

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

Absent: Wayne

Also Present: Village Manager, Wilson
Planning consultant, Brian 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. Jensen welcomed newly appointed member Robert Ruprich.

APPROVE/AMEND AGENDA

Westerlund requested that agenda item 5A be added as follows: “Discuss Open Items from Southfield Road Corridor”. There were no objections.

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

Motion passed (8 – 0).

PUBLIC COMMENTS

None

REVIEW AND CONSIDER APPROVAL OF MINUTES OF PLANNING BOARD MEETING HELD DECEMBER 8, 2010

A correction was made on page 2, paragraph 4, line 3, to change the word ‘platted’ to read ‘proposed’.

Motion by Borowski, second by Ostrowski, that the minutes of a regular Planning Board meeting held on December 8, 2010 be approved as amended.

Motion passed (8 – 0).

DISCUSS OUTLINE OF POTENTIAL ITEMS FOR DISCUSSION AT FEBRUARY 9, 2011 JOINT MEETING WITH COUNCIL

Jensen has worked with Ostrowski and Borden on preparing a list of potential topics for discussion at the joint Council and Planning Board meeting of February 9. He asked for a consensus of the Board on how it wants to present these and any other relevant discussion items. Jensen proposed placing a time limit on each of the topics.

Southfield Road Corridor Update

Jensen thought that a major item of interest would be the Southfield Road corridor study. A new concept for a roadway plan was presented by Westerlund at the November meeting. He proposed to reduce the five lanes on Southfield Road down to three lanes of travel with a curbed island to separate the bike lane, which then goes up onto the sidewalk. Southfield Road would have two lanes going north and one lane coming south out of Birmingham. The impact would be to change

the frontage along Southfield Road and facilitate the development of a walkable town center. The Board would like Council feedback on this concept.

The Board talked about how it would present information on the corridor story in order to keep the momentum going on the redevelopment of the Southfield Road business district. The steps involved in the study should be outlined along with where we are in that process. Members thought that this should be the Planning Board's top priority for this year.

Planning consultant Brian Borden said that he and Brad Strader are in the process of drafting a memo outlining tasks, descriptions, priorities and potential time frames. Some of the tasks would require the assistance of the planning consultant while others could be undertaken by Board members. He will send this memo to Westerlund, Stempien, and Ostrowski, who will prepare an outline for review at the joint meeting summarizing what has taken place in the process and where the Board is headed. There was general agreement that the status and details of the Southfield Road Corridor study need to be placed in writing and shared so it can be edited and expanded.

Abboud questioned the extent of input from the County in terms of assessing the roadway. Wilson said that the reconfiguration of Southfield Road will not occur if the Road Commission does not approve it. The Village would have to prove to them that it would work for our needs and not comprise theirs.

Wilson informed the Board that the Village is a dues paying member of the Traffic Improvement Association (TIA), a traffic safety agency that is used occasionally to conduct an independent traffic analysis. It would behoove the Planning Board to bring in the TIA to study the proposal and advise the Village whether it is feasible from a traffic management standpoint. This will be a concern of the Road Commission. Wilson added that there is an engineering aspect that would have to be done before TIA is brought in to do a study.

Wilson recommended that the proposed road reconfiguration be sketched out by a planner who could illustrate what the future of Southfield Road could look like. That conceptual drawing could be forwarded to an agency like TIA along with traffic counts to determine whether it is feasible. Borden said that he will work with Strader to develop the concept into a rough sketch so that there will be a visual for the joint meeting with Council.

Freedman questioned when the Planning Board will involve the public and determine if they are behind the redevelopment of Southfield Road. She understood that the plan should be developed sufficiently before we approach the public for input. Borden added that the Board wanted something for the public to react to before bringing them into the process.

Oen commented that he has updated Council members on the corridor plan and they are on board with the Southfield Road redevelopment. He thinks it would be helpful for Council to see the idea of three lanes in a conceptual drawing.

Tree Protection/Preservation Ordinance

Ostrowski will present information on the intent of a tree protection and preservation ordinance and elements that could be included in the ordinance. Council input will be sought on whether it thinks this type of ordinance would benefit the overall Village and whether the Planning Board should pursue this project.

Medical Marijuana Ordinance

Wilson related that Council will be considering a resolution at its next meeting to extend the 180-day moratorium on the establishment of any medical marijuana dispensary within the Village. It is believed that the Michigan Legislature will address this in short order.

Freedman thought that the topic of a medical marijuana ordinance should be kept on the Planning Board agenda. The Board should monitor what is occurring in the Legislature and how the law is interpreted in other communities during the moratorium period. Freedman mentioned the diversity of opinion expressed by people in the community on how to proceed. She urged the Village to be prepared so it does not end up with something the community does not want.

Wilson said that there is an appeal process within the moratorium. There is an avenue for an interested party to get their case heard if they wanted to open a dispensary.

General update to Zoning Ordinance (allowable uses, signage, and parking standards)

Brian Borden stated that updating ordinances is a regular item that appears on the Planning Board's priority list. There are elements of the Village's zoning ordinance that are dated; organizational and regulatory updates are needed; the ordinance is inflexible in many instances. There has been discussion in the past about updating the sign ordinance and parking requirements. Jensen added that zoning ordinance updates are discussed regularly but not pursued for budgetary reasons.

Borden questioned how much updating the Board wanted to do prior to the Southfield Road project. The plan will result in an overlay district as it relates to the underlying commercial, business and office zoning. There will be different standards. Borden thought that LSL could draft an updated parking chapter pretty easily. He would recommend including some flexibility in the parking ordinance.

Streamlining of the review process

The Planning Board is aware of the inefficiency of sending plans to Village Council only to be referred to the Planning Board for review and recommendation. Borden stated that most communities do not refer projects to Council to be referred to the Planning Board.

Discussion of evolving from a planning board to a planning commission

Jensen said that it was his understanding that remaining a planning board will no longer be an option under the Michigan Zoning Enabling Act. It was the sense of the Planning Board that it would prefer to have Council bring this topic up at some point.

DISCUSS OPEN ITEMS FROM SOUTHFIELD ROAD CORRIDOR

Westerlund remarked that the Planning Board has had discussions on various aspects of the Southfield Road Corridor redevelopment plan over several years. He proposed compiling an outline of the decisions made to date and the next steps in the process along with goals and timetables. The Board should have a clear understanding as to what has been accomplished and a plan for what comes next without having to review meeting minutes.

Westerlund questioned the availability of an Oakland County service that would contribute funds toward a redevelopment plan. Oen suggested contacting County Commissioner Gershenson to request that the County assist the Village with a redevelopment plan for the Southfield Road corridor.

Jensen proposed that the Board have this discussion at an upcoming meeting where it could have a brainstorming session on where we are, where we would like to go, and what we think it would take to do that. In the meantime, Board members could think about this and take notes.

PLANNING BOARD COMMENTS

In answer to an inquiry, it was noted that there will be a joint meeting of the Planning Board and Council on February 9 and a regular Planning Board meeting on Wednesday, February 23.

Abboud commented that Michigan is one of three states with the fastest growing senior population in terms of people turning 65 and over. He suggested including something in the vision for the Southfield Road Corridor that would accommodate the senior population. Abboud would be interested in taking a lead role in this.

Westerlund stated that the Memorial Day Parade is coming up at the end of May. He volunteered again this year to organize the Parade for the Parks and Recreation Board. Volunteers and ideas for the parade would be appreciated.

ADMINISTRATION COMMENTS

Wilson reported that he has received questions about Sunday morning liquor sales. The Village has received applications from two businesses in the community that have been approved, Market Fresh and Beverly Hills Grill. Sunday morning liquor sales do not have to go through the LLC process. If an establishment has a license, they send their application to the State of Michigan.

In response to an inquiry, Wilson said that the Village has had one inquiry regarding medical marijuana, which has been turned over to Attorney Ryan.

Wilson said that Council had a discussion at a recent meeting about holding municipal meetings on religious holidays. He brought it to the Planning Board's attention that Council took action to move a September Planning Board meeting in conflict with Yom Kippur to September 30, not realizing that it was a Friday evening.

Wilson reported that he has heard nothing about revised plans for a Detroit Country Day School baseball field. He was told that the plan was to move from the original site for the ball field to a site closer to their main campus.

Wilson said that he could bring photographs to a future Board meeting of cities near his property in Algonac that have the same one-sided downtown issue, but with a river on one side. He has pictures from the City of St. Clair and Marine City that will exhibit how those cities developed a one-sided downtown. Planning Board was interested in seeing the photos.

Wilson informed the Board that Council held a public hearing on a correction to the Zoning Map with regard to the Huntley Subdivision. It was the recommendation of the Village Attorney that, even though the zoning designations are not being changed from the original zoning map, the Council should handle this through a rezoning process. Attorney Ryan will draft an ordinance for a first and second hearing.

PLANNING CONSULTANT COMMENTS

Borden stated that Market Fresh submitted a site plan to the Village a couple of weeks ago. The initial submittal was insufficient in terms of site plan requirements. Borden has been working with the project architect on a revised site plan that will be on an upcoming Council meeting agenda for referral to the Planning Board.

Borden informed the Board that LSL planner Robert Cramer left the firm and is taking a job downtown with SMART as a transportation planner.

PUBLIC COMMENTS

None.

Motion by Borowski, second by Westerlund, to adjourn the meeting at 9:04 p.m.

Motion passed (8 – 0).

David Jensen, Chair
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary