipal expertise will be in keeping with the current and future needs of the Village. Strader will remain Principal-in-Charge and will be available to help facilitate a smooth transition. Borden introduced himself and elaborated on his municipal experience. He looks forward to working with the Village.

Jensen commented on the task of updating the Village Master Plan. He was proud of the diligence displayed by his colleagues on the Planning Board in reviewing the 60-70 page document, which has been updated and edited to a readable 40-pages. He remarked that planner Caryn Wenzara did a thorough job for the Village.

The cover letter for Draft #4 lists the remaining steps in the plan development process. The Planning Board has invited Council to meet for a discussion of the Master Plan and to provide their input and direction. The Planning Board will then issue a revised draft incorporating any modifications proposed at this meeting. The next step will be to forward Draft #5 to Oakland County and adjoining communities and seek their feedback. The agency review period is 60 days for adjoining communities and 95 days for Oakland County.

The Planning Board will conduct a public hearing on the Master Plan to receive the reaction of the community. The Planning Board will be in a position to approve the Master Plan and forward it to Council for adoption after considering input from the public, surrounding communities, and Oakland County. Council has the option of conducting a public hearing before adopting the updated Master Plan and producing a final document.

Jensen mentioned that three joint meetings of the Planning Board and Council were held as part of the Master Plan update process. Council input has been encouraged. The Planning Board and planning consultants are prepared to answer any questions Council may have after reading Draft #4.

Pfeifer acknowledged that the Planning Board has put a lot of work into rewriting much of the document. She pointed out several updates and corrections to the Existing Conditions section of the plan. Pfeifer requested clarification on language in other chapters. Strader proposed revised language in some cases that would clarify or more succinctly present a thought.

Pfeifer informed the Planning Board that Renzo Spallasso intends to update the 2004 traffic volume counts on Thirteen Mile Road. She believes that Thirteen Mile Road carries more traffic at this time, particularly between Greenfield and Southfield Roads.

Jensen responded that updated traffic volume statistics could be included in the document if Spallasso can provide the data within the 120-day time frame that it will take to complete the Master Plan adoption process. Byrwa was asked to contact Spallasso and determine whether updated information will be available within that time frame.

Pfeifer suggested that the maps in the Master Plan should be consistent in terms of including private roads in Beverly Hills. The map legends do not provide a designation for identification of private roads.

It was noted that the maps were provided by Bob Bliven and not LSL Planning. Mr. Bliven will be asked to update the base map to include private roads in the Village and add that designation to the legend.

Jensen addressed questions on whether the Master Plan is an overview or a plan for the future. He commented that the Planning Board has attempted to represent the facts as it knows them. It has picked up on several issues that have to do with the Village's future and has tried to be diligent about what the policies are today. Jensen believes that the Master Plan is basically devoid of any policies.

Rijnovean referred to a paragraph under Findings and Implications entitled, "Plan facilities and services to retain and attract families". She proposed that the following sentence be deleted: "Also important is the need to provide linkages such as sidewalks and pathways between schools, parks, and other destinations.". Rijnovean thought that the language could be used as a leverage point by those who would promote a Village sidewalk program. She emphasized that the electorate voted down a sidewalk millage proposal.

Jensen responded that there is a Village Pathway Plan that has been adopted by the Council. He noted that Council could take action to remove this document from its adopted plans. He recalls that Village residents voted down a plan to finance the construction of sidewalks included in the Pathway Plan. Jensen remarked that paying for sidewalks will always be a political issue. The Master Plan suggests nothing more than there is a plan in place.

Pfeifer stated that the Pathway Plan is in place and it leaves the door open for any homeowner group or subdivision that wants to create a special assessment district to construct sidewalks in their area.

Rijnovean stated that she has no problem with that activity. She asked that the text be revised to accommodate both those who do not support a plan to construct sidewalks village-wide and those subdivision groups that want sidewalks constructed in their area. Rijnovean requested a copy of the Village Pathway Plan.

Walsh referred to the paragraph in question and questioned the definition of ‘facilities’ and ‘services’. Board members responded with their views on the meaning of facilities and services.

Freedman stated that she has requested that this sidewalk language be removed during previous Planning Board discussions on the draft Master Plan. She believes that the only way the community could indicate that it did not want sidewalks was to vote on a millage proposal, which was turned down by a wide margin. Freedman stated that the Master Plan is for the entire Village, and a large number of community members clearly said that they do not want sidewalks.

Liberty stated that the Village-wide survey showed a low interest in sidewalks among residents.

Jensen was in agreement with removing the language in question. In a show of hands, the Planning Board members voted 5 to 3 to retain the current text.

Strader stated that LSL Planning is working on a pathway plan in another community where there are factions for and against pathways. Language is being prepared for that plan that will prevent it from being a flashpoint in the future. Strader suggested rewriting this paragraph in the Master Plan to suggest that there are factors to be considered in terms of where sidewalks may be appropriate based on the character of adjacent land uses, relationship to an existing pathway system or gaps, and funding availability.

Borowski entered the meeting at 8:23 p.m.

Tillman commented that the Master Plan may not include policy statements but it does reflect the Planning Board’s vision statement for the Village in general terms. The question is whether the Council and Planning Board as a joint group agree to what the Master Plan says about the present condition of the Village and the future of our community.

Freedman recalled that the Planning Board has attempted to remove the word ‘should’ from the document. She thought that the Planning Board was basically saying in the Master Plan that this is our community and this is how it is going to be proceeding.

Freedman offered a few correction to the document in terms of grammar and tense. She questioned whether there was an inconsistency between the third paragraph under “Road and

Public Right-of-Way Improvements” on page 21 and the first paragraph under “Repairs and Reconstruction Financing” on page 32. Spallasso will be asked to review the language and make a determination on its accuracy and whether updated language is needed.

Freedman had concerns about the intent of the “Private Roads” paragraph on page 20 in terms of expectations of services. Strader will rewrite the text to clarify private road issues.

Walsh was concerned that the Villagers’ comments on the Master Plan be given serious consideration. She questioned whether there will be an opportunity for changes to be made to the document if necessary after hearing residents’ comments and concerns at the public hearing.

Borowski stated that it has been his experience that changes are made in response to public input. There will be a discussion of the community comments and concerns.

Jensen stated that we have moved into Draft #5 as a result of tonight’s review. The revised draft will go out to surrounding communities and Oakland County. During that time, the Planning Board will hold a public hearing. The Planning Board will receive comments from residents, adjoining communities, and from Oakland County. Draft #6 will reflect any changes made as a result of that additional input. That draft will be forwarded to Council, and they will decide whether to hold another public hearing.

Strader stated that the intent would be to provide a draft #6 if there are a large number of changes. If there are minor changes, LSL might forward draft #5 to Council with a memo indicating any changes to the draft agreed upon by the Planning Board.

In response to comments from Pfeifer, Jensen suggested that she meet with Renzo Spallasso and ask him if there is additional information with respect to Thirteen Mile Road that should be reflected in the Master Plan. Strader remarked that there is language in the plan that is not specific due to the analysis that has to go into a road improvement. It is noted that road improvements such as road widening must be closely monitored to avoid incompatible changes. There are too many factors involved to recommend a definite course of action.

Jensen thanked Council for joining the Planning Board tonight.

Taylor thanked the Planning Board members for their work on the plan and welcomed Brian Borden as the Village’s new staff person from LSL Planning. Koss thanked the Planning Board for a great job on the Master Plan update.

APPROVE MINUTES OF A REGULAR PLANNING BOARD MEETING HELD ON WEDNESDAY, MARCH 22, 2006

A correction was made in the motion on page 1 under “Approve Minutes” to change the word ‘Council’ to ‘Planning Board’.

Motion by Landsman, second by Tillman, that the regular Planning Board meeting minutes held on Wednesday, March 22, 2006 be approved as amended.

Motion passed (9 – 0).

PLANNING CONSULTANT’S COMMENTS

Brian Borden stated that he will be in contact with Byrwa regarding information for the Master Plan to be provided by Renzo Spallasso. Borden anticipates that Draft #5 of the Master Plan will be available within a couple of weeks.

BUILDING OFFICIAL’S COMMENTS

Byrwa outlined a request that will come before Council on May 2, 2006 from Jennifer and Anthony Roma to change a boundary line on their Beverly Road property. A new lot is not being created. The proposal is to move a boundary line on two properties owned by the Romas without creating a non-conforming lot. The ordinance requires that an adjustment of the lot line between their two lots must go through the lot split process, and there is a 45-day time frame in which to complete the process. Byrwa stated that Planning Board chair Jensen and he agreed to forward this request directly to Council in accordance with provisions of the ordinance.

Motion by Liberty, second by Freedman, that the meeting be adjourned at 8:58 p.m.

Motion passed (9 – 0).

**David Jensen, Chairperson
Planning Board**

**Dave Taylor President
Village Council**

**Ellen E. Marshall
Village Clerk**

**Susan Bernard
Recording Secretary**