

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

Absent: Walter and Wayne

Also Present: Building Official, Byrwa  
Planning Consultant, Borden  
Council liaison, Berndt  
Council member, Pfeifer

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 Tillman, second by Landsman, to approve the agenda as published.

Motion passed (7 – 0).

#### **PUBLIC COMMENTS**

None

#### **APPROVE MINUTES OF REGULAR PLANNING BOARD MEETING HELD ON WEDNESDAY, DECEMBER 13, 2006**

Motion by Ostrowski, second by Freedman, that the minutes of a regular Planning Board meeting held on Wednesday, December 13, 2006 be approved as submitted.

Motion passed (7 – 0).

#### **PRESENTATION FROM LSL PLANNING ON VILLAGE MASTER PLAN**

Planning consultant Brian Borden from LSL Planning, Inc. narrated a PowerPoint presentation on the Village Master Plan. He provided basic information including what a Master Plan is, the schedule undertaken by the Planning Board during the update process, an overview of the content of the Master Plan, and the opportunities for public participation and comment. Components of the Master Plan include land use, transportation, natural features, and community facilities. The Plan establishes the future vision of the community and provides a guide for decision making and public investment in terms of public facilities and improvements.

Outside agencies and groups have participated in the Master Plan process as required by the Municipal Planning Act. The County and surrounding communities were given an opportunity to review the draft plan and provide comments to Beverly Hills. The Municipal Planning Act authorizes the Village to adopt a Master Plan. The Planning Board will hold a public hearing and recommend adoption of the plan to Council with any necessary revisions. The Village Council has opted to hold an additional public hearing, which is not required by statute but will provide another opportunity for citizen input. Once Council adopts the Master Plan, it becomes the official policy of the Village.

The first section of the Master Plan describes the existing conditions of the Village. The components of this section include historical context, existing land use, population and housing, community facilities and services, natural features, and circulation system. Borden discussed key findings and implications that can be concluded from the existing conditions data. The findings provide the basis for a vision statement, goals and plan recommendations.

The Planning Board proposed the following Vision Statement for the Village of Beverly Hills: “The Village of Beverly Hills will be a safe, aesthetically appealing, fiscally viable, family-oriented community with excellent educational, social, recreational, and cultural opportunities fostering a successful and diverse residential and business community with concern for ecological stewardship and cooperation with other governmental bodies and agencies.”

Community Goals were established in the Master Plan:

#### Land Use Goals

- Maintain and protect the character, quality and value of residential neighborhoods.
- Ensure that public and institutional land uses meet the needs of residents and are compatible with the character of adjacent neighborhoods.
- Support the success, value, and improvement of commercial and office areas that are compatible with the strong residential presence of the Village.

#### Community Facilities and Service Goals

- Maintain quality, responsive community services in a fiscally responsible and efficient manner.
- Maintain adequate park, open space, and recreational facilities for all Village residents.
- Provide a reliable, well-maintained infrastructure system including water supply, sanitary sewer and storm water management.

#### Circulation System Goals

- Ensure that the circulation system is well maintained, safe, and sufficient to meet the needs of residents and businesses.

#### Environment and Natural Features Goals

- Increase awareness and participation in diverse ways to protect the natural environment.
- Engage in a proactive approach to protecting the quality of the natural environment in the Village.

The Future Land Use Chapter is one of the main components of the Master Plan. There is a future land use map within the plan, which categorizes and classifies the Village into different residential and non-residential categories. Borden highlighted the guidelines for residential and non-residential land use. The Future Land Use Plan is a generalized guide to assist with decisions relating to planning, zoning, redevelopment and public improvement issues.

Borden outlined the Circulation Plan Chapter, which focuses on Road Improvement Recommendations, Repairs and Reconstruction Financing, and Traffic Flow Improvements. The Community Facilities Plan addresses community needs and encompasses Recreation Facilities,

Utilities, Municipal Facilities and Services, Institutional Facilities, Private Facilities and Natural Features.

The Implementation Plan is the final chapter and encompasses the tools and techniques available for the implementation of the Master Plan and its proposals. The Village Zoning Ordinance is the principal tool for the implementation of the Plan. Other important elements are Inter-Community Liaisons, Public Understanding and Support, and Continuous Planning and Cooperation.

Copies of the Master Plan in its entirety are available for public review at the Village municipal offices.

### **PUBLIC HEARING ON VILLAGE MASTER PLAN**

Chairperson Jensen declared the public hearing on the Master Plan open at 8:02 p.m.

Ralph Lohrengel of 18346 Beverly Road expressed the opinion that the Master Plan public hearing should have been aired on the municipal cable television channel.

Frank Worrell of 32123 Bellvine Trail asked how the Master Plan fits in with the Neighborhood Study being conducted by the Planning Board.

Jensen responded that the Neighborhood Study is ongoing and will not be incorporated into this Master Plan Update. The Planning Board decided it could not complete its work on that study while moving forward with the update and adoption of the Master Plan. The study is well underway at this point. The Planning Board has been discussing nonconforming lots and buildings with the goal of reducing the number of nonconforming situations on the east side of the Village and reducing the number of Zoning Board of Appeals cases for properties in that area.

Jensen remarked that the status of the Neighborhood Study will be an agenda item at the joint meeting of the Council and Planning Board on February 14, at which time the Board will receive feedback from Council members on how to proceed. Any action or implementation related to the Neighborhood Study will go through a public review process. In response to an inquiry, it was indicated that the joint meeting will not be televised.

Worrell questioned the content of the input received on the Master Plan from surrounding communities.

Borden responded that the Oakland County Planning Commission offered minor technical suggestions regarding the maps, which will be incorporated into the plan. Their Planning Commission found that the Village's Master Plan was essentially consistent with the plans of surrounding communities. The Planning Director from the City of Birmingham indicated that Birmingham shares similar goals and issues as Beverly Hills. Birmingham would like Beverly Hills to be open to more mixed use development opportunities. The City of Southfield had no concerns. That was the extent of the comments received during the public agency review period.

Further questions from Worrell regarding the neighborhood study issues were addressed by Jensen and Byrwa. Freedman referred to an inquiry relative to a connection between the Neighborhood Study and the Master Plan and noted that the Planning Board is looking at possible zoning changes as part of that study. Jensen stated that the Master Plan currently mimics the existing Zoning Ordinance relative to zoning districts. A future change in zoning classifications could impact the Master Plan.

Dorothy Pfeifer of 160 Charrington Court commented that the Village Master Plan is a living document. She would like to see changes incorporated as they are made and questioned what opportunities exist to amend the Master Plan between the five year review period.

It was indicated that the Planning Board has done a sub-area plan in the past that was incorporated in the Master Plan following its adoption by Council. A sub-plan could be an addendum to the Master Plan.

Bob Walsh of 20655 Smallwood Court had several comments and questions on the Master Plan, which were addressed by the Board. It was indicated that tables on pages 8-10 reflect 2000 census figures in most cases because of their accuracy. There are instances where SEMCOG forecasts are included in existing conditions data. Borden mentioned that 2010 census figures will be available for the next master plan update in five years. Walsh was informed that updated traffic counts (November 2006) will be incorporated in the document prior to the Council public hearing.

Walsh pointed out minor inaccuracies in the text on several pages of the plan, which were noted by the planning consultant for revisions. Walsh referred to the paragraph on page 23 under the heading, “Plan Municipal facilities and services to retain and attract families”. He suggested that the language relating to sidewalks be revised to reflect the failure of a 2003 referendum to finance sidewalks and a subsequent village-wide survey indicating that those who responded ranked sidewalks as a low Village priority. For those reasons, Walsh questioned whether the language in that paragraph deserved a prominent place in the Master Plan.

Borden recalled that the paragraph being referenced had been discussed by the Planning Board and members of the public during the Master Plan process, which resulted in the statement being softened. The language is permissive and is not a bold statement. Jensen stated that the Planning Board will discuss this paragraph further with Council.

Edward Toth of 17500 Kirkshire asked for a summary of the differences between the existing Master Plan and the proposed plan.

Jensen responded that the previous Master Plan has been edited to replace much of the protracted negativity with summaries and descriptions of what we want to see in the Village. The previous plan was difficult to read and was bogged down with too many ideas and thoughts. The revised plan is more reader friendly. The plan has been updated to reflect current existing conditions. All the data collected is updated information.

Toth questioned the differences between the future land use map and the existing land use map. He noted that the maps were not available on the Village web site where the Master Plan is posted. Toth suggested that it would help people to understand the need for an updated plan if this information was available to the public at the Master Plan presentation to Council.

Jensen asked Borden to address the differences between the current and proposed Master Plan at the Council hearing by including a slide on the general differences in summary form and a few specific examples if possible.

Toth was informed that the public/agency review draft is posted on the web site. He questioned whether any of the modifications suggested this evening would be included in a revised draft.

Brad Strader of 19546 Warwick commented that a sheet listing revised text and other modifications may be prepared so that the public can easily track the changes. Council action could indicate the adoption of Master Plan Draft #5 with the listed changes.

Jerry Suggs of 31015 Rivers Edge Court commented on the subject of pathways in the Village. He observed that there is no reference in the Master Plan as to the recent history on the subject of sidewalks in terms of the defeated millage to fund sidewalks and the survey indicating that sidewalks were a low priority for residents.

Jensen responded that the Master Plan does not provide that kind of historical documentation. He affirmed that there is a Pathway Plan in place for the Village that was adopted by Council. The defeated millage vote was a referendum on financing sidewalk construction. Residents indicated that they did not want to pay for sidewalks. Jensen commented that the survey conducted by the Strategic Planning Development Committee has had an influence on the Master Plan.

Inquiries regarding public notification of the Master Plan public hearing were addressed by Byrwa.

Jensen related that he received several pages of comments on the Master Plan from former Planning Board member John Smith. The document was forwarded to the planning consultant, who was asked to review the comments and bring items back to the Board that he thinks should be discussed.

No one else wished to be heard. The public hearing was closed at 8:40 p.m.

### **PLANNING BOARD COMMENTS**

Liberty expressed interest in the Council public hearing on the Master Plan.

Tillman thanked members of the Village who had an interest in the Master Plan and took the time to join the Planning Board at this meeting. She appreciated their comments.

Tillman mentioned that she has been appointed as dual member of the Planning Board and Zoning Board of Appeals. She reported on the single request for variance heard at the last ZBA meeting regarding a front yard setback.

Ostrowski thanked the public who attended the public hearing tonight. He thought that people would see a dramatic improvement if they read the updated Master Plan and compared it with the previous document. He is proud of the work that this Board did on the Master Plan.

Freedman voiced the opinion that the Planning Board is an important Village body and that its joint meeting with Council should be televised. She thinks that Village residents would like to know the direction of the Planning Board for the next year.

Landsman thanked Tillman for being the dual member of the Planning Board and ZBA in accordance with the new Zoning Enabling Act. Landsman has enjoyed working on the Master Plan update.

Borowski commended everyone present for their careful consideration of the Master Plan. He noted that there were errors brought to the attention of the Planning Board that would have been caught if Bob Bliven were still a member of this group.

#### **PLANNING CONSULTANT COMMENTS**

Borden thanked all the citizens for coming out and participating in the Master Plan process. Their input was appreciated.

#### **BUILDING OFFICIAL COMMENTS**

Byrwa reminded Board members of the February 14, 2007 joint meeting with Council.

#### **PUBLIC COMMENTS**

Pfeifer concurred with Ms. Freedman that Council has lost an opportunity by not televising its joint meetings. Council decided to look at other options for televised board and committee meetings.

Ron Berndt expressed the view that the community needs a chance to view the boards in action and see what they do. He thinks that requires viewing a typical Board meeting rather than a joint meeting with Council.

Motion by Liberty, second by Tillman, to adjourn the meeting at 8:48 p.m.

Motion passed.

**David Jensen, Chair**  
**Planning Board**

**Ellen E. Marshall**  
**Village Clerk**

**Susan Bernard**  
**Recording Secretary**