

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

Absent: Members: Stempien and Wilensky

Also Present: Planning and Zoning Administrator, Saur
Planning Consultant, Borden

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 MAY 23, 2018

Motion by Borowski, second by Westerlund, to approve the minutes of the regular Planning Commission meeting held May 23, 2018.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Kay Michael, Kirkshire, and Cynthia Nagle, Kirkshire spoke on their concerns about new development, existing drainage problems, and maintaining the aesthetic of the neighborhood. They also discussed alternatives to traditional concrete and experiences with construction debris in the area.

REVIEW AND CONSIDER RECOMMENDATION FOR SITE PLAN APPROVAL FOR RENOVATIONS, FIRST FLOOR EXPANSION, AND A SECOND STORY ADDITION TO 32831 SOUTHFIELD ROAD, BEVERLY HILLS VETERINARY OFFICE

Borden submitted his review of the site plan submittal from Beverly Hills Veterinary Associates to remodel and expand the existing office building at 32831 Southfield Road. Office uses are principal permitted uses in the O-1 District. As such, the project requires only site plan review and approval. He outlined his review as follows:

The applicant should provide building material samples and must clarify the intended color scheme of the building. The building design could potentially benefit from less EIFS and a cornice finish along the roofline. Modifications to the Saxon Drive sidewalk are subject to review/approval by the Director of Public Services.

The landscape plan does not identify sizes or quantities of plantings proposed. Plantings proposed within the Southfield Road right-of-way are subject to review/approval by RCOC. Plantings proposed within the Saxon Drive right-of-way are subject to review/approval by the Village.

An existing 6' masonry wall along the rear lot line acts as the buffering between land uses and also

screens a/c units. The applicant may be able to provide a hedgerow or decorative wall to screen the parking spaces nearest Southfield Road.

If exterior lighting is proposed, details must be provided in accordance with Section 22.09.050. The applicant must confirm whether or not a waste receptacle is proposed for the site and update the plan accordingly. If a waste receptacle is proposed, an enclosure meeting the requirements of Section 22.09.040(h) must be provided.

Present at the meeting were Dr. Kevin Windsor, owner; Bo Wynn, Detroit Architect Group; and Tim Schumaker, landscape architect.

Wynn reviewed the current floor plan and proposed changes. He clarified that the brick would be the same color as the existing brown brick and the EIFS would be tan. They hope to extend the brick higher but will not be able to make that determination until the roof is removed. They are looking to have a modern design and feel that a cornice finish would not complement the architectural vision. They have no plans for additional lighting, the interior lighting will generate enough ambient lighting. If wall light packs were mounted on the outside they would submit a photometric plan for approval. All sidewalks are ADA compliant.

Schumaker explained that the landscaping and sidewalk modifications along Saxon Rd had all been approved by Tom Meszler, Village Public Services Director. If the county requires the trees along Southfield Road, the intention is for canopy trees. There is an existing full screen of arborvitae along the south property line.

Windsor clarified that the intention was to store the dumpster behind the building, and wheel it out for pick up. There will be a side door for discretionary exits with a step down.

Drummond suggested they evaluate the fire safety rules related to dumpster storage. Westerlund and Ostrowski requested that the new site plan include a planting table and more details related to sidewalks, tree locations, and gutters.

The Commission agreed that a roof cornice was not necessary, suggested the front space on each side of the driveway be made into hedgerows upon elimination of parking spaces, and would like a revised plan before making a recommendation to Council.

Motion by Drummond, second by Westerlund, that recommendation be postponed to allow the applicant to submit a revised site plan that includes exterior lights, elevations matching in all plans, site plan and landscape plan match, dumpster location clarified with screen wall, the width of the east most parking spots verified as compliant or revised as hedgerow, all plant sizes and quantities noted, and a separate application for signage.

Roll Call Vote:

Motion passed (7-0)

REVIEW AND CONSIDER APPROVAL OF FAÇADE IMPROVEMENTS AT 15616 THIRTEEN MILE ROAD, KFC

Borden submitted his review of the floor plan and building elevations as submitted by KFC for façade alterations and internal remodeling for the existing restaurant at 15616 W. 13 Mile Road.

The request entails removal of the striped awnings around the building, removal of the pyramid feature atop the building, removal of the front-center window, the addition of new red awnings and red and white painting around the building. Drive-in/through restaurants are allowed in the B District with special land use approval. For the purposes of the Zoning Ordinance, the proposal entails only alterations to the building façade, so there is no change in use or operation of the site. Furthermore, since the request is only for exterior façade alterations, a full site plan review is not required and Planning Commission has the final review and approval authority. He outlined his review as follows:

The applicant must present color samples to the Commission for their consideration. The red/white color scheme, including the striping, is contrary to the intent and purpose of the Village’s design regulations. It is suggested the applicant retain the center window on the front façade, if possible. Any action on the proposed façade alterations should clearly indicate that the signage depicted is not included in the review/decision.

Derrick Haselhuhn, KFC, explained that the franchise is being rebranded for an updated look. The front design calls for a 59 sq. ft. stencil on aluminum that slides into place in front of the existing window and it would not be internally lit. The building footprint would remain as is, and the red and blue light bars along the top of the building would be removed.

Grinnan expressed that in her opinion, the painting of the stripes on the building would turn the building into a sign and that would be unacceptable.

Ruprich and Westerlund agreed they would like to see a resubmission with a less intrusive design; perhaps a single color and more cohesive look.

Motion by Westerlund, second by Grinnan, that the discussion be postponed to give the applicant the opportunity to submit a revised plan that includes an alternate décor scheme, all changes and removals shown on plan, and photos of other buildings where the rebranding has been completed.

Roll Call Vote:
Motion passed (7-0)

REVIEW AND CONSIDER APPROVAL OF NEW SIGNAGE AT 15616 THIRTEEN MILE ROAD, KFC

Borden submitted his review of the application requesting new wall signs for the Kentucky Fried Chicken restaurant at 15616 W. 13 Mile Road. The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. If the application is approved by the Commission, the applicant must obtain a permit prior to installation.

Borden outlined his review as related to compliance with Sections 22.32.095 and 22.32.110, which provide regulations for wall signs. Wall sign is permitted to be 30 SF maximum, they are requesting 59.4 SF (front); 15.8 or 28 SF (side); 22.5 or 46.5 or 70 SF (side). This exceeds maximum area, applicant must identify exact sign(s) proposed, as opposed to providing various options. The height requirement is 8' above grade (min.). This information was not provided in the application, applicant must demonstrate compliance.

The Commission concurred the sign application needs to accurately reflect only the proposed signage and must include the reface to the pylon sign.

Motion by Drummond, second by Copeland, that discussion be postponed to give the applicant the opportunity to submit a revised application that includes bringing the front wall sign into existing front sign square footage, only one sign on the building exterior, and a request for the ground sign, and a clear explanation of the sign front swap out.

Roll Call Vote:

Motion passed (7-0)

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. Lot coverage

Westerlund presented the Commission with a draft of the proposed single-family building coverages. The goal of the subcommittee was to avoid creating non-conformity on existing residential properties. They also opted to include an addendum to help with issues of small building maximums. In cases of non-conforming lot area there could be a percentage expansion alternative.

The subcommittee intends to use aerial imagery to review building coverage of lots in various Zone Districts to determine if the proposed percentages comport with existing conditions.

The following residents spoke regarding lot coverage, density, and drainage:

Kay Michael, Kirkshire

Cynthia Nagle, Kirkshire

Pamela Tennant, Kirkshire

Tracey Breen, Riverside

B. Zoning compliance permits

Borowski and Ruprich met with Administration and drafted their report to submit to Council. This report was provided to the Commission. Overall the Commission supported the draft, and the subcommittee will present at the July 17th Council meeting. One of the changes includes requirements related to the placement of units in the side yard, eliminating the need for permission from the neighbor.

Copeland believes the current policies are acceptable and do not need any changes to regulation.

PUBLIC COMMENTS

Racheal Hrydziuszko, Evergreen stated that to the best of her knowledge most generators are put in side yards.

LIAISON COMMENTS

None.

ADMINISTRATION COMMENTS

Saur reported that Council approved the BP site plan at their June 5th meeting and the updated Fence Ordinance at their June 19th meeting.

COMMISSIONERS COMMENTS

Drummond outlined the three major changes to the fence ordinance which included:

B. Requirements in Single Family Residential Districts: 2. Fences: a. Approval Standards: bullet point 2: The subject site is adjacent to a non-single family residential land use or Zone District *or a cluster development.*

B. Requirements in Single Family Residential Districts: 2. Fences: a. Approval Standards: bullet point 4: ...a licensed landscape architect or *certified* arborist.

C. Amortization of Noncompliant Fences.1. ...shall be removed or brought into compliance with ordinance requirements by the *1st day of January 2019.*

Westerlund thanked the Commission for working together.

Ostrowski thanked the subcommittees for all of their hard work.

Motion by Borowski, second by Ruprich, to adjourn the meeting at 10:36 p.m.

Motion passed.

George Ostrowski
Planning Commission
Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth M. Lyons
Recording Secretary