

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

Absent: Chairperson Ostrowski

Also Present: Planning and Zoning Administrator, Saur
Planning Consultant, Borden
Council Member, Abboud

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 Stempien, to approve the agenda as published.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF JOINT COUNCIL AND PLANNING COMMISSION MINUTES OF MEETING HELD FEBRUARY 8, 2017

Westerlund amended page one, second paragraph under “Code and Ordinance Update” to read “The list of goals *outlined in the master plan...*”

Motion by Grinnan, second by Stempien that the minutes of the joint Council and Planning Commission meeting held February 8, 2017, be approved as amended.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF PLANNING COMMISSION MINUTES OF MEETING HELD FEBRUARY 22, 2017

Motion by Borowski, second by Jensen that the minutes of the regular Planning Commission meeting held February 22, 2017, be approved as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

REVIEW AND CONSIDER APPLICATION FOR SIGN PERMITS FOR A NEW WALL SIGN AND A NEW PROJECTING SIGN AT 31119 GREENFIELD ROAD, GET SOME FITNESS

Borden explained the proposed signs generally comply with Village standards; however he would like the applicant to provide further information with respect to illumination.

Michael Garvaglia, representative from Archer Sign Company represented the applicant. He explained the letters will be internally illuminated on the projecting sign. When the application was submitted, they were not aware internal illumination was prohibited on projecting signs. Borden

confirmed that section 22.32.110 reads that signs can be illuminated, but clarified that per section 22.32.095 only external or indirect lighting is permitted for a projecting sign. There is nothing in the ordinance that allows internal illumination on a projecting sign.

Stempien is concerned about the weight of the projecting sign. Garvaglia stated the sign was reviewed by a structural engineer. Borden confirmed that the sign's weight and anchorage would be reviewed by the Village's building inspector.

Based on the information regarding illumination, Garvaglia stated they would have to change the sign plan; keeping the same sign but lighting it externally with mounted lights. Drummond and Wilensky would like to see the updated plan with illumination details before approving the projecting sign.

Garvaglia stated the wall sign will be painted white aluminum and nail mounted.

Motion by Jensen, second by Ruprich, that the Planning Commission approves Sign A, projecting sign, as submitted for dimension and color, but must be lit externally, and comply with village administration review, and approves Sign B, wall sign, as presented.

Roll Call Vote:

Ayes: Grinnan, Jensen, Ruprich, Westerlund

Nays: Drummond, Stempien, Wilensky, Borowski

Motion failed (4-4)

Motion by Grinnan, second by Wilensky, that the Planning Commission approves Sign B, wall sign, as presented.

Roll Call Vote:

Motion passed (8-0)

REVIEW AND CONSIDER APPLICATION FOR A SIGN PERMIT FOR A NEW WALL SIGN AT 31255 SOUTHFIELD RD, LAPELS DRY CLEANING

Borden explained the proposal submitted from Lapels Dry Cleaning complies with Village standards however, he would like additional information regarding the spacing between neighboring signs. He confirmed the sign is completely unilluminated. Discussion ensued regarding the backing on the sign and whether the company would paint the building front. Saur explained that the contractor was unavailable to attend the meeting. Commissioners concurred the 20-foot spacing requirement should be waived due to the configuration of the existing suites.

Motion by Jensen, second by Borowski, that the Planning Commission approves the wall sign for 31255 Southfield Road, Lapels Dry Cleaning, as submitted and waives the 20-foot spacing requirement.

Roll Call Vote:

Ayes: Jensen, Ruprich, Stempien, Westerlund, Borowski, Drummond

Nays: Wilensky, Grinnan

Motion passed (6-2)

DISCUSSION ON COUNCIL COMMENTS ON THE PROPOSED ORDINANCE AMENDING CHAPTER 17 TREES

Abboud reported the feedback from Council is they do not support the regulation of private property, and would like to see Article II modified. They would like a better understanding of the rationale for this ordinance change. The Commission agreed that there should be regulations related to developments.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Abboud reported that he recently attended a SEMCOG meeting at which there was discussion on autonomous vehicles and the future of driving and impact on communities. The Council subcommittee continues to work on updating the Village logo.

ADMINISTRATION COMMENTS

Saur reported Premier Pet Supply has withdrawn their sign variance request.

COMMISSIONERS COMMENTS

Wilensky feels it's important on high traffic corridors to have a clear vision for the aesthetics.

Grinnan reported she is happy with the Village Hall renovation and the new front sign.

Stempien stated that he feels the tree ordinance is important to protect the natural features of the Village.

Westerlund reported he attended the Lathrup Village meeting with the Road Commission for Oakland County regarding the Southfield Corridor findings. The long-term plan is to terminate the boulevard just past 13 Mile in Beverly Hills, but they have not developed the final design. He noted this plan has not been approved and funding is not secured.

Motion by Borowski, second by Grinnan, to adjourn the meeting at 8:48 p.m.

Motion passed.

George Ostrowski
Planning Commission Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth Lyons
Recording Secretary