

Present: Vice-Chairperson Schafer; Members: Berwick, Donnelly, Kelly, Meah, Mueller, Rass

Absent: Tillman and Verdi-Hus

Also Present: Village Manager, Wilson
Council Liaison, LaFerriere

Chairperson Schafer called the meeting to order at 7:33 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVE MINUTES OF ZONING BOARD MEETING HELD JULY 11, 2011

Motion by Meah, second by Rass, that the minutes of the regular Zoning Board of Appeals meeting held on July 11, 2011 be approved as submitted.

Motion passed (7 – 0).

PUBLIC COMMENTS

Sandra Fitzpatrick of 19344 Riverside Drive brought a situation to the Board's attention involving a plastic section of fence erected by her adjacent neighbor to supplement an existing split rail fence between their lots. She believed that the fence was erected on her property; the fence has since been removed. Fitzpatrick had issues with the involvement of the Village's code enforcement officer.

Schafer remarked that this is not a case before the Zoning Board of Appeals, and this was not the appropriate body to hear her complaint.

ZONING BOARD COMMENTS

None

MANAGER COMMENTS

Chris Wilson informed the Board that Matt Roman representing the Beverly Hills Community Garden has been in communication with Village Attorney Tom Ryan to determine how to bring the fence surrounding the garden into compliance with the ordinance. The garden is located on Beverly Hills United Methodist Church property on Thirteen Mile Road at Evergreen Road.

Mr. Ryan approved the solution proposed by Matt Roman involving the enclosure of the side door of the building facing Evergreen Road. It is the interpretation of Mr. Ryan that this would bring the fence in compliance with the Village ordinance. A permit has been submitted and approved. Roman was aware that action would be taken at today's Zoning Board meeting to approve the July 11, 2011 meeting minutes; this would require the fence to be brought into compliance within 30 days. When that occurs, the Village will consider this matter to be resolved.

The petitioner and Mr. Ryan are working to resolve the matter of the insert material used in the fence construction.

Schafer understood that the Taco Bell reconstruction has been completed. The Market Fresh renovation is nearly done.

Board member Meah requested a copy of the Village Master Plan, which will be provided by Chris Wilson.

In response to an inquiry from Donnelly, Wilson updated Board members on the Southfield Road Corridor redevelopment plan. He outlined the status of the County's boulevard project for Southfield Road from 9 Mile north to Beverly Road or possibly 14 Mile Road. Wilson explained the concept of an overlay zoning district for the business corridor that would allow for a more intense use than the current zoning ordinance under specific guidelines. Questions from Board members on this topic were addressed.

Motion by Meah, second by Donnelly, to adjourn the meeting at 8:00 p.m.

Motion passed (7 – 0).

Todd Schafer, Chairperson
Zoning Board of Appeals

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary