

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

Absent: None

Also Present: Village Manager, Chris 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.

APPROVE/AMEND AGENDA

The agenda was approved as published.

PUBLIC COMMENTS

None

CONSIDER APPROVAL OF MINUTES OF A PLANNING BOARD MEETING HELD MARCH 28, 2012

A correction was made on page 2, second paragraph, to add 's' to 'member'.

Motion by Ostrowski, second by Westerlund, that the minutes of a Planning Board meeting held March 28, 2012 be approved as amended.

Motion passed (9 – 0).

REVIEW AND CONSIDER APPROVAL OF PERMANENT WALL SIGN REQUEST FROM METRO DETROIT SIGNS ON BEHALF OF PAPA JOHN'S 31255 SOUTHFIELD ROAD

Before the Planning Board for consideration is a request from Metro Detroit Signs on behalf of Papa John's restaurant for a permit to install a permanent wall sign at 31255 Southfield Road. The Board is in receipt of a colored representation of the sign on the strip mall building and a review letter from LSL Planning, Inc. dated April 13, 2012.

Planning consultant Brian Borden stated that the request for a single wall sign for Papa John's on Southfield Road has been reviewed for compliance with the requirements of the Village Zoning Ordinance. The proposal complies with ordinance standards related to size, color, illumination and amount of projection from the wall.

Ostrowski observed that the lease sign is double the size allowed for a permanent sign. This is a code enforcement issue that does not pertain to the sign proposal before the Board.

Westerlund remarked that the proposed sign for Papa John's is nice looking and is in proportion to the space. Borden added that the sign is smaller than what is allowed by the ordinance. It was the consensus of the Board that the sign is appropriate for the site and is tastefully done.

Mary Ann Deters from Metro Detroit Signs was present requesting approval of a 36 sq. ft. wall sign for the Papa John's restaurant on Southfield Road. Deters clarified that the proper address of the Papa John's site should be noted as 31255 Southfield Road, Suite B. In answer to an inquiry, she stated that Papa John's has not expressed an interest in adding a ground sign. The Board informed the applicant that the Zoning Ordinance contains limitations on window signs.

Motion by Westerlund, second by Ostrowski, that the Planning Board approve the request from Metro Detroit Signs for a permanent wall sign on the Papa John's restaurant location at 31255 Southfield Road – Suite B. The franchisee shall be informed by the applicant that the Beverly Hills Zoning Ordinance includes limitations on window signage.

Motion passed (9 – 0).

PUBLIC HEARING REGARDING ORDINANCE TO AMEND BEVERLY HILLS MUNICIPAL CODE, CHAPTER 35, OUTDOOR GATHERINGS TO ADD SECTION 35.12 GARAGE SALES

The Planning Board took action at its March meeting to recommend Council approval of an Ordinance to Amend Village of Beverly Hills Municipal Code, Chapter 35, Outdoor Gatherings to add Section 35.12 Garage Sales. Manager Wilson explained that this item is on the agenda today because of an ordinance requirement that the Planning Board must hold a public hearing on the proposed ordinance. Once this is done, Council will hold its public hearing on the ordinance and move forward with consideration of the ordinance amendment.

Jensen opened the public hearing at 7:38 pm on an Ordinance to Amend Village of Beverly Hills Municipal Code, Chapter 35, Outdoor Gatherings to add Section 35.12 Garage Sales. No one wished to be heard; therefore, the public hearing was closed at 7:38 pm.

CONTINUE TO REVIEW DRAFT TO MODIFY OUTDOOR SALES ORDINANCE

The Planning Board reviewed a draft ordinance at its last meeting that would allow temporary seasonal outdoor sales or storage of goods and outside seating to be handled through an administrative permit process. Wilson said that he made a couple of minor changes to the draft ordinance based on discussion at the last meeting and sent an email to members requesting their input. He would like to forward this proposed ordinance to attorney Tom Ryan for redrafting into Village ordinance format and proceed with a public hearing.

There were suggestions from the Board at the March meeting on the need for additional language to regulate and clarify what is permitted in terms of outdoor sales and café seating. At the direction of the Board, Wilson will ask the planning consultant to provide recommendations on language to regulate items outlined by members last month including the following:

- Maximum percentage of outdoor sales space. There were suggestions to base this on size of the property, lineal feet of store frontage, or a maximum space from the building.
- Maximum hours of operation for café seating.
- Define structures such as tents.
- Lighting and sound regulations.

- Require a copy of an approved site plan drawn to scale accurately representing existing conditions on the site and proposed temporary structures associated with the permit.
- Expand on limit of two temporary outdoor sales.
- Stacked items should not create a visible blockage of windows nor create blind spots.
- Fire lanes

Wilson will work with planning consultant Borden and attorney Ryan on the ordinance and place it on the agenda for the May Planning Board meeting.

CONTINUED DISCUSSION OF SIGN ORDINANCE

Board member Stempien commented that he has been reviewing ordinances from various municipalities. He sent input and questions to planning consultant Borden relative to what the Village should do to improve its sign ordinance.

The Board was in agreement that sign size is a major issue. The proposal reviewed earlier in the meeting for a Papa John's wall sign was cited as an example of the appropriate size for the building area. There was conversation about various types of sign limitations that would result in signage that was smaller, more uniform, and proportional to the space. Scale and context of a sign were also considered.

It was proposed to revise sign ordinance provisions to include a new proportion requirement and to reduce the overall maximum size of signage. The provisions regulating illuminated signs in windows will be reevaluated.

The Board will consider providing a different strategy of sign regulation for multi-tenant versus single tenant buildings. Members were interested in providing a provision that would indicate a maximum wall sign and a maximum ground sound without offering a total sign maximum. Whether or not to permit pole signs was discussed. It was suggested that it would be in keeping with the corridor plan to incentivize monument signs if pole signs are allowed.

Wilson pointed out the difficulty of attempting to quantify something that is basically qualitative. He advised the Board to set standards that result in smaller signs but provide flexibility for the Planning Board to approve larger signs that may be appropriate and proportionate.

PROGRESS REPORT FROM SOUTHFIELD ROAD OVERLAY DISTRICT SUBCOMMITTEE

The Southfield Road Corridor Overlay District subcommittee met last month and set a date of Friday afternoon, May 18 for a meeting with the property owners. They plan to secure the former Borders book store as a site location. A letter inviting Southfield Road property owners has been drafted and will be mailed by Village administration.

The intent of the workshop will be to give a presentation on the Southfield Road Corridor Overlay District proposal. This will be an opportunity to provide those present with background and the vision for the Southfield Road business district. They will receive information on how the private sector with its own resources could redevelop the area into a village town center with mixed uses including current and new businesses and how property owners can be involved along the way. Property owners will be informed that the Village is talking to the Road

Commission about potential future changes to Southfield Road. Their input is being sought early in the process regarding revitalization of the area where they own property.

Representatives of the Road Commission for Oakland County will be asked to attend the meeting along with Southfield Township officials and the owner of The Corners shopping center. The meeting will be limited to the four subcommittee members so that the workshop is not considered a public meeting. This workshop will focus on commercial interests in the corridor plan and not residential property. It was mentioned that there will be an opportunity for interested property owners to speak more privately with the planning consultant or Village manager if requested.

Borden reiterated that the meeting will be limited to the subcommittee members so as not to be considered a public meeting. The consultant and board members will bring back comments and information from the session to the full Planning Board.

REVIEW AND CONSIDER ORDINANCE AMENDING CHAPTER 21 OF THE MUNICIPAL CODE CHANGING THE PLANNING BOARD TO A PLANNING COMMISSION AND SET PUBLIC HEARING DATE OF MAY 23, 2012

At last month's meeting, the Planning Board reviewed a draft ordinance regarding the transition from a planning board to a planning commission. At the direction of the Board, Wilson had Attorney Ryan codify the draft ordinance into Village ordinance form.

The Planning Board set a public hearing date on this proposed ordinance for Wednesday, May 23, 2012 at 7:30 pm in the Village municipal building.

ADMINISTRATION COMMENTS

None

PLANNING CONSULTANT COMMENTS

Borden stated that the full Board will be kept in the loop on the Southfield Road project. The subcommittee is working diligently on this effort and is on task with the schedule. There will be more to present to the entire Planning Board in the next month or two.

PLANNING BOARD COMMENTS

Ruprich stated that his term on the Planning Board will expire on June 30, 2012. He will reapply for the position.

Westerlund remarked that Board members should raise any questions they may have regarding activities of the Southfield Road corridor subcommittee. He distributed an interesting article on parking lots to the Board.

Westerlund is involved in organizing the annual Beverly Hills Memorial Day Parade scheduled for Monday, May 28. He asked if Board members know anyone with a convertible that could be used to drive dignitaries along the parade route.

Stempien asked about the process for following up on window signs at Jimmy John's and the Nail Spa. He also indicated that the site plan for landscape islands at Market Fresh called for sod and not wood chips. Wilson will have the code enforcement officer look into these matters.

Abboud expressed interest in attending the subcommittee workshop with Southfield Road property owners.

Jensen informed the Board that he received an email from former member Bruce Wayne, who wanted to convey his greetings.

PUBLIC COMMENTS

None

Motion by Borowski, second by Westerlund, to adjourn the meeting at 8:38 pm

Motion passed (9 – 0).

David Jensen
Planning Board Chair

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary