

Present: Chairperson Jensen; Vice-Chair Ostrowski; Members: Abboud, Freedman, Prew, Stempien and Wayne

Absent: Borowski and Westerlund

Also Present: Planning consultant, Borden

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**

Jensen proposed adding an agenda item to discuss the status of the contract for consulting services with Robert Gibbs.

Motion by Ostrowski, second by Wayne, to approve the agenda as amended.

Motion passed.

**PUBLIC COMMENTS**

None

**APPROVE MINUTES OF JULY 22, 2009 PLANNING BOARD MEETING**

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

Motion passed.

**SET PUBLIC HEARING DATE TO DISCUSS PROPOSED ZONING CHANGES WEST OF SOUTHFIELD ROAD**

Village Administration has requested that the Planning Board take formal action to set a public hearing date on the proposal to modify Zoning Ordinance regulations to minimize the number of nonconforming lots west of Southfield Road. Planning consultant Brian Borden said that he and Robert Cramer from LSL Planning have been updating the public hearing presentation in accordance with direction received from the Board at its July meeting. Board member Westerlund will provide opening remarks at the hearing and will also participate in the presentation. Borden believes that they are well prepared for the presentation to the public.

Borden related that he spoke with the Village Manager, who indicated that a public hearing notice will be mailed to all affected property owners. State Law does not technically require direct notice due to the size of the subject area, but Borden thinks it is a good decision in this case to inform the public and have an opportunity to address questions from homeowners.

Motion by Freedman, second by Ostrowski, to set a public hearing date of October 28, 2009 at Beverly Elementary School, 18305 Beverly Road, to discuss proposed zoning changes west of Southfield Road.

Roll Call Vote:

Motion passed (6 – 0).

Board members discussed legal notification requirements for a Council public hearing and the manner of notification Village administration will deem appropriate. Freedman suggested that the October 28 public hearing notice include a paragraph indicating that there will be another public hearing held by the Village Council if the Planning Board recommends approval of the proposed zoning modifications following the public hearing. Borden added that he will explain the rezoning process to those attending the Planning Board public hearing.

Jensen remarked that the Planning Board could decide to defer its recommendation on the proposal until its next meeting at which time there would be further discussion of the issues. If there is minimal opposition at the public hearing, the Board may be able to address any objections and move forward with a recommendation. Other public hearing procedures were discussed.

### **DISCUSS STATUS OF CONTRACT WITH ROBERT GIBBS**

At its September 15, 2009 meeting, Council approved the contract with Gibbs Planning Group for professional planning and consulting services. Jensen reviewed that Planning Board member Stempien had prepared a series of questions that the Board members wanted to discuss at an upcoming session with Robert Gibbs. An agenda was being developed so that there would be a general understanding of what should be achieved in terms of a redevelopment plan for Southfield Road.

Brian Borden and Brad Strader from LSL Planning will meet with Bob Gibbs to review elements of the project and discuss the scope of work before the Southfield Road corridor plan comes back to the Planning Board for discussion. It will be important that input from the Board be incorporated in the plan or addressed in these discussions.

Jensen related that the contract with Gibbs Planning Group does not exceed \$5,000, which is 50 hours of his time. The meeting with the planning consultants should result in a break down of the process that would best serve the Village. The Planning Board and Council need to provide feedback on the presentation so Mr. Gibbs can begin to clarify and refine the redevelopment plan. Borden suggested that a joint session with Council may be the best way to discuss and coordinate goals for a Village town center plan.

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

Borden informed the Planning Board that it will receive a special use and site plan application from Detroit Country Day School for a new field house at an upcoming meeting. The application has been held up due to ongoing litigation between the Village and Detroit Country Day. Borden commented that the standard procedure has been for the Council to refer a special use and site plan application to the Planning Board for review and recommendation. LSL Planning is working on review letters.

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

Stempien asked if the Detroit Deli received approval for a sign recently erected on the front of the building on Southfield Road. It was indicated that a variance request to erect two wall signs on the south and east sides of the building was denied by the Zoning Board of Appeals at its August meeting. Members questioned whether the square footage of the ground sign and the wall sign combined exceed the maximum allowed signage for that store. This is a matter for Village

administration to address. It was noted that signs are required to come before the building official and Planning Board for review and approval.

Abboud stated that he understood the objectives of the Planning Board in terms of a plan for the development of the Southfield Road corridor. He questioned when residents would have input on the proposal.

Jensen responded that the Planning Board received a presentation from Robert Gibbs at a public meeting several months ago, and a follow up meeting will be scheduled in the near future. A time frame will be developed for this study that will provide for the public to be consulted.

Questions from Abboud about the upcoming public hearing in October were addressed by Jensen.

**PUBLIC COMMENTS**

Robert Walsh of 20655 Smallwood Court stated that his inquiry about notifying homeowners of the public hearing on the rezoning proposal was addressed earlier in the meeting. Borden added that a notice of the hearing will be published in the newspaper in addition to individual mailings to affected property owners.

Questions from Frank Worrell of 32123 Bellvine Trail on the October public hearing and on the Southfield Road corridor study were addressed by Jensen.

Freedman suggested that a map or an area description be posted on the Village's website before the October 28 public hearing on zoning modifications on the west side of Southfield Road.

Motion by Freedman, second by Stempien, to adjourn the meeting at 8:12 p.m.

Motion passed.

**David Jensen, Chair  
Planning Board**

**Ellen E. Marshall  
Village Clerk**

**Susan Bernard  
Recording Secretary**