

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

Absent: None

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

Chairperson Ostrowski 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 Borowski, second by Drummond, to approve the agenda as published.

Motion passed.

Wilensky arrived at 7:33 pm.

REVIEW AND CONSIDER APPROVAL OF JOINT COUNCIL AND PLANNING COMMISSION MINUTES OF MEETING HELD FEBRUARY 14, 2018

Motion by Borowski, second by Stempien, to approve the minutes of the joint Council and Planning Commission meeting held February 14, 2018 as submitted.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD FEBRUARY 28, 2018

Motion by Grinnan, second by Drummond, to approve the minutes of the regular Planning Commission meeting held February 28, 2018 as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Cynthia Nagle, Kirkshire, Lisa Napolitan, Kirkshire, and Paula Roddy, East Rutland, expressed their desire to work with the Village in accordance with the Village Master Plan, to ensure homes being built are compatible with the established aesthetic of the surrounding neighborhood.

Kay Michael, Kirkshire, spoke representing the Concerned Citizens of Kirkshire. They are concerned about new development, existing drainage problems, and maintaining the aesthetic of the neighborhood. She referenced the Vision and Goals for the Village of Beverly Hills in the Master Plan and what that looks like for the future of her neighborhood. She spoke at the March 2018 Zoning Board of Appeals meeting and was directed to present her concerns to the Planning Commission. It was suggested by the Commission that the group refer their concerns to Administration and Council.

SUBCOMMITTEE UPDATES

At the Village of Beverly Hills Council meeting held February 20, 2018, the Council voted on directives for the Planning Commission to establish subcommittees on several topics and report back to the Council at designated future meeting dates on their findings.

A. Backyard chickens

Grinnan and Copeland continue to work to gather information including experience in other communities, as well as feedback from residents. Some of the main concerns people have expressed are pathogens and visual and noise concerns. There also needs to be consideration given to regulating backyard chickens based on lot size, how the new ordinance would be enforced, and requirements for chicken coops as accessory buildings or structures.

B. Lot coverage

Westerlund reported on current setback requirements and noted when all the homes on a street are non-compliant it limits conformity for future builds. He stated there are drainage issues within the Village which are infrastructure issues that need to be evaluated by the Village Engineer and suggested requiring topographical surveys. It is also recommended that final grading plans should be submitted to and reviewed by the engineer to be granted or denied a grading permit. Saur explained that currently this is required when a new home is built.

Kay Michael, Kirkshire, inquired about infrastructure issues including drainage plans required of new builds and drainage options for existing properties. The Commission explained the subcommittees are beginning their review of existing requirements, but her questions related to infrastructure should be directed to Administration.

C. Zoning compliance permits

Borowski reported that he and Ruprich continue to research enforcement and other community ordinances. They have established there is a need for this review. They plan to focus on accessory buildings or structures on properties, including but not limited to; animal housing, generators/AC units, and sheds.

D. Recreational marijuana

Copeland and Wilensky reported that until the state wide vote in November 2018, which would legalize the recreational use and possession of marijuana for persons 21 years of age or older and enact a tax on marijuana sales, little can be decided.

E. Fence ordinance

Drummond and Stempien met with Nunez, Abboud, Peddie, and Administration. The subcommittee continues to meet and intends to make changes to the current ordinance, including making it Village wide, with clear stipulations on hardships for fences.

DISCUSSION ON DRAFT PLANNING COMMISSION BYLAWS

Borden provided a first draft of Planning Commission Bylaws for review.

The Commission discussed several changes including a procedural process if a special meeting is called, adding titles and regrouping the sections, correcting the election of officers section to reflect

that officers are elected at the July meeting, and listing the rules for a public hearing on the back of agendas so that anyone speaking at a meeting is made aware.

PUBLIC COMMENTS

Dan Nelson, Sheridan, President Greenfield-Beverly HOA, encouraged the Commission to drive through some of the neighborhoods on the east side of the Village and see the new homes being constructed.

Paula Roddy, East Rutland, inquired about the Commission involvement in evaluation of code enforcement. Commission confirmed that code enforcement evaluation is part of the discussion within the subcommittees.

LIAISON COMMENTS

Abboud thanked the Commission for their time and efforts for the Village. He also thanked the Commission and administration for their support and condolences on the recent passing of his mother.

ADMINISTRATION COMMENTS

Saur updated the Commission that the Zoning Board of Appeals granted two variances related to setbacks. Gibbs Planning Group continues to work with CORE Partners to compile a report on the Southfield Corridor Overlay District to present to the Commission.

COMMISSIONERS COMMENTS

Grinnan reported that there are cities that have “visual code” regulations to ensure harmony in home design.

Stempien feels code enforcement in the Village continues to be a concern.

Drummond reported he will not be at the April meeting.

Motion by Westerlund, second by Copeland, to adjourn the meeting at 9:12 p.m.

Motion passed.

George Ostrowski
Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth M. Lyons
Recording Secretary