

Present: Chairperson Jensen; Vice-Chair Ostrowski; Members: Stempien, Tillman, Wayne and Westerlund

Absent: Borowski, Freedman and Liberty

Also Present: Building Official, Byrwa
Council liaison, Oen
Planning consultants, Borden and Cramer

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

The agenda was approved as published.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

Motion by Wayne, second by Ostrowski, that the minutes of a regular Planning Board meeting held on March 26, 2008 be approved as submitted.

Motion passed.

LSL POWER POINT PRESENTATION ON NEIGHBORHOOD STUDY WEST OF SOUTHFIELD ROAD

Planning consultant Brian Borden introduced Robert Cramer, GIS expert from LSL Planning, who is working with him on the nonconforming lot study. Cramer went through a PowerPoint presentation that outlined the progress being made on the Neighborhood Study west of Southfield Road. He explained what LSL is doing in terms of utilizing GIS data provided by Oakland County to work towards making informed recommendations and decisions in terms of modifying Zoning Ordinance regulations to minimize the number of nonconforming lots west of Southfield Road.

Cramer outlined the issues west of Southfield Road. There are widely varying lot sizes with some fragmentation of the zoning districts primarily north of Beverly Road in the vicinity of Southfield Road. He described how GIS data is used to inventory existing conditions and to project potential solutions. LSL can use GIS programs to simulate how various adjustments will correct a nonconforming issue. Cramer displayed maps of the study area and indicated that LSL will provide more detailed data next month that will accommodate lot areas and setbacks and designate nonconforming parcels.

In summary, LSL has mapped the project area and lot sizes. Aerial photos will be used to measure setbacks and include that data in the system. LSL will have all the dimension standards mapped and measured for the next Planning Board meeting. Similar pattern maps will be developed to assist with projecting potential solutions. There will be a summary of findings and

detailed data to substantiate recommendations for the optimum way to make adjustments that are effective and efficient. Questions from Board members were addressed by Cramer and Borden.

REVIEW AND DISCUSS NEW ORDINANCE LANGUAGE FOR ACCESSORY BUILDINGS

Borden provided the Board with updated draft amendments to ordinance language for accessory buildings and structures based on direction received at last month's meeting. LSL has added examples of types of accessory buildings and a new definition for accessory structures, which also includes examples. The following has been added with respect to the regulations governing accessory buildings and structures: 1) A statement that attached accessory buildings are subject to the same height and setback regulations as the principal building; and 2) A statement that no more than two accessory buildings are permitted on a single-family residential lot.

Planning Board members discussed the proposed ordinance language and suggested a couple of changes in the text for clarification purposes. The modifications will be incorporated into a revised ordinance amendment for consideration by the Board at next month's meeting.

DISCUSS RESIDENTIAL DESIGN STANDARDS

At last month's meeting, the Board talked about obtaining a copy of the Bingham Farms Ordinance creating a Design Review Board. There was discussion about developing a design review process for the Village so that people building new houses would have to comply with a set of standards and come before a subcommittee of the Planning Board for review of their plans and materials.

Copies of the Village of Bingham Farms Design Review Board Ordinance were distributed to Board members along with a Design Review Checklist. The intent was that Borden would work with Ostrowski, Stempien and Westerlund to review this material and make a recommendation to the Board as a whole.

Borden commented that the Bingham Farms ordinance is detailed and encompasses all building and grading plans. It contains a lot of good language on the purpose and authority of a design review board that the subcommittee can work with as a starting point.

REVIEW SIGN PERMIT APPLICATION FOR 31243 SOUTHFIELD ROAD

Mr. Bassem from Ultimate Signs, Inc. requested approval of the sign permit from Metro PCS at 31243 Southfield Road. He addressed questions from the Board regarding the color and size of the proposed new signage to replace the existing sign on the building. The colors used will be purple and orange on the main portion of the sign indicating "metroPCS", and a black and white box under the sign saying "Authorized Dealer". It is a aluminum sign with an acrylic face, internally lit.

Westerlund related that the ordinance states that the sign area should be calculated by using the dimensions of the boxed area of the letters, which would be 16' x 3' or 48 sq. ft.

Byrwa concurred that the ordinance requires the lettering to be squared off. He asked the petitioner if he could make a sign with a panel size of 30 sq. ft. Mr. Bassem responded that he could eliminate the “authorized dealer” panel in order to comply with the ordinance.

Stempien expressed concern that the business owners at this strip mall are maximizing signage. He commented on the large size of the sign at the pet store. Stempien suggested that the Board rethink the signage regulations.

There was discussion of the color scheme for the sign. A colored rendering of the sign was provided with the application for sign permit. The wording “metro” will be purple; “PCS” will be orange.

Motion by Westerlund, second by Tillman, that the Planning Board approve the application for sign permit for Metro PCS at 31243 Southfield Road with the wording “metro PCS” only. The size of the sign will be 24” high by 12’ long with a total area of 24 square feet. The “metro” lettering will be purple; “PCS” will be orange. Sign approval is contingent upon the applicant obtaining the appropriate permit from the Village Building Department.

Ayes – Jensen, Ostrowski, Tillman, Wayne and Westerlund

Nays – Stempien

Motion passed (5 – 1).

PLANNING BOARD COMMENTS

Westerlund stated that the sign ordinance limits interior signage to 15% of the total allowable signage. He observed that the interior signs at the Metro PCS store may exceed the maximum signage allowed. Byrwa will follow up on this.

Westerlund commented on Southfield Road traffic counts. He was interested in what happens to traffic along Southfield Road in terms of being diverted onto Thirteen and Fourteen Mile Roads.

Stempien reiterated his concern about excessive signage at the strip mall at Thirteen Mile and Southfield Road. Council may want to consider directing the Planning Board to look at signage regulations.

Tillman stated that, at its March meeting, the Zoning Board of Appeals heard a request from Detroit Country Day School for interpretation and, if applicable, a variance from requirements of the Ordinance regarding construction of new sidewalks. Other requests for variances from the ordinance relative to use of property were heard at that meeting from Market Fresh and from Starbucks. Tillman suggested that an amendment to the ordinance to allow for seasonal outdoor displays and outdoor seating in the business district would eliminate the need for these two businesses to come before the Zoning Board for a variance every year.

There were comments about the displays in front of Market Fresh and whether they adhere to the specific outdoor display items approved by the Zoning Board of Appeals. Wayne stated that he talked to the owner of Market Fresh about the items displayed. The owner thought that the

Zoning Board was primarily concerned about the look of the front of the building. Byrwa will follow up on the conditions of the variance.

Ostrowski commented that items like signage and seasonal outdoor displays would be addressed if and when the Planning Board conducted a Southfield Road corridor study.

Jensen reported that he has a meeting scheduled with Robert Gibbs tomorrow morning regarding the proposal from Gibbs Planning Group for the Southfield Road corridor study and his availability to do this work. He will forward any information received to the Planning Board.

PLANNING CONSULTANT COMMENTS

None

BUILDING OFFICIAL COMMENTS

Byrwa commented that the Village code enforcement officer and Council members have identified the need for ordinance amendments to address and regulate the following: parking on a front lawn; stacking of firewood; election signs; State law requirement for dual membership on the Planning Board and Zoning Board of Appeals; 15-day notification requirement. Byrwa stated that Village ordinances need to be updated to keep up with changing times.

At the direction of the Planning Board, Byrwa will prepare a list of potential ordinance amendments for consideration. Jensen emphasized that funding must be authorized by Council in order to proceed with a work program to prepare ordinance amendments.

PUBLIC COMMENTS

None

Motion by Westerlund, second by Stempien, to adjourn the meeting at 8:47 p.m.

Motion passed.

David Jensen, Chair
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary