

Present: Chairperson Ostrowski; Vice-Chairperson Westerlund; Members: Borowski, Chegash, Drummond, Grinnan, Jensen, Ruprich and Stempien

Absent: None

Also Present: Planning & Zoning Administrator, Wilks
Planning Consultant, Duffy
Council Liaison, Abboud
Council President Pro Tem, Peddie

Vice-Chairperson Westerlund called the regular Planning Commission meeting to order at 7:30 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

AMENDMENTS TO AGENDA/APPROVE AGENDA

Motion by Jensen, second by Drummond, to approve the agenda as published.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF PLANNING COMMISSION MINUTES OF MEETING HELD OCTOBER 28, 2015.

Motion by Borowski, second by Jensen, to approve the minutes as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

PRESENTATION AND DISCUSSION ON DRAFT MASTER PLAN

Kathleen Duffy, LSL Planning, gave an overview of the draft Master Plan. Duffy reported that she had received excellent feedback on the Master Plan from Oakland County. The county did not suggest major changes to the plan, but did have some suggestions on wording for the document. Duffy indicated the goal of tonight's presentation is to work through actions identified in the draft and assign priorities so that a final draft is ready for a public hearing in January. Members agreed to hold a public hearing on January 27, 2016.

Duffy indicated that short-term projects would be considered five years or less, mid-term 10 years, and long term at a 15 to 20 year timeframe. The first task is refining the zoning tools for defining residential redevelopment, which include Planning Unit Development (PUD) and lot averaging. Westerlund thinks defining zoning tools should be a priority because of the amount of redevelopment expected within the Village over the next few years.

Regarding land use, Duffy discussed evaluating the zoning of corridors and transition areas for potential alternative housing types. She said transition areas were identified during sub-committee meetings. Some land use designations would be changed in the updated Master Plan from high density residential, for example, to residential. Such a designation would give the Village additional flexibility for future redevelopment.

Some portions of the updated Master Plan are to help facilitate the updating of Village ordinances. Under Zoning Ordinance Actions on the updated plan, Duffy pointed to the example of adding conditional rezoning procedures. She indicated these updates will help the ordinance work more efficiently.

Borowski believes streamlining the site plan review process should be a high priority. The practice of having Council refer site plans to the Commission for review should be eliminated for efficiency. Eliminating that step would not eliminate the Council from approving final site plans. Duffy described other zoning ordinance actions such as reviewing nonconforming standards and improving the organization of the ordinance as housekeeping matters. Westerlund would like to see a woodlands ordinance enacted in the short term. Stempien wants the zoning ordinance document to be in a more user-friendly format and posted to the Village's website. Duffy indicated that an interactive PDF could be created to make the ordinance more user-friendly and easy to navigate. Commissioners discussed a complete rewrite of the zoning ordinance because of the current ordinance's age and outdated language.

Ostrowski entered the meeting at 8:10 p.m.

Decision ensued regarding policy and programmatic actions. Considering adoption of flexible road design standards with required construction standards and right-of-way width for public and private roads was listed as a high priority. Westerlund believes that the 60-foot road right-of-way in the Village Center Plan could deter development. Jensen indicated deviation from the 60-foot road right-of-way would necessitate county approval. Commissioners would like to explore formalized public access to the Douglas Evans and Hidden Rivers nature preserves as a longer-term goal. Borowski said a capital improvement plan would be a higher priority if it was done every two to three years, not annually. Westerlund questioned having a capital improvement plan as part of the master plan update. Adopting a sustainability policy is a medium-term goal. Ostrowski indicated stormwater planning and best practices is important and should receive more attention from the Village. Evaluating the need for a disaster preparedness plan is a short term plan and will involve the Public Safety Department. Commissioners indicated that establishing a sidewalk maintenance and connectivity plan should be a priority. Duffy said public input should be gathered about such a plan prior to implementation.

DISCUSSION OF A PROPOSAL FOR A PRIVACY SCREEN AT TREMONT LANE DEVELOPMENT

Ostrowski explained that ownership of the Tremont Lane development has changed to Pulte Homes of Bloomfield Hills, Michigan. Pulte wishes to modify their landscape plan to add a 6-foot privacy screen along a portion of the west property line where the property abuts Beverly Manor condominiums. The Village ordinance does not allow a six foot privacy screen.

Jensen suggested the builder extend its planned row of evergreen trees to act as a buffer to the parking area. Ostrowski said a four foot brick wall could be erected under Village ordinance. Jensen does not believe the Commission should approve the builder's request.

Bob Daniels, 19710 W. Thirteen Mile Road, representing Beverly Manor Condominium homeowners association would prefer a buffer or fence of one kind be erected for privacy rather than

a hodge-podge put in by individual homeowners. Wilks will make the Commission's position known to Pulte.

PUBLIC COMMENTS

Daniel Nunez, 16128 Marguerite, said the Planning Commission has done an outstanding job with the Master Plan update. He supports creating a downtown area for Beverly Hills where shopping and other activities would take place.

LIAISON COMMENTS

Abboud reported that the Council and Planning Commission could discuss development of a Village Center at its upcoming joint meeting. He added that the zoning and other ordinances would be looked at after the master plan update is approved.

ADMINISTRATION COMMENTS

Wilks reported that the Zoning Board of Appeals would like the Planning Commission to review the fence ordinance.

COMMISSIONER'S COMMENTS

Stempien questioned a large differential in grade from the center of the Tremont development to the sides. Jensen responded that the development has not yet received a final grading, which would likely resolve the issue.

Motion by Westerlund, second by Borowski, to adjourn the meeting at 9:05 pm.

Motion passed.

George Ostrowski
Chairperson

Ellen Marshall
Village Clerk

Scott Daniel
Recording Secretary