

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

Absent: Freedman, Liberty and Walter

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

Chairperson Jensen called the meeting to order at 7:38 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

#### **APPROVE AGENDA**

Motion by Borowski, second by Wayne, to approve the agenda as published.

Motion passed (6 – 0).

#### **PUBLIC COMMENTS**

None

#### **APPROVE MINUTES OF REGULAR PLANNING BOARD MEETING HELD ON WEDNESDAY, FEBRUARY 28, 2007**

Motion by Ostrowski, second by Tillman, that the minutes of a regular Planning Board meeting held on February 28, 2007 be approved as submitted.

Motion passed (6 – 0).

#### **REVIEW INFORMATION ON DETACHED GARAGES**

The Planning Board has been discussing amendments to the Zoning Ordinance related to accessory buildings that would improve existing regulations to meet defined goals for preserving the character of the community while balancing the need to keep the Village's residential market current. Board member Ostrowski offered to prepare graphics that illustrate how alternative area and bulk regulations function in various sections of the community.

Board members are in receipt of a 11"x17" sheet showing potential allowable accessory structure sizes by zoning district based on proposed ordinance changes. A large drawing was displayed in the meeting room for the purpose of discussion.

Ostrowski stated that the drawing is a result of the discussion on changes anticipated to the section of the ordinance related to accessory buildings. The three lot sizes he used were based on the proposed lot sizes discussed in conjunction with the neighborhood study: R-2A (6,000 SF); R-2 (9,000 SF); and R-A (25,000 SF). The drawings represent a graphic depiction of what would be an allowable accessory structure per the proposed revisions in the ordinance. The size of the unit is based on the minimum usable floor area defined in the schedule of regulations in the ordinance. He described the allowable garage sizes for each zoning district based on proposed ordinance language.

It was noted that there seemed to be a concern at the joint meeting with Council in terms of rear yard lot coverage of accessory structures. Another point raised at the joint meeting was whether a colonial style home would be penalized in terms of using total floor area to determine the size of the accessory structure.

Borden discussed the examples with Board members and whether the Board is closer to achieving ordinance language that it could recommend to Council. Borden listed items to be decided that will determine how to proceed. He questioned whether the restrictions should be based on ground floor area or total floor area and what ratio should be used (it is now proposed at 50%). Borden stated that there is a potential for having a ranch style versus a colonial style standard. There could be a different ratio depending on the style of house. The rear yard coverage issue could be another solution to help place a limitation on accessory structures. Another alternative would be to set a maximum floor area cap that could be based on the size of the lot or the zoning designation.

Jensen commented that the only complaints coming from the Village regarding the look of oversized accessory structures are in the R-A zoning district, which has the most room. There is no way to restrict the R-A zoning district based on the formulas the Board has discussed. It was noted that there is currently a cap on the size of accessory structures, which is 720 square feet. Borden understood that there was some initial uncertainty by the Board as to whether this was something that needed regulating.

There followed a lengthy discussion on regulation of accessory structures in different zoning districts. One of the concerns was drafting restrictions that address concerns while recognizing and accommodating market trends. The suggestion was made to have standards based on lot size or by district rather than a ratio based approach. There was an attempt to incorporate attached and detached structures in the ordinance. Another option proposed was to have a required rear yard not to exceed “X” square feet and regulate it by zoning district. The balance would be in identifying the number or percent coverage and the total “not to exceed” square footage.

Ostrowski agreed to work with Borden during the next month on tweaking the regulations based on the Board’s discussion. They will discuss different numbers and ideas, and Ostrowski will prepare a couple more examples to depict what the alternatives might look like.

#### **REVIEW INFORMATION ON NEIGHBORHOOD STUDY**

Borden stated that LSL Planning has prepared a draft version of an amendment to the Zoning Ordinance for the Schedule of Regulations. He will be coordinating with Bob Bliven on making the proposed changes to the Village Zoning Map to be included as part of the ordinance amendment. Borden will work with Byrwa to provide general boundary descriptions to be inserted into the ordinance. It is Borden’s opinion that the Planning Board is ready to schedule a public hearing. Public hearing notification is required 15 days in advance of the meeting, and a copy of the draft ordinance should be available at the Village office for public review.

Berndt commented that the question of notification came up at the joint Council and Planning Board meeting. State statute says that notification of a large number of parcels may be made

with a general notice published in the newspaper of record. Notice will also be posted on the Village's web site, placed in the newsletter, and displayed on the marquee sign in front of the Village offices. There will be both a Planning Board and Council Public Hearing on this ordinance amendment.

Borden went through the amendments to the Schedule of Regulations with the Board and included the rationalization for the proposed changes. A public hearing date was set for Wednesday, April 25, 2007 for the purpose of considering amendments to the Zoning Ordinance for Section 22.06.030 Zoning Map and Section 22.24 Schedule of Regulations.

#### **DISCUSS COUNCIL REQUEST FOR A PLANNING BOARD MEMBER TO SERVE ON VILLAGE V CITY COMMITTEE**

Borowski volunteered to serve on the village versus city ad hoc committee. This committee was formed by Council to gather information and prepare a report on the pros and cons of incorporating as a city. The fact finding group will include members of Council, Planning Board, Finance Committee, administration and the Village at large.

#### **PLANNING BOARD MEMBERS' COMMENTS**

Tillman stated that there was a discussion of garages at the last Zoning Board of Appeals meeting. The suggestion made that, when the Planning Board considered the size of accessory structures, it should take into account the increments at which wood is sold to eliminate wasted lumber.

Landsman related that there was discussion at a recent Birmingham Commission meeting about spending \$9,250 per sign for four gateway signs into Birmingham with landscaping.

Board members thanked George Ostrowski for preparing sample layouts of accessory building configurations for today's meeting.

Ostrowski reported that he and Jensen met with Brian Borden and Brad Strader from LSL to discuss a proposed Southfield Road Corridor study at the direction of Council. They discussed how the potential work program would come about and what would be involved in terms of a proposal. Good ideas came out of that meeting.

Jensen added that he met with Robert Gibbs of Gibbs Planning Group and received a proposal from his firm to accomplish Phase #1, which is to explore the potential of a Southfield Road Corridor study and establish a vision. Bob Gibbs was involved in the team that prepared the new master plan for the City of Birmingham ten years ago.

#### **PLANNING CONSULTANT'S COMMENTS**

Borden stated that Council adopted the Beverly Hills Master Plan on March 6, 2007. There were a few minor corrections that will be incorporated into the final plan, which will be distributed to Council and the Planning Board.

Borden updated the Board in terms of proposed projects discussed at the joint session with Council. A letter proposal was prepared and submitted to the Village Manager regarding

updates to the Zoning Ordinance based on the Michigan Zoning Enabling Act. A proposal for a technical review of the Zoning Ordinance was also submitted to the Village Manager. The project would entail reviewing the document and identifying shortcomings, errors, or inconsistencies in the Zoning Ordinance. It would be a blueprint for preparing updates. The other work program that Council authorized the Planning Board to pursue was a Southfield Road Corridor study.

**BUILDING OFFICIAL COMMENTS**

Byrwa stated that, at its budget study session held last night, Council reviewed the draft budget and allocated an additional \$7500 in the Planning budget to look at the Southfield Road corridor subject to final budget approval.

**PUBLIC COMMENTS**

Berndt concurred that Council directed administration at the budget session to include \$7500 in the building and planning department budget toward working on the Southfield Road corridor.

Motion by Borowski, second by Landsman, to adjourn the meeting at 8:55 p.m.

Motion passed.

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

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

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