

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

Motion passed.

ELECTION OF OFFICERS

Ostrowski opened the floor for nominations for the office of Chairperson of the Planning Commission. Westerlund nominated Ostrowski for the position of Planning Commission Chairperson. Ostrowski accepted the nomination. There being no further nominations, Ostrowski was elected Chairperson by acclamation.

Ostrowski opened the floor for nominations for the position of Vice-Chairperson of the Planning Commission. Stempien nominated Westerlund for the position of Planning Commission Vice-Chairperson, and the nomination was accepted by Westerlund. There being no further nominations, Westerlund was elected Vice-Chairperson by acclamation.

Ostrowski opened the floor for nominations for the position of Secretary of the Planning Commission. Ruprich nominated Drummond as Secretary of the Planning Commission, and the nomination was accepted by Drummond. There being no further nominations, Drummond was elected Secretary by acclamation.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD JUNE 27, 2018

Motion by Westerlund, second by Drummond, to amend the minutes; Page 2, Paragraph 4; the final sentence of the paragraph should read "...canopy trees. There is an existing full screen of arborvitae along the south property line." and then approve the minutes of the regular Planning Commission meeting held June 27, 2018 as amended.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

PRESENTATION OF REPORT ON THE SOUTHFIELD CORRIDOR OVERLAY DISTRICT FROM JOHN PAVONE, CORE PARTNERS

The Village has engaged Gibbs Planning Group (GPG) to provide professional consulting services to evaluate and update the existing Town Center Plan and Overlay District along the Southfield Corridor. The first task outlined in the agreement was to have a real estate development professional perform an analysis of the costs and rate of return for implementing the existing plan. The Village engaged CORE Partners to perform this work and John Pavone will present his findings to the Council at the meeting to be held August 7th. A copy of the findings detailing the methodology and assumptions used in the analysis was provided for review.

John Pavone, CORE Partners, presented an outline of his methodology, and ultimately found the development unlikely due to the estimated gap of over \$24 million between the land cost and land proposal, as well as the challenges of assembling the land. Their opinion is that any modifications to the plan should provide for much greater density in order to be more economically viable. In addition, the Village could utilize municipal ownership as part of a long-term effort to assemble the land over time whereby the project may come to fruition at a much later date.

Ruprich suggested that development by parcel would be easier than the Village attempting to acquire all the necessary properties. Pavone explained it would be difficult to develop the area as a “destination downtown” without the complete assembly of all properties. In other similar communities, they opted to acquire the properties and hired a management company to handle interim leasing until redevelopment occurred.

Stempien inquired about the potential for Public Private Partnerships, and Pavone explained that could be a way to build parking structures.

In discussing ways to close the estimated gap, Bob Gibbs, GPG, explained that if the developers had more build options beyond business on the first floor and two or three stories of residential above it to increase interest and revenue. There are state funding sources and grants that could help bridge the gap as well.

Wilensky asked whether the development of neighboring communities’ downtowns has created a lack of demand for new development. Pavone explained that a demand study was not done, but if the area were vacant, a medium-high density with mixed use would do well.

Task two outlined in the contract with GPG calls for professional review of the existing plan, based on the analysis completed by CORE Partners, to recommend revisions that will encourage development and be economically viable while retaining the original intent of the plan. Tasks three and four will result in updates to the plan with promotional materials and public relations to help promote the updated plan.

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 revised 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 existing building is nonconforming due to its deficient rear yard setback of 10'. No changes are proposed to this condition, as the addition provides the required 20' rear yard setback. Section 22.30.040 allows enlargement/alteration of a nonconforming building when the new construction conforms to Ordinance standards.

The proposed building will include brick, EIFS and several new windows, as well as metal accents (framing, coping and canopies). The color rendering provided shows earth-tone colors (beige, tan, brown). As was discussed at the previous meeting, the proposed building is generally compliant with the design standards of Section 22.09.030.

As was discussed at the previous meeting, the two spaces nearest Southfield Road appear to slightly encroach into the right-of-way. The parking lot will be restriped and those spaces shifted slightly west, so they are entirely on private property. The existing conditions otherwise comply with current standards of Section 22.28.

There are currently public sidewalks along both Southfield Road and Saxon Drive. The project proposes modification to the Saxon Drive sidewalk, which will be subject to review/approval by the Director of Public Services. The site also provides sidewalks between the parking lot and building, along with a connection between the public sidewalk (Southfield Road) and main building entrance.

A full summary of the landscaping/buffering requirements of Section 22.09.040 was provided and meets all necessary requirements. A review of site grading, drainage and utilities is deferred to the Director of Public Services and Village Engineer.

The revised plan includes details of a waste receptacle and enclosure in the southwest corner of the site. Details include the required concrete base pad and a 6-foot tall masonry enclosure. The exterior of the enclosure is noted as block, though it is recommended that it match the existing screen wall along the rear lot line. Lastly, the owner should schedule refuse removal for non-peak times, so as to avoid any vehicular conflicts and be timed such that it has the least potential impact on the adjacent residences.

The submittal includes details for proposed signage in the form of one wall sign and one ground sign. The signs appear to comply with the standards of Section 22.32; however, the applicant will need to submit a separate sign application for review/approval by the Planning Commission prior to installation.

Present at the meeting were Dr. Kevin Windsor, owner, Bo Wynn, Detroit Architect Group, and Mike Dul, landscape architect.

Wynn reported that if the waste enclosure cannot be made to match the building, it will be made with brick veneer to match the screen wall.

The submittal does not identify any existing or proposed lighting. A photometric plan was submitted at the meeting detailing two pack lights being used. A brief review shows the lighting plan appear to be in accordance with Section 22.09.050.

If the County permits the required trees along Southfield Road, the intention is for canopy trees and a full screen of arborvitae along the existing south wall. Dula ensured the landscaping would be designed in a way that allows for storm drainage.

Motion by Westerlund, second by Wilensky, that the Planning Commission recommend Council approve the site plan for Beverly Hills Veterinary Associates to remodel and expand the existing office building at 32831 Southfield Road. This approval is contingent on the southern edge of the sidewalk being widened by two feet, the dumpster enclosure materials match the screen wall, the inclusion of a photometric plan, and is subject to Fire Marshal, Director of Public Services and Village Engineer review of site engineering, including grading, drainage and utilities.

Roll Call Vote:
Motion passed (9-0)

REVIEW AND CONSIDER APPROVAL OF NEW WALL SIGN AT 31225 SOUTHFIELD ROAD, BLU SUSHI BAR

Borden submitted his review of the application requesting a new wall sign for Blu Bar Sushi, which is located at 31225 Southfield Road.

The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. If the sign is approved by the Commission, the applicant must obtain a permit prior to installation. The sign does not meet the minimum spacing requirements of 20 feet, however that is a condition present within the business strip. Planning Commission has the authority to waive that requirement for an otherwise compliant sign. The sign is in compliance with all other requirements of Sections 22.32.095 and 22.32.110 Wall Signs.

The Commission thanked applicant Bruce Cobb for his well-presented and tasteful sign. They confirmed that any changes to the parking lot display sign would be a separate application from the owner of the building.

Motion by Stempien, second by Westerlund, that Planning Commission approve the new wall sign as submitted for Blu Bar Sushi, located at 31225 Southfield Road.

Roll Call Vote:
Motion passed (9-0)

Stempien left the meeting at 8:50 p.m.

REVIEW AND CONSIDER APPROVAL OF DESIGN FOR ATTACHED GARAGE AT 31505 KENNOWAY CT.

Petitioner Jamie Rzewnicki, 31505 Kennoway Ct, seeks approval as required by Section 22.08.100 (i), which stipulates that accessory buildings be designed so that no exterior wall is greater than two-times the length of another exterior wall unless the Planning Commission grants approval upon finding no adverse impact to the surrounding neighborhood.

The property is zoned R-A, Single Family Residential. The petitioner was granted a variance at the Zoning Board of Appeals (ZBA) meeting held on July 9, 2018 from the requirements of Section 22.24.010 (a) Front Open Space to attach the garage to the house, expand the garage footprint and add a second story. The building will be 59.5 feet from the front lot line where the average front open space is calculated at 102.8 feet and the existing detached garage is nonconforming due to the location in the front open space. The petitioner demonstrated practical difficulties due to the lot configurations, placement of the existing home and garage, and restrictions of the floodplain in the rear yard.

The existing house and garage were originally constructed in 1922 and the surrounding area was one large parcel. Over time, the land was developed and additional houses were constructed around the property and existing buildings. The existing garage is nonconforming as detached buildings are not permitted in the front open space. By attaching the garage the petitioner will be eliminating that nonconformity. The petitioner proposes to enclose the area where there is an existing open breezeway and create a mudroom, thereby making the garage attached. The existing garage is 82 feet from the closest point, additionally the front property line curves in due to a platted cul-de-sac at the end of the roadway that was never constructed. In addition to the expansion of the garage footprint, the petitioner proposes to add a second story which is permitted on an attached accessory building; however, dwelling is prohibited in all accessory buildings therefore, the space cannot be finished.

The proposed addition will result in a garage that is 48 feet 4 inches long and 23 feet 1 inch wide. Procedurally, the petitioner must obtain Planning Commission approval for the design of the garage before permits can be issued. The proposed modifications otherwise meet Zoning Ordinance requirements and are consistent with the ZBA's approval. The Commission was provided with a copy of the site plan, floor plans and elevations, and pictures of the existing garage.

Saur explained that the existing garage does not match the aesthetic of the house and surrounding neighborhood. The current garage roof is damaged and needs full replacement. A second story addition to the home was considered, but with the necessary work to maintain the roofline of the current home that was cost prohibitive. Despite the overall property size, a large portion is located within the floodplain which limits the building envelope. And they are limited by the location and orientation of the existing house and garage.

The Commission agreed the design was a vast improvement and complemented the home's design. It was confirmed that the second floor space would not be used for living space per the conditions of the ZBA variance grant.

Motion by Westerlund, second by Grinnan, The Planning Commission grants approval per the requirements of Section 22.08.100 (i) to allow the petitioner to attach and expand an existing garage including a second story addition that will be no greater than 48 feet 4 inches long and 23ft 1in wide upon finding no adverse impact to the surrounding neighborhood.

Roll Call Vote:
Motion passed (8-0)

DISCUSSION ON DRAFT PLANNING COMMISSION BYLAWS

The Commission discussed the updates and reviewed the concerns expressed by Council at their June 5, 2018 meeting. It was determined that Administration would present a final update to the Bylaws to be reviewed at the August Planning Commission meeting.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Abboud thanked the Commission for their service. He announced that Charles Raeder had been elected Chairperson of the ZBA, and Reana Maxwell was elected Vice-Chairperson.

ADMINISTRATION COMMENTS

Saur reported that at their July 17 meeting Council directed the Planning Commission to draft an amendment to the ordinance regarding mechanical units in side yards and accessory buildings based on recommendations of the subcommittee. Administration, Borden, and the subcommittee will work on the draft to present at an upcoming Planning Commission meeting.

Following the CORE presentation to Council, Gibbs will meet with Administration regarding his findings.

Borden introduced his new planner, Steve Hannon.

COMMISSIONERS COMMENTS

Ruprich found the CORE presentation interesting, but felt the budget was being underestimated. The concept is great, but unrealistic as designed and presented.

Borowski felt the CORE report was important as a start and a way to see the potential and what kind of regulations would need to be in place for redevelopment to begin.

Westerlund expressed concerns that the large gap may put Council off any further development.

Ostrowski agrees that this is a great first step to get a view of the potential and reaffirm that code changes would help stimulate change and growth.

Wilensky would like there to be discussion with Southfield Township about involving the Corners Shopping Center.

Motion by Borowski, second by Ruprich, to adjourn the meeting at 9:30 p.m.

Motion passed.

George Ostrowski
Planning Commission
Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth M. Lyons
Recording Secretary