

Present: Council: President Mooney; President Pro-Tem Peddie; Members: Delaney, Nunez, Oen, and Mueller

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

Absent: Council: Abboud
Planning: Ruprich

Also Present: Planning and Zoning Administrator, Saur

Chairperson Ostrowski called the joint Council and 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 Stempien, to approve the agenda as published.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Racheal Hrydziuszko, Evergreen Road, requested that a discussion related to the ownership of residential chickens take place in 2018.

RECAP OF 2017

The Planning Commission recommended approval of several site plans, including Northbrook Church and BP Gas Station. Various sign permits were reviewed and approved. The Commission drafted a tree protection ordinance and a revised fence ordinance and made a few minor ordinance updates.

MASTER PLAN ACTION ITEMS - PRIORITIZATION

Ostrowski noted the adopted Master Plan has a list of potential Action Items for consideration by the Council and Commission. He noted items for discussion including Planned Unit Development (PUD), establishing rezoning standards, updates to allowable uses, and a modernized Zoning map.

Borowski stated the development of a Planned Unit Development (PUD) would assist with the development of the Southfield Corridor and other potential development.

Westerlund suggested the Village establish a sidewalk maintenance plan and consider adoption of flexible street design standards.

Copeland would like to see priority given to a revision to the tree protection ordinance and the consideration of residential chicken ownership.

CODE AND ORDINANCE UPDATES

Delaney suggested the Commission review the sign ordinance and consider the potential for regulated digital signs for the Village Administration or Public Safety buildings.

Stempien noted the current ordinance does not require a non-compliant sign to be made compliant when they are updated and believes applicants should be required to bring signs into compliance when any changes are being made.

Westerlund and Drummond concurred that a digital sign with a static face and low light pollution could be appropriate in some settings like in front of the Village Offices.

Stempien suggested that when an applicant submits a site plan, it should be a requirement that those plans be reviewed and sealed by an architect.

Several members of the Commission and Council agreed that parking in the Village should be reviewed.

Per the Building Code sheds and other accessory buildings smaller than 200 sq ft are not required to obtain a permit or inspection upon completion of construction of such building. There is also a zoning prohibition on the installation of mechanical units in side yards. It was suggested ordinances be drafted to permit and regulate both these items.

Ostrowski suggested the Village draft language requiring businesses to be licensed on an annual basis. It would involve a zoning compliance process for an existing business or a new tenant before they can move into a site. The Village should be aware of when a business use or tenant is changing. Many other communities use business licensing as a means of code enforcement. This allows the Village to review the site for compliance with parking, signage, trash receptacles, heating and cooling, etc.

There is language throughout the code that does not comply with changes in State regulations and should be updated accordingly.

Mueller suggested the compilation of a list that details items to be done, who is working on the items, and estimated date of completion.

Ostrowski noted several items that could be completed by Administration for review and approval by the Commission and Council.

CAPITAL IMPROVEMENTS PROGRAM

Ostrowski provided an overview of Capital Improvements Programs (CIP). He explained a CIP would cover a wide range of projects throughout the Village and would map out long range plans. This is similar to work that the Council is already doing as part of the budgeting process.

PLANNING COMMISSION BY-LAWS

Ostrowski explained the Michigan Planning Enabling Act and Village Ordinance requires the Planning Commission to adopt by-laws. Given the commonplace nature of these documents, a draft and subsequent adoption can be completed easily.

SOUTHFIELD ROAD CORRIDOR/REDEVELOPMENT

Saur stated a request for bids was placed to find a firm to analyze the Southfield Corridor for marketing. One bid was received, and a second request for bids has been published.

There are several programs through either Oakland County or the state of Michigan that could assist in the marketing and development of the Southfield Corridor. These include Main Street Oakland County, One Stop Ready, and the Redevelopment Ready Communities program. Information related to these programs was provided for consideration.

Both the Commission and the Council agreed that development along the Southfield Corridor would be a welcome improvement. They also are aware of potential impediments to that progress including obsolete buildings, blighted properties in disrepair, and difficulties coordinating efforts amongst multiple landowners.

The Commission and Council would like to see better enforcement of the Village Code related to blight and property maintenance for businesses along the Southfield corridor.

Wilensky suggested that the Commission consider an ordinance to beautify the Village including right-of-way plantings, decorative light posts, and lighting for Village signs.

COMMISSION/COUNCIL COMMUNICATION

A discussion between the Planning Commission and Council related to the drafting of the fence ordinance took place. The Commission expressed concern that at times Council's direction was unclear to them. It was agreed that Council will provide clear directives for the Planning Commission when tasking them with an assignment.

PUBLIC COMMENTS

Wendy Hipsky, Sunset Drive, looked for clarification on the processes and procedures for items as outlined in the meeting.

ADMINISTRATION COMMENTS

None.

COMMISSIONERS COMMENTS

Westerlund announced he would not be at the March 28th meeting.

Copeland would like to see more training and information available to a new Commission member and agrees he would like to have better communication between Council and the Commission.

Drummond is in favor of bylaws. He would like to see public awareness of the Master Plan. He thanked Ostrowski for his leadership of the Commission.

Ostrowski thanked members of Council for attending the joint meeting.

COUNCIL COMMENTS

Mueller thanked the Commission for their work on some difficult issues this past year. He believes that given the persistence of the advocates for residential chicken ownership, the issues should be discussed and given a formal answer.

Stempien and Grinnan left at 9:35 p.m.

Delaney thanked the Planning Commission for their work this past year. He strives to remain neutral when speaking at meetings where he is the liaison for Council. He is skeptical that enough support can be garnered to allow residential chicken ownership.

Peddie continues to remain committed to keeping an open mind while researching residential chicken ownership and would be happy to discuss it at an upcoming Council meeting. She also assured residents that whether Council and Planning Commission agree or disagree on an issue, they can still come together in the best interest of the Village.

Mooney thanked Ostrowski and the Planning Commission for hosting the meeting.

Motion by Borowski, second by Wilensky, to adjourn the meeting at 9:43 p.m.

Motion passed.

George Ostrowski
Planning Commission Chairperson

John Mooney
Council President

Ellen E. Marshall
Village Clerk

Elizabeth Lyons
Recording Secretary