

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

Absent: Wayne

Also Present: Village Manager, Wilson  
Assistant Manager/Clerk, Marshall  
Planning consultant, Borden  
Council Liaison, Oen

Chairperson Jensen called the meeting to order at 7:32 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

### **APPROVE AGENDA**

Motion by Westerlund, second by Stempien, to approve the agenda as presented.

Motion passed (8 – 0).

### **PUBLIC COMMENTS**

None

### **APPROVE MINUTES OF A REGULAR PLANNING BOARD MEETING HELD ON SEPTEMBER 22, 2010**

Motion by Borowski, second by Ostrowski, that the minutes of a regular Planning Board meeting held on September 22, 2010 be approved as submitted.

Motion passed (8 – 0).

### **REVIEW AND CONSIDER REQUEST FROM DETROIT COUNTRY DAY SCHOOL FOR PERMISSION TO ERECT TWO TEMPORARY “OPEN HOUSE” SIGNS**

Susan Murphy, Director of External Affairs for Detroit Country Day School, requested permission to erect two temporary signs announcing an Open House to be held on November 14, 2010. Board members have received a photograph of the signs that were displayed in two locations in previous years.

Motion by Freedman, second by Abboud, to approve the installation of two temporary open house signs at Detroit Country Day School.

Motion passed (8 – 0).

Discussion ensued regarding sign applications being approved by administration or coming before the Planning Board. Wilson stated that these types of temporary sign requests could be approved administratively if the Planning Board were agreeable.

**RESCHEDULE NOVEMBER AND DECEMBER PLANNING BOARD MEETINGS**

Motion by Westerlund, second by Ostrowski, to reschedule the November Planning Board meeting from November 24 to Wednesday, November 10 to discuss Medical Marijuana and continue discussions regarding the Southfield Road Corridor.

Motion passed (8 – 0).

Motion by Westerlund, second by Freedman, to reschedule the December Planning Board meeting from December 22 to Wednesday, December 8.

Motion passed (8 – 0).

**SET PUBLIC HEARING DATE TO RECEIVE COMMENTS REGARDING CORRECTION TO THE ZONING MAP FOR HUNTLEY SUBDIVISION**

Motion by Westerlund, second by Ostrowski, to set a public hearing date of Wednesday, December 8, 2010 to receive comments on a correction to the Zoning Map with regard to the Huntley Subdivision.

Motion passed (8 – 0).

**DISCUSS SOUTHFIELD CORRIDOR POSSIBILITIES**

At its last meeting, the Planning Board viewed images of urban developments in order to identify what is viable for Beverly Hills. Jensen encouraged Board members to compile and catalog photographs of various building designs that they would like to see in a Village town center development.

Robert Stempien presented images of commercial/residential design ideas from communities across the country. He selected images that he thought might interest the Board and depict the character of Beverly Hills.

David Jensen introduced sketches, plans and photographs of additional elements to be considered in terms of preferred architectural design ideas for Southfield Road.

Nanci Freedman left the meeting at 8:15 pm

Jensen requested that members bring additional design ideas to the November 10 meeting. It was suggested that a visual preference board be generated in order to assist with the selection of a design plan that could be incorporated into the Southfield Road corridor.

**PLANNING BOARD MEMBERS' COMMENTS**

Borowski reminded everyone to vote Tuesday, November 2. Westerlund reported that the Halloween Hoot was a huge success.

Ostrowski mentioned that the State recently adopted a Complete Streets Ordinance, which will change the system of road funding in Michigan to include all means of transportation. Consideration could be given to incorporating these guidelines into the Village Master Plan. The

Planning Board might want to look at this ordinance in terms of redevelopment of the Southfield Road Corridor.

**ADMINISTRATION COMMENTS**

Wilson stated that he has not received revised plans for the baseball field proposal at Detroit Country Day School. Resident Stuart Mandell has attended multiple meetings with Glen Shilling and DCDS boosters. Mandell reported that the School is considering abandoning the original site plan and developing a site plan to locate the ball field east of the field house, which is where the practice field is currently located.

**PUBLIC COMMENTS**

None

Motion by Westerlund, second by Stempien, to adjourn the meeting at 8:37 p.m.

Motion passed.

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

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

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