

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

Absent: Freedman

Also Present: Planning consultants, Borden and Strader
Building Official, Byrwa
Council Liaison, Oen
Council Member, Briggs

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 Ostrowski, second by Westerlund, to approve the revised agenda adding #8, “Consider Approval of Sign Permit Request for Canine Couture at 31243 Southfield Road”.

Motion passed.

PUBLIC COMMENTS

None

APPROVE MINUTES OF APRIL 22, 2009 PLANNING BOARD MEETING

Motion by Ostrowski, second by Wayne. that the minutes of a Planning Board meeting held on April 22, 2009 be approved as submitted.

Motion passed.

PRESENTATION OF ROBERT GIBBS ON SOUTHFIELD ROAD

Mr. Gibbs was not in attendance.

REVIEW SITE PLAN REQUEST OF S P DENTAL, 32900 PIERCE FOR EXPANSION AND RENOVATION AND PROVIDE RECOMMENDATION TO COUNCIL

Robert Cliffe from MGA Architects explained that Dr. Doskors is considering the purchase of property at 32990 Pierce Street on the southeast corner of 14 Mile Road where there is an existing 1050 sq. ft. dental office. The proposal is to increase the footprint of the building by 1,000 sq. ft. to provide Dr. Doskors with the proper number of treatment rooms required for current dental practices.

There are 12 parking spaces on the site that will be expanded to meet current ordinance requirements. Dr. Doskors has received variances from the Zoning Board of Appeals on February 9, 2009 (Case #1212) to reduce the required parking spaces to 12 spaces and to reduce the required 20 foot rear yard setback to 10 feet.

The existing dental office is located on the north side of the property. Cliffe displayed a drawing illustrating the proposal to construct an addition to the building on the south side of the property. The architects are working with the existing roofline in terms of extending the profile of the roof. The entire building will be re-bricked with the addition of stone material at the base. Cliffe displayed samples of the building materials. The materials and colors will be in keeping with that of the residential neighborhood while providing more character to the dental office in terms of street presence.

The footprint of the building will be increased to provide six treatment rooms in the space. The configuration would provide auxiliary functions within the dental office and meet current dental standards and existing codes. Cliffe listed the additional landscaping that is proposed in response to comments in the review letter from LSL Planning.

Planning consultant Brian Borden referred to the second review letter dated May 20, 2009 discussing the dental office expansion. The project architect was able to submit a revised site plan following the first review letter from LSL Planning. The elements of site plan review are generally met in terms of ordinance requirements with this submittal. Borden outlined several items that could be discussed by the Board and applicant this evening. Two are engineering issues to be addressed by the Village engineer after Planning Board review. Sign permits are typically addressed at a later date, but it was not clear that the Village sign ordinance would permit wall signs on each side of the façade for a corner lot.

The other five items raised by Borden were discretionary in terms of what the Planning Board may or may not require. He commented on these items that relate primarily to site and parking lot landscaping and waste receptacle elements.

The architect representing the applicant addressed comments and questions from Planning Board members on building materials, screening of air conditioning units, landscaping, drainage, vehicular circulation, and signage.

Tillman stated that she will abstain from voting on this site plan review for the reason that she voted on the variance request for this site as a member of the Zoning Board of Appeals.

Motion by Westerlund, second by Stempien, to recommend approval of the site plan for SP Dental building renovation and expansion at 32900 Pierce with the following conditions:

- 1 – The drive approach from Pierce Street should be aligned to center on the parking lot within the site.
- 2 – The Emerald Green arborvitae be reconsidered and a different plant material provided for a hedge row that would be a minimum of 3 ft. high.
- 3 – Omit the two arborvitaes on the south side of the air conditioning condensers to allow access to those units.

4- Verify the existing plant material at the south end of the parking lot and replace those plants with new black cedar trees.

5 – Diversify the plant material selected for the tree species.

6 – The Planning Board recommends waiving the addition of a third street tree on Pierce and waiving the internal parking lot landscape requirements.

7 – Approval of the sign will be under separate application.

8 – The modification to the waste receptacle location is acceptable as presented in the updated plans.

9 – Subject to comments contained in LSL Planning review letter dated May 20, 2009.

Borowski expressed concern that the expansion proposal will make the site even tighter. Wayne responded that there is a lack of landscaping on the site currently. The proposed plan will beautify the property, which might allay the fears of added building on the site.

Roll Call Vote:

Liberty	- yes
Ostrowski	- yes
Stempien	- yes
Tillman	- (abstain)
Wayne	- yes
Westerlund	- yes
Borowski	- no
Jensen	- yes

Motion passed (6 – 1).

UPDATE BY LSL ON NEIGHBORHOOD STUDY WEST OF SOUTHFIELD ROAD

Borden provided members with an electronic copy of a draft presentation providing updated data to reflect zoning changes on the west side of Southfield Road. This item is on tonight's agenda for a brief discussion of any concerns related to the presentation that will be shown at the public hearing. In terms of moving forward with this work project, there was agreement to have the planning consultant run through the full presentation in June before setting a public hearing for July or August.

Westerlund highlighted several comments and questions on the presentation:

- 14 Mile Road should be labeled as Saxon on the maps.
- Color-coding on the legend and the map should coordinate.
- It would be helpful to identify the total number of parcels under considered earlier in the presentation.

- Are there any front or rear yard setback non-conforming issues?
LSL staff will run some numbers on the rear yard setbacks to identify if there are any nonconformities.
- In the “by the numbers” slide, what is the primary nonconforming issue.
Borden said that the common factor that led to the study was based on lot area nonconformity. There were a number of lot width issues that resulted in side yard setback issues. LSL will provide information on the remaining nonconforming lots after rezoning.
- As part of the presentation to the public, could LSL select the largest lot, the smallest lot, and a medium sized lot in the study area and show what happens to give people a sense of how the zoning change would impact their property.

LSL will run through the presentation on non-conforming lots on the west side of Southfield Road at the next Planning Board meeting. A public hearing will be set at that time for either July or August.

APPROVAL OF SIGN PERMIT REQUEST FOR CANINE COUTURE AT 31243 SOUTHFIELD ROAD

The Planning Board reviewed an application from Julie Burns for a wall sign for Canine Couture, a dog grooming salon at 31243 Southfield Road.

The overall size of the sign is 3 ft’ x 10’ and reads, “Canine Couture Dog Grooming”. Byrwa stated that the sign meets the criteria of the Ordinance in terms of size, type of lettering, and colors used. The sign is proposed to be illuminated. Approved electrical devices must be installed in all illuminated signs in accordance with Ordinance Section 22.32.070(11). Illuminated signs must be equipped with a timer control; a sign cannot be illuminated after 11:00 p.m. or before 7 a.m. Byrwa recommended approval of the sign application based on the installation of a timer set to comply with the ordinance.

Board members reviewed a drawing of the proposed sign. Questions were addressed by the applicant. This business will be in the strip mall at 13 Mile and Southfield Roads, between Brady’s and the bank.

Motion by Tillman, second by Ostrowski, to approve the application for sign permit from Canine Couture for a sign at 31243 Southfield Road subject to compliance with the Ordinance relative to installation of a timer and receipt of electrical and building permit.

Motion passed unanimously.

PLANNING CONSULTANT’S COMMENTS

None

BUILDING OFFICIAL COMMENTS

Byrwa reported that a hearing to appeal the denial of a variance requested by Detroit Country Day School was held on May 20 at Oakland County Circuit Court. There is no decision forthcoming from the judge at this time.

Byrwa indicated that he sent a letter to the Headmaster at Detroit Country Day School at the beginning of May regarding the parking of busses in the lot facing 13 Mile Road. The busses have been moved.

Byrwa informed the Board that, as of July 1, the building inspector position will move from a full-time to a part-time contractual position and his duties will be limited to building inspections. It is likely that a representative from administration will be filling in for him at Planning Board meetings.

Planning Board members made inquiries of Council member Jon Oen on this change in status of the building official. Oen commented on the budget shortfall and Council's decision to retain the building department but to change the building inspector's position to a part-time contractual basis. There is not enough work for a full-time building inspector due to the decline in building permits. Code enforcement and clerical duties will continue to be handled by the Village with existing staff.

Westerlund commented that it is unfortunate that Dave Byrwa will not be with the Village on a full-time basis. He added that the community is faced with an issue where it is not collecting the same amount of tax revenue as it has in previous years. Staffing cuts are inevitable when the money is not there to pay for employees and for services that the residents expect.

In answer to an inquiry, Oen stated that the receptionist at the Village office was laid off, the public services director is going on a part-time basis, and the building inspector position is changed to part-time contractual. A command officer who is eligible for retirement has received a buy-out and one public safety officer will be laid off.

COUNCIL COMMENTS

Ostrowski acknowledged that Mr. Mike Laurencelle, owner of the Corners Shopping Center, was present in the audience. It was anticipated that planner Bob Gibbs would be present and Mr. Laurencelle could offer some insight as a developer to what is being suggested for the Southfield Road corridor. Board members thanked him for his interest.

Motion by Westerlund, second by Borowski, to adjourn the meeting at 8:44 p.m.

Motion passed.

David Jensen, Chair
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary