

Present: Vice-Chair Ostrowski; Members: Abboud, Borowski, Freedman, Peddie, Ruprich Stempien and Westerlund (late).

Absent: Jensen

Also Present: Village Manager, Chris Wilson

Vice-Chair Ostrowski 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

Motion by Stempien, second by Ruprich, to amend the agenda to include item 5A: “Planning Commission Comments”.

Motion passed.

PUBLIC COMMENTS

None

CONSIDER APPROVAL OF MINUTES OF A PLANNING COMMISSION MEETING HELD NOVEMBER 28, 2012

Motion by Borowski, second by Ruprich, that the minutes of a Planning Commission meeting held November 28, 2012 be approved as submitted.

Motion passed.

CONTINUED DISCUSSION OF SIGN ORDINANCE

Sign subcommittee member Abboud met with planning consultant Brian Borden earlier this month; other subcommittee members were not able to attend that meeting. Abboud distributed a handout prepared by the planning consultant listing the remaining sections of the sign ordinance that require further consideration and consensus by the subcommittee and/or the full commission.

Commission members discussed the work remaining in order to finalize the sign ordinance and meet the timetable for adoption before the moratorium expires. Council passed a resolution on August 21, 2012 declaring a moratorium on sign permits that would require Planning Commission review. There was some concern expressed with holding a public hearing before the members had an opportunity to review the entire document. It was suggested that the Commission could review the ordinance at the same meeting as the public hearing. There was a consensus to set a public hearing date of January 23, 2013 to receive comments on the revised sign ordinance.

Stempien suggested that the remaining items that require work be tackled by the subcommittee with the assistance of the planning consultant. The sign subcommittee will schedule a meeting in early January prior to the regular Planning Commission meeting to finalize the document. Stempien proposed issuing a copy of the updated sign ordinance on January 14 in order for the members to review the document for at least a week prior to the regular January 23 meeting. Any concerns could be discussed at the regularly scheduled meeting.

The joint meeting of the Planning Commission and Council is scheduled for Wednesday, February 13, 2013. It is intended to have the sign ordinance complete at that time and ready for review and consideration by Council. Other agenda items will include discussion of the Southfield Road corridor redevelopment and the overlay plan.

PLANNING COMMISSION COMMENTS

Several members of the Planning Commission attended a recent public information meeting on the ongoing Environmental Assessment Study of future improvements to the Southfield Road corridor conducted by the Road Commission for Oakland County. The study area covers Southfield Road from the Southfield Freeway (M-39) to approximately 1200 feet north of 13 Mile Road and includes the communities of Beverly Hills, Southfield, Lathrup Village and Southfield Township.

Freedman described the concepts presented at that meeting. Commission members discussed their views on six alternative designs for Southfield Road, which included medians and roundabouts at intersections that are now signalized. Traffic flow issues will play a part in choosing an option. There was conversation about the likelihood of the Road Commission proposing roundabouts at intersections and the ramifications of that design. Wilson expressed concern that negative reaction to roundabouts could lessen the public focus on other improvements taking place on the corridor.

Borowski suggested that taking a position on a design for the portion of Southfield Road between 13 and 14 Mile Road will not be an easy task. It was suggested that the joint meeting with Council in February may be a good time to take an official position on a design for the Southfield Road commercial district. Based on their review of the alternatives, the Planning Commission and Council could adopt a resolution stating that they have looked at reports, studied the issues, and have reached a consensus on the optimum design for Southfield Road along the Village commercial district.

Wilson informed the members that it appears that the City of Southfield will approve a project to construct a Walmart at Southfield and Twelve Mile Roads. The effect of this project on traffic flow is being considered in the Environmental Assessment study conducted by the Road Commission.

ADMINISTRATION COMMENTS

Wilson advised the Committee that the Village has received a request for site plan review from the nail salon on Southfield Road. The owner is proposing to expand the business into the existing building. The building has enough parking for general retail use; barber and beauty shops have a higher parking requirement. The Village cannot issue a permit for this site plan because it does not meet parking requirements under the barber/beauty shop parking standards. The proposal will come before the Planning Commission for review at its January 23, 2013 meeting.

PUBLIC COMMENTS

Resident Marianne McLennan commented that she has experienced roundabouts in European cities. She asserted that roundabouts result in a lot of accidents in Michigan and other states. McLennan asked if the Planning Commission has looked into police reports to determine how many accidents occur in a roundabout situation.

Wilson responded that the Road Commission has researched the traffic safety aspect of roundabouts. They promote roundabouts on a safety basis because they tend to limit high-speed head on or t-bone collisions. Accidents at a roundabout tend to be sideswipe situations with a lower number of fatalities.

Westerlund attended a meeting on December 6 to hear a presentation on Regional Transit Systems and options along the Woodward Corridor. Three different modes are being considered to transport people up and down the Woodward corridor: a conventional streetcar, a bus on a single rail, or a glorified bus with lower platforms that can accommodate bikes. The idea is that there would be stops every mile. Westerlund remarked that the proposal for a mass transit system along Woodward has received buy in from all the communities from Pontiac to Detroit. The State has passed legislation that will help with procuring federal funds.

Motion by Freedman, second by Abboud, to adjourn the meeting at 8:33 p.m.

Motion passed.

George Ostrowski
Planning Commission Vice-Chair

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary