

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

Absent: Freedman, Liberty, Tillman, Wayne

Also Present: Planning consultant, Borden
Building Official, Byrwa
Council Liaison, Oen

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 Westerlund, second by Ostrowski, to approve the agenda as published.

Motion passed.

PUBLIC COMMENTS

None

APPROVE FEBRUARY 25, 2009 PLANNING BOARD MEETING MINUTES

Borowski suggested the following changes:

- 1) Page 4, paragraph 3, line 2, replace “flushed out” with “further investigated”.
- 2) Page 4, paragraph 5, change second sentence to read: “A Planning Board work study committee could be created.” Combine that paragraph with the next paragraph.
- 3) Page 5, paragraph 6, change the last line to read, “It was the sense of the Board that this is an acceptable level of nonconformity in the east side study.”

Motion by Borowski, second by Westerlund, that the minutes of a regular Planning Board meeting held on February 25, 2009 be approved as amended.

Motion passed.

REVIEW INFORMATION PROVIDED BY LSL PLANNING ON NEIGHBORHOOD STUDY WEST OF SOUTHFIELD ROAD

Planning consultant Brian Borden informed the Board that that he did not have anything new to present on the Neighborhood Study at this meeting. His goal for next month is to have the GIS mapping person from LSL get together with Bob Bliven from the Village to prepare draft zoning maps that illustrate the direction received from the Planning Board regarding the nonconforming lot study for the west side of the Village. Board members will be able to evaluate the impact of proposed zoning changes and make modifications as needed or move forward with the rezoning process. Borden was asked if he needed further direction from the Planning Board and responded that he was comfortable with the direction he received at last month’s meeting.

Ostrowski asked Borden to clarify his understanding of the Board’s direction on zoning changes. Ostrowski would support eliminating the Priority B area altogether from the proposed zoning

changes. The overall area is zoned R-1. He expressed concern about selectively rezoning neighborhoods.

Westerlund cautioned the Board to think about how the properties in the Priority B area would relate to parcels that abut them to the rear. Borden will look into this matter.

Borden stated that his goal was to present a couple of alternatives. One would be a draft zoning map illustrating the implementation of the R-2B zoning classification in the Priority A area where there is a higher concentration of nonconforming lots. The Board will review a map of the Priority B area showing how it would look with R-1 zoning of lots on perimeter streets that come off main roads where there are heavier concentrations of nonconforming lots. These areas are distinct from interior parcels that are in a neighborhood of conforming properties. Borden will display what this looks like in map form, and the Planning Board can determine how to proceed.

If the Planning Board is comfortable with the recommendation after viewing the maps at the next meeting, the next step would be to move forward with a public hearing. Borden suggested that Board members see the material graphically and discuss the recommendations before holding a formal hearing.

There was discussion on the best way to proceed with the mailing to notify affected property owners of a possible public hearing in May.

REVIEW AND DISCUSS MEMO FROM LSL ON SOUTHFIELD ROAD CORRIDOR

Borden stated that a memo from LSL dated March 18, 2009 summarized his meeting with Board member Westerlund to develop an approach for a Southfield Road redevelopment program. They reviewed some of the elements that were discussed at the joint session with Council in February relating to the presentation by Robert Gibbs on planning options for the Southfield Road Corridor.

Borden reported that he and Westerlund listed topics and tasks that need to occur in order to move forward with Southfield Road corridor planning. The purpose is to promote Planning Board discussion and to prioritize and tweak those elements and create a timeline. He asked for thoughts and suggestions from the Board.

Westerlund suggested that the Planning Board prioritize the categories of undertakings indicated in the memo and talk about how to accomplish them. Regarding public input, the Board needs to establish what the message is, who should receive it, and how to gain involvement. There should be a “buy in” in order for this project to move forward.

There was agreement that the Board is not at a point where it has fully discerned the Gibbs plan to redevelop the site into a walkable town center. There are elements that the Planning Board needs to question and investigate. It was the sense of the Board that it would be beneficial to have a meeting with Bob Gibbs to focus on elements of the plan that will or will not work before determining how to proceed. Jensen proposed inviting Gibbs to a collaborative session where the Board could ask questions and discuss solutions to design problems. This work session could take place at a regularly scheduled Planning Board meeting.

The Planning Board proposed going through this exercise of discussing the plan with Gibbs before holding a public meeting so they will know the answers to questions from the public. There was a consensus that members should scrutinize the redevelopment plan and become convinced that certain aspects will work. The Board may end up with a revised plan before going to the next level. If the Planning Board is not convinced, there is no need to go any further.

Members verbalized a number of items incorporated in the Gibbs plan that need to be explored and evaluated. Stempien volunteered to develop an agenda for the meeting with Gibbs so that everyone has an understanding of what we are trying to achieve. He will email a draft agenda to Board members for their input. Preliminary questions will be forwarded to Gibbs in advance of meeting with him.

Planning Board members prioritized the tasks as follows.

#1 Gibbs Plan

- Contract deliverables
- Summary or checklist of ideas
- Further evaluation of both alternative sketches

#2 Miscellaneous Items

- Confirm market potential
- “Village Center” – what does it mean?
- Community strategy
- Investigate potential for Corridor Improvement Authority (CIA)
- Road Commission for Oakland County
 - Median
 - Redesign of roadway
 - On-street parking

#3 Public Input (Who)

- Property owners
- Tenants/business owners
- Developers
- General public

Public Input (Goals)

- Marketing
- Informational
- Feasibility

#4 Master Plan

- Subarea plan amendment
- 5-year review/updates

Zoning Ordinance

- Overlay district to implement vision
- Update to parking standards/requirement
- Non-motorized transportation standards/requirements
- Enhanced building design requirements

Jensen stated that he will attempt to arrange a meeting with Bob Gibbs in 60 days to discuss the town center plan. The Board will provide Gibbs with questions in advance of the session. At its next meeting, the Planning Board will have a discussion of the Gibbs plan and list additional thoughts and questions.

PLANNING CONSULTANT COMMENTS

None

BUILDING OFFICIAL COMMENTS

Borowski questioned whether residents have stopped making improvements to their houses with the valuations of homes going down. Byrwa responded that building permits have decreased severely in Beverly Hills as well as in all Michigan municipalities.

PUBLIC COMMENTS

Oen suggested that the Planning Board ask Bob Gibbs what kind of costs would be involved in implementing a corridor plan. This information is required for budgeting purposes. Oen understands that the project could be done in stages.

Westerlund observed busses parked in the front parking lot at Detroit Country Day School. He thought that Detroit Country Day was going to move the busses off site after tearing down their bus storage area. Byrwa stated that he talked to the Headmaster who explained that it was a temporary situation. Borowski suggested that the Headmaster be asked to indicate in writing a date when the busses would be removed from the parking lot along Thirteen Mile Road.

Motion by Westerlund, second by Ostrowski, to adjourn the meeting at 8:17 p.m.

Motion passed.

David Jensen, Chair
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary