

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

Absent: Member: Stempien and Wilensky

Also Present: Planning and Zoning Administrator, LaPere
Planning Consultant, Borden
Council Liaison, Hrydziuszko

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 MAY 22, 2019

Motion by Borowski, second by Grinnan, to approve minutes of a regular Planning Commission meeting held May 22, 2019.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Rock Abboud, Gould Court, spoke about his concerns related to a potential development of the vacant property on Southfield Road located adjacent to Gould Court.

SUBCOMMITTEE UPDATES

A. REZONING STANDARDS AND CONDITIONAL REZONING

Administration provided a draft of the proposed ordinance changes. Borden notes the criteria used is based on best practices and is the same criteria that was used the last time a rezoning project was completed in the Village. Conditional rezoning is allowed by statute and is imposed at the request of the applicant. Borden noted the potential to clarify existing language upon consent of the Village Attorney. He added that language related to submittal requirements could be included in this section.

The Commission discussed the draft language, including clarifying new versus existing language and the location of this language within the Ordinance. A suggestion was made to modify the language in Section 22.40.050 for brevity.

B. PLANNED UNIT DEVELOPMENT (PUD) AND CLUSTER DEVELOPMENT

Modifications per the Planning Commission meeting held in May will be presented at the July meeting for further discussion.

C. PRINCIPAL AND SPECIAL LAND USES IN O - OFFICE AND B – BUSINESS DISTRICTS

Westerlund explained they have started with expanding and clarifying on the current lists of uses in these districts based on the sample language provided. They will bring a draft for feedback and input of the entire Commission.

D. OFFSTREET PARKING REGULATIONS

The subcommittee has reviewed parking regulations in other communities to begin developing recommendations based upon updates to commercial uses.

Commissioners discussed differences in communities that provide public parking versus reliance on private parking, how parking would be regulated in the Village Center Overlay District, and options to reduce parking requirements such as via shared parking agreements. There was also discussion on storm water detention and new technologies like battery charging stations in parking lots.

PUBLIC COMMENTS

Abboud thanked the Commission for their work and congratulated the reappointed members on their new terms.

LIAISON COMMENTS

Hrydziusko reported that the Village Council has appointed and reappointed volunteers to various Boards, including the Planning Commission and provided updates on the pending ordinance language.

ADMINISTRATION COMMENTS

LaPere reported on the Zoning Board of Appeals activity and implementation of the lot coverage requirements that recently took effect.

COMMISSIONERS COMMENTS

Westerlund inquired as to the date of adoption of the existing language Sections 22.40.010, 22.40.020, and 22.40.030.

Drummond discussed the status of the tree ordinance and the buckthorn removal project at Beverly Park.

Motion by Borowski, second by Copeland, to adjourn the meeting at 8:53 p.m.

Motion passed.

George Ostrowski
Planning Commission
Chairperson

Kristin Rutkowski
Village Clerk

Elizabeth M. Lyons
Recording Secretary