

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

Absent: Peddie

Also Present: Village Manager, Chris Wilson
Planning consultant, Brian Borden
Council President, Rosanne Koss

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/AMEND AGENDA

Abboud asked to amend the agenda to add item 7A, “Report on Seminar regarding Local Planning and Regulation of Signs”.

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

Motion passed (8 – 0).

PUBLIC COMMENTS

None

CONSIDER APPROVAL OF MINUTES OF A PLANNING BOARD MEETING HELD DECEMBER 7, 2011

Ruprich referenced two items noted in the December 7, 2011 meeting minutes that were to be carried over to the January meeting: 1) Continued discussion of a garage sale ordinance; and 2) Discussion of outdoor sales ordinance. The Board agreed to place these items on the agenda for the regularly scheduled February Planning Board meeting.

Motion by Westerlund, second by Ruprich, that the minutes of a regular Planning Board meeting held on December 7, 2011 be approved as submitted.

Motion passed (8 – 0).

REVIEW AND CONSIDER APPROVAL OF NEW GROUND SIGN (ON EXISTING POLE) FOR “BEVERLY HILLS NAIL SPA”, 31645 SOUTHFIELD ROAD

Planning consultant Brian Borden referred to the LSL Planning review letter dated January 6, 2012 regarding sign application for the Beverly Hills Nail Spa located in the eastern tenant space of the commercial building at 31645 Southfield Road. The information submitted by the applicant proposes a single tenant sign on the existing pole sign.

The Planning Board approved a wall sign for this new business at its October 26, 2011 meeting. The applicant is proposing to occupy a portion of an existing multi-tenant sign for the commercial building. The application is for a new sign face. The size and color scheme is compliant with the Village ordinance.

Contractor Nabil Eid with CRI Electrical was present requesting a permit to replace the plastic face of an existing pole sign at 31645 Southfield Road. He indicated that there would be no change to the existing structure. Eid clarified that the size of the sign is 3½' x 7' or 24.5 square feet.

A member of the Planning Board has observed two flashing electronic signs on the south and east façade of the building. These illegal signs are on the glass in the interior. Manager Wilson said that he would have the Code Enforcement Officer look into this and work with the owner to bring the signage into compliance.

Motion by Freedman, second by Borowski, to approve the application for a new 3½' x 7' sign face saying “Beverly Hills Nail Spa” on the existing pole sign located at the commercial building at 31645 Southfield Road. The applicant has stated that there were no structural changes made to the height or the illumination of the sign.

Motion passed (8 – 0).

REVIEW AND CONSIDER APPROVAL TO ERECT A NEW PERMANENT GROUND SIGN FOR “GET SOME FITNESS”, 31119 GREENFIELD ROAD

Planning consultant Borden stated that he has reviewed the new sign for Get Some Fitness health and fitness club located in the westerly tenant space of the commercial building at 31119 Greenfield Road. The proposed sign complies with ordinance standards for the B-business zoning district.

The applicant Joel Stempien of 32760 Norwood in Beverly Hills stated in his letter of intent that he is turning a warehouse into a gym at this location. He is leasing 4800 square feet of the west end of the rear building located at 31119 Greenfield Road. The proposal is to place a 9” x 42” street sign reading “Get Some Fitness” on a 8’ post that will be located at the northeast corner next to the fence post dividing the school property and the subject property. People will see the sign when driving north on Greenfield Road.

In answer to an inquiry related to the site plan, the applicant indicated that the sign is not within the driveway. It was confirmed that the placement of the sign will not disrupt traffic flow or visibility. There will be no illumination.

Motion by Borowski, second by Ruprich, to approve the request for a new permanent pole sign for “Get Some Fitness” gym located in the westerly space of the commercial building at 31119 Greenfield Road.

Motion passed (8 – 0).

REVIEW AND CONSIDER APPROVAL TO ERECT A NEW TEMPORARY WALL SIGN FOR “GET SOME FITNESS”, 31119 GREENFIELD ROAD

Applicant Joel Stempien is requesting to erect a temporary sign for Get Some Fitness gym on the top corner of the north side of the front warehouse building at 31119 Greenfield Road. The

proposed sign is 4' x 6', which would allow people to see the sign when driving south on Greenfield Road.

Planning consultant Brian Borden related that a permit for a temporary sign up to 6 sq. ft. can be authorized administratively by the Village. An applicant can request Planning Board approval for a temporary sign up to 12 square feet. The proposed 24 sq. ft. sign is not allowed by the zoning ordinance. It was also noted that temporary signs are not allowed for more than 30 days in any six month period.

Joel Stempien indicated that there is a real estate sign in the location where he is proposing to place the temporary sign of about the same size. He proposes to erect a permanent sign at that location at a later date.

There followed discussion on the size of the sign proposed and alternate locations for placement of a temporary sign. The Board was amenable to approving a request for a 12 sq. ft. temporary sign. The applicant would be required to present his plan for a 12 sq. ft. temporary sign to Village administration indicating its location.

Motion by Borowski, second by Ostrowski, to approve the request of Joel Stempien to erect a 12 sq. ft. temporary sign for “Get Some Fitness” gym at 31119 Greenfield Road for up to 30 days.

Motion passed (8 – 0).

REPORT ON SEMINAR ON LOCAL PLANNING AND REGULATION OF SIGNS

Abboud reported on a seminar/workshop he attended recently in Frankenmuth entitled “Michigan Sign Guide: Local Planning and Regulation of Signs”. He distributed copies of material that highlights some of the topics of discussion as well as a Q & A handout.

A subcommittee of the Planning Board is working on the business signage aspect of the corridor plan. Abboud suggested that the Board explore all aspects of Michigan sign regulations and incorporate relevant aspects into the revised ordinance. There followed Planning Board discussion on the need to revisit the entire Village sign ordinance and address enforcement issues.

CONTINUED DISCUSSION OF SOUTHFIELD ROAD CORRIDOR TO INCLUDE WRITTEN PROPOSAL FROM LSL

Stempien reported that a subcommittee of the Planning Board met with Brian Borden and Brad Strader from LSL Planning on January 12 to discuss objectives related to the Southfield Road Corridor Study to be documented. LSL displayed examples of material and graphics their firm developed for Birmingham’s Triangle Overlay District.

Key components discussed at the meeting and that resulted in a proposal from LSL Planning to develop an overlay district for the Southfield Road Corridor were as follows: 1) 3-D massing model illustrating alternatives that could be developed under the new code; 2) A Design Guideline booklet/plan narrative to supplement the model; 3) An Overlay District Code designed

as an overlay to the current zoning designations to address building location, height, site design, parking, etc. 4) Meetings that would take place with the Road Commission, Community workshops, and subcommittee meetings.

Koss entered the meeting at 8:20 pm.

LSL Planning prepared a proposal to develop an overlay district for the Southfield Road Corridor Plan with associated costs for each component. Submitted with the proposal was a sheet outlining the scope of work and a schedule for individual tasks starting in January and extending through June of 2012. After completion of the work outlined, the Village would have an adopted amendment to the zoning ordinance, which will be the overlay district code. The Village will have the supplemental materials including the design guideline booklet and the massing model.

Borden commented on various aspects of the proposal and the resulting overlay zoning district. He mentioned that LSL has presented an aggressive schedule that will require the active participation of the Planning Board. Questions and comments from members were addressed by Borden and Wilson.

Manager Wilson commented on money budgeted this fiscal year for professional services along with additional funding that could be allocated to cover some of the costs of work done through June 30, 2012. At its joint meeting with Council, Planning Board will be requesting that Council consider budgeting the \$21,000 work plan for fiscal year 2012/2013. Wilson thinks that this is a reasonable price for professional services for the scope of work and that there will be acceptance on Council to see this project through.

Koss also thought that Council would be on board to spend the money for a Southfield Road Corridor Plan that will result in the eventual redevelopment of the business district.

The Planning Board will present the LSL Proposal to Council at the February 8 joint meeting. It was anticipated that Council will take action on the Southfield Road Corridor Overlay District at its March 6 meeting. LSL Planning was asked to update the project timetable to begin in March to coordinate with Council approval of the proposal.

DISCUSSION AND PLANNING FOR JOINT COUNCIL/PLANNING BOARD MEETING FEBRUARY 8, 2012

The LSL Planning, Inc. proposal to develop an overlay district for Southfield Road Corridor will be the major topic of the joint meeting between the Planning Board and Council on February 8, 2012. Other items on the agenda will be updates on the following: outdoor sales ordinance, garage sale ordinance, and sign ordinance revisions.

PLANNING BOARD COMMENTS

Borowski suggested that the Planning Board address the topic of conflicts of interest as it moves into discussion of the zoning overlay district code. The intent was to avoid criticism of potential discussions on this topic by Board members.

Wilson talked about Case Law and the difficulty of a board member to legally abstain from a vote unless that member has a vested monetary interest in the issue at hand. He noted that the Planning Board can set bylaws for ethical disclosure. There are also issues related to the Incompatibility of Offices Act.

The Board asked Wilson to direct Village Attorney Ryan to draft a memo to the Planning Board on the topic of a Board member whose property falls within the boundary of the Southfield Road corridor redevelopment plan.

Wilson announced that Evergreen/Cranbrook Road will be closed starting tomorrow, January 26, for one week from 14 Mile Road north to Lincoln for an emergency sewer repair. Wilson thanked Rock Abboud for attending the sign seminar in Frankenmuth.

Brian Borden thanked the Southfield Road Corridor subcommittee for all their work. He commended the entire Planning Board for volunteering to take on this project.

PUBLIC COMMENTS

None

Motion by Borowski, second by Freedman, to adjourn the meeting at 9:14 p.m.

Motion passed (8 – 0).

David Jensen, Chair
Planning Board

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary