

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

Absent: Member: Wilensky

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

Drummond 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 DECEMBER 18, 2019

Westerlund asked that his commissioner comments be revised to read; “Westerlund also noted that some consideration should be given to the fence ordinance as it relates to the proximity rule that allows the administrative granting of fences.”

Motion by Wilensky, second by Ostrowski, to approve minutes of a regular Planning Commission meeting held December 18, 2019 as amended.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Leslie Wilson, Marlin Ct., spoke in opposition to the proposed rezoning of two lots on Lahser Road from R-A Single Family Residential to O-1 Office. Currently, one of the lots has a single-family home and one is undeveloped/vacant. The properties are at the northeast intersection of Lahser and 13 Mile Roads. She is concerned about the impact of the rezoning and building on her property.

REVIEW AND CONSIDER APPROVAL FOR A NEW GROUND SIGN AT BEVERLY HILLS VETERINARY ASSOCIATES, 32831 SOUTHFIELD ROAD

Borden reviewed the submittal requesting a new ground sign for the Beverly Hills Veterinary Associates development at 32831 Southfield 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. Sections 22.32.095 and 22.32.110 provide regulations for ground signs, the proposed ground sign complies with the requirements of the Village sign regulations.

Ruprich verified with Borden that there is no internal or external lighting planned for the sign.

Motion by Borowski, second by Ruprich, that the Planning Commission approves a new ground sign at Beverly Hills Veterinary Associates, 32831 Southfield Road as submitted.

Roll call vote:
Motion passed (8-0).

SUBCOMMITTEE UPDATES

A. PLANNED UNIT DEVELOPMENT (PUD) AND CLUSTER DEVELOPMENT

Prior to the meeting a draft was provided to the Commission for their review. Language was added to allow for a Mixed-Use PUD; however, as part of the criteria, a prohibition of the use of the PUD within land that has been zoned as part of the Overlay District.

Ostrowski verified that all requirements of eligibility must be met. There were questions regarding the open space requirements and wetlands/floodplain regulations. Ostrowski wants to be sure to avoid conflict between open space elements of preservation and building. There

was also discussion on the density bonus and waiver for the requirements of acreage written into the ordinance.

Borden noted that the PUD Subcommittee raised the question of whether, under the residential component, regulations related to allowance of senior housing, accessory dwelling units, and tiny houses should be added.

B. OFFSTREET PARKING REGULATIONS

Administration created an updated parking table consistent with the newly adopted use language. The draft will be updated to include suggested changes where appropriate.

Westerlund hopes that the ordinance will help find the balance between avoiding over paving and allowing appropriate parking for a business. LaPere suggested that the standards for occupancy should be set related to either fire code or state building code. Westerlund cautioned that often times the occupant load and the actual use of the space vary greatly.

DISCUSSION ON TOPICS FOR JOINT PLANNING COMMISSION – COUNCIL MEETING

Borowski, Stempien, and Ostrowski suggested that a conversation of the goals and intentions related to the Overlay District be added to the agenda. Westerlund and Drummond suggested a review of the fence ordinance as it relates to the 200-foot rule. Grinnan would like to discuss the need for an objective measurement of illumination related to signs. Borden noted the PUD elements including alternative housing, tiny houses, and accessory dwelling units should be added to ensure Council support. LaPere stated there will also be discussion on front open space average standards and the accessory buildings and structures ordinance.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Hrydziuszkowski reported that Council referred a site plan for an enclosed entrance at Market Fresh and a request for rezoning on Lasher to the Commission for review and recommendation.

ADMINISTRATION COMMENTS

LaPere reported all of the ordinances were approved by Council.

COMMISSIONERS COMMENTS

Grinnan will miss the February meeting.

Stempien asked about an update on the BP Gas station construction. LaPere reported that the Building Official has met with the contractor to ensure the ordinance is followed.

Borowski inquired about the January ZBA Case 1376 related to parking allowances. LaPere explained that the requested was granted; however it was conditional on maintaining the offsite parking for the staff, the variance was allowed only for that use, and any change or additional use would need to be in compliance with parking regulations.

Drummond would like to see licensing for anyone doing business in the Village whether they are contractors, lawn service, or brick and mortar.

Motion by Westerlund, second by Ruprich, to adjourn the meeting at 9:12 p.m.

Motion passed.

**Andrew Drummond
Planning Commission
Chairperson**

**Kristin Rutkowski
Village Clerk**

**Elizabeth M. Lyons
Recording Secretary**