

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
Council Member, Mueller

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 Westerlund, second by Borowski, to approve the agenda as published.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD APRIL 25, 2018

Motion by Westerlund, second by Borowski, to approve the minutes of the regular Planning Commission meeting held April 25, 2018.

Motion passed.

Wilensky arrived at 7:32 p.m.

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

Mueller reviewed the history of considering allowing chickens in Beverly Hills, including a grass roots movement by residents, results via a Facebook group poll, and a petition with signatures from 98 residents in support of allowing backyard chickens. Residents of Beverly Hills who support allowing chickens in the Village cite value of having a home grown source of high quality eggs and note that chickens eat undesirable bugs and even mice. Mueller would like to present this issue to Council with the support of the Planning Commission.

Mame VonBargen, Kirkshire, expressed her concern about enforcement of any ordinance that would be passed.

Amy Argyris, Fairfax Ave; Jennifer Carney, Marguerite; and Rachael Hrydziusko, Evergreen all spoke in support of allowing chickens.

The Commission discussed their concerns and concerns raised by residents related to enforcement, smell, public health risks, predators, vermin, chicken coop regulation, and noise pollution. Commissioners stressed proper, ongoing enforcement would be essential to mitigate potential issues and a suggestion was made to consider allowance on a trial basis similar to Berkley. Commissioners concurred that there was sufficient information to present the summarized findings to Council for further review.

B. Lot coverage

Westerlund reported in the R3 and R2A Zone Districts the existing building envelope on the minimum lot of 4,000 and 6,000 sq ft respectively results in 22% lot coverage so a 30% restriction would not further restrict the building size allowed. He noted restrictions on total useable floor area may be beneficial to limit building size in those areas. Inclusion of detached accessory buildings and impervious surfaces, such as driveways, walkways, patios, etc. can also be a part of proposed restrictions.

Stempien agreed that impervious surfaces can cause issues for drainage. However, the concerns about impervious surfaces are also drainage and storm water management issues.

Cynthia Nagle, Kirkshire, reiterated her feelings about infrastructure issues including drainage plans required of new builds and drainage options for existing properties.

Mame VonBargen, Kirkshire, expressed her concern about compliance and how continued enforcement would be planned for and provided.

Borden explained that plans are reviewed by the building inspector. Site specific recourse and drainage could be dovetailed, however storm water and drainage concerns are the responsibility of the Village Engineer and HRC. Ultimately, updating Village engineering standards may be more beneficial than updates to the Zoning Ordinance.

The subcommittee agreed to review the directives set forth by the Village Council at their April 17, 2018 meeting.

C. Zoning compliance permits

Based on the outline and feedback as presented at the April Planning Commission meeting, Borowski and Ruprich will meet with Administration to draft their report to submit to Council.

D. Recreational marijuana

Copeland and Wilensky reported they are postponing significant review 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.

REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL ON PROPOSED UPDATES TO THE FENCE ORDINANCE

Planning Commission is in receipt of draft language updating the fence ordinance to permit fencing up to six (6) feet in height and/or opaque style if they meet standards enumerated in section B, 2. for either Administrative or Planning Commission approval. Additionally, Attorney Ryan drafted a clause requiring existing fences that do not meet ordinance standards due to height or opacity be brought into compliance. Council has scheduled a public hearing and first reading of draft language at their meeting of Tuesday, June 5, 2018.

The Commission discussed the need for a professional evaluation of plant life sustainability and agreed it needs be verified and documented by either a certified arborist or licensed landscape architect.

Extensive conversation was had related to the notification of neighbors when a permit is submitted for the installation of a six foot fence. It was agreed that if a fence permit was submitted and required to come before the Planning Commission for review, the abutting neighbors would be notified via mail.

Administration reviewed the ways by which the ownership of a fence can be established when pre-existing fences are located along property lines. It was reported that a physical fence inventory for height and opacity has begun in the Village east of Southfield.

An email from Michael Scullen, Lauderdale, speaking in favor of six foot fences was submitted to the Commission.

Motion by Drummond, second by Borowski, that the Planning Commission recommend Village Council approve the proposed updates to the fence ordinance including the following changes: A2 change the word “sharpened” to “sharp”, B2a amending bullet 3 to read “licensed landscape architect and certified arborist.”, B2a paragraph two adding “The property owner or occupant of any parcel(s) abutting the subject site shall be given fifteen (15) day notification of the date and time of the meeting at which the request shall be reviewed.”, and E adding “Any fences or similar structures that enclose all or part of a public or institutional playground, athletic field, or similar use greater than seven feet in height above grade shall require Planning Commission approval.”

Roll Call Vote:

Grinnan	yes
Ostrowski	yes
Ruprich	yes
Stempien	yes
Westerlund	yes
Wilensky	yes
Borowski	yes
Copeland	no
Drummond	yes

Motion passed (8-1)

PUBLIC COMMENTS

Andrew Wood, Waltham Drive, voiced his opinion that many people support keeping of chickens but that does not mean they will all choose to own them.

Mame VonBargen, Kirkshire, expressed her gratitude for the Commission and their work as volunteers.

LIAISON COMMENTS

Abboud reported updates related to SEMCOG, SOCMA, and MML. He invited everyone to come to the Memorial Day Parade and Carnival.

ADMINISTRATION COMMENTS

Saur reported that the Commission Bylaws will be presented to Council for review at their June 5th meeting. BP has submitted their site plan for review by Council at their June 5th meeting.

COMMISSIONERS COMMENTS

Copeland thanked the residents for coming to meetings and speaking.

Wilensky reported the grass at Market Fresh needed to be cut.

Grinnan reported an abandoned school bus on private property.

Drummond informed the residents that there is currently no tree ordinance for private trees but one has been put forth to Council.

Motion by Borowski, second by Ruprich, to adjourn the meeting at 9:57 p.m.

Motion passed.

George Ostrowski
Planning Commission
Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth M. Lyons
Recording Secretary