

REGULAR PLANNING COMMISSION MEETING MINUTES – APRIL 25, 2018 – PAGE 1

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

Absent: Member Drummond

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 Westerlund, to approve the agenda as published.

Motion passed.

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

Westerlund asked that the minutes be amended under “Commissioner Comments” to read “Drummond reported he will not be at the April meeting.”

Motion by Grinnan, second by Borowski, to approve the minutes of the regular Planning Commission meeting held March 28, 2018 as amended.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Kay Michael, Kirkshire, spoke representing the Concerned Owners 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.

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

Saur spoke to the City offices in Berkley, Ferndale, and Royal Oak which allow chickens and none reported major issues. Most communities prohibit sales of eggs or chickens and require yearly inspection and licensing. She spoke to the Health Department who advised that chickens can carry salmonella, can attract rats and predators. The state has minimum care requirements outlined in Generally Accepted Agricultural and Management Practices for the care of animals (GAAMP) which includes coop requirements.

Copeland spoke to communities across the United States and Canada. Communities had different requirements which included informing neighboring properties of chickens, classes taught on proper chicken care, regulations based on lot size, chicken coop regulations, and the chickens being considered pets.

Wilensky expressed his concerns related to how this would be enforced and who would be expected to do the enforcing.

Rachael Hrydziuszko, Evergreen reported that both Franklin and Bingham Farms allow chickens, and they are also served by the Southfield Township animal control department.

B. Lot coverage

Stempien reported there are only lot coverage requirements for the R-M Zone District. He would like to see building area addressed; also other communities have open space requirements and take into consideration percentages of lot covered by impervious surfaces.

Westerlund reported some municipalities have ordinances with a fee if the open space requirements are not met, the fees are put into an account for storm water drain improvement. The subcommittee is also giving consideration to “massing” which is when the lot coverage and height requirements are combined.

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

C. Zoning compliance permits

Borowski presented their outline of small and accessory structure permit process review. This included how to approach the problem, current regulations, the benefits of regulation, and downsides to new or enhanced regulations. They plan to consider what are small & accessory structures, what requirements are appropriate for all structures or some structures, how these changes would be implemented, monitored, and enforced, as well as the cost to both residents and the Village.

D. Recreational marijuana

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

E. Fence ordinance

A copy of the current draft was provided to the Commission, and it was requested they submit their comments to Stempien and Drummond for consideration before the May meeting Stempien reported they continue to clarify hardships that would constitute a need for a six foot fence. He noted language in the ordinance related to current noncompliant fences and the need to discuss a time line for repair or replacement. There is also continued discussion on vegetation requirements and notification of adjacent neighbors.

DISCUSSION ON DRAFT PLANNING COMMISSION BYLAWS

Based on discussion at the March meeting, Saur provided an amended draft of Planning Commission Bylaws for review.

The Commission discussed the updates, including an explanation to residents that Commission members do not reply directly to Public Comments, and agreed that they were satisfied with the

document and would submit it to Council for their review.

Motion by Wilensky, second by Copeland that the Planning Commission forward the Planning Commission Bylaws to the Village Council for review.

Motion passed.

PUBLIC COMMENTS

Cynthia Nagle, Kirkshire, requested an update on an HRC engineering study. She also inquired if subcommittees allowed for residents involvement. It was explained that residents are always welcome to attend meetings, follow updates, and comment during public comments.

Mame VonBargen, Kirkshire, expressed her frustration with residents who claim their 6 foot fence was “grandfathered in” previously.

Jennifer Brown and Jennifer Carnige, Marguerite, both voiced their support of allowing chickens in the Village.

LIAISON COMMENTS

Abboud thanked the Commission for their time and work. He thanked the residents for coming out to voice their concerns. He asked that the Commission submit their subcommittee reports, and he will present the updates to Village Council.

ADMINISTRATION COMMENTS

Saur reported she, Borden, and Village Manager Chris Wilson met with representatives from Gibbs Planning Group and CORE Partners and should have a report on the Southfield Corridor for the June meeting.

COMMISSIONERS COMMENTS

Copeland would like to see continued forward momentum on the chicken ordinance.

Grinnan and Stempien thanked the residents for their input.

Westerlund announced a reminder that the Memorial Day Parade is on May 28th, and they continue to need volunteers.

Motion by Westerlund, second by Stempien, to adjourn the meeting at 9:23 p.m.

Motion passed.

George Ostrowski
Planning Commission
Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth M. Lyons
Recording Secretary