

Present: Planning Commission: Chairperson Drummond, Vice-Chairperson Stempien; Members: Grinnan, Ostrowski, Ruprich, Westerlund, Wilensky, and Wright
All commissioners participated remotely via Zoom from Beverly Hills, Michigan.

Council: President George; President Pro-Tem Hrydziusko; Members: Abboud, Kecskemeti, Mooney, O’Gorman, Peddie
Peddie participated remotely via Zoom from Grand Blanc, Michigan.
O’Gorman was present, but not participating via Zoom from Perryville, Missouri.
All other members participated remotely via Zoom from Beverly Hills, Michigan.

Absent: Planning Commission: Copeland
Council: None

Also Present: Village Manager, Wilson
Village Clerk/Assistant Manager, Rutkowski
Planning Consultant, Borden

Drummond called the joint Planning Commission/Village Council meeting to order at 7:33 p.m. virtually via Zoom due to the ongoing COVID-19 pandemic.

APPROVE AGENDA

Motion by Abboud, second by Westerlund, to approve the agenda as published.

Roll call vote:
Motion passed (14-0)

PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA

None

REVIEW AND FILE ANNUAL REPORT FOR 2020

The Planning Commission Annual Report for 2020 was provided to the Council and Commission for review.

Motion by Westerlund, second by Ruprich, to receive and file the 2020 Annual Report.

Roll call vote:
Motion passed (14-0)

DISCUSS ZONING ORDINANCE UPDATES

- a. Sign Ordinance**
- b. Medical Marijuana Caregiver Use**

Wilson and Borden provided an overview regarding updating ordinances in response to recent court cases in Michigan surrounding signs and medical marijuana caregiver use.

POTENTIAL AREAS FOR PLANNING FOCUS FOR 2021

- a. Master Plan**
 - i. Five Year Review**

ii. What steps to take for 2021

The Commission and Council discussed the statutory requirement to review the Master Plan every five years.

b. Downtown Development Plan – how to move forward

The Commission and Council discussed developing the Southfield Road Corridor.

George commented about acquiring lots.

Westerlund stated that there would need to be better marketing and community buy-in.

Borden commented that the MEDC could help with this endeavor through the Redevelopment Ready Communities program.

c. Tree ordinance

The Commission and Council discussed tying a tree ordinance into the building permitting process. They discussed different components of the proposed ordinance such as planting, removing, and saving trees.

d. Accessory Structures/AC side yard – split

The Commission and Council discussed putting AC units and accessory structures into two separate ordinances for review and consideration.

George commented on having a feedback mechanism from Council to the Commission.

e. Sidewalks – Redevelopment Ready Communities Program with MEDC

The Commission and Council discussed grant opportunities for sidewalks in the village.

Stempien requested further direction from Council to the Commission regarding sidewalks.

f. Chickens

Hrydziuszko gave an overview of a proposed pilot program for backyard chickens where the number of participating residences would be limited in each district.

g. Municode – Planning plug-in

The Council and Commission talked about overhauling the Code and making it more user-friendly.

Wright left the meeting at 8:55 p.m.

h. Construction requirements – green/drainage

The Council and Commission discussed drainage in relation to new construction and noted that in any instance, one cannot drain water onto another's property.

Ostrowski noted that drainage issues would be under the purview of Engineering more so than the Planning Commission.

Keckskemeti commented on creating a public education campaign around drainage issues.

Wilensky left the meeting at 9:04 p.m.

i. Business License

The Council and Commission discussed creating licenses for any business operating in the village which would include fees and inspections. They also discussed revoking contractor registration for non-compliance with Village code.

Stempien noted that enforcement is equally important.

j. Other

None.

PUBLIC COMMENTS

Drummond read a comment from Tom Maxwell, Beverly Hills, regarding pocket parks in the village.

ADMINISTRATION COMMENTS

Wilson commented on codification and stated that he has begun interviews for the Planning and Zoning Administrator position.

COMMISSIONERS' COMMENTS

Grinnan mentioned that her book is still in circulation if anyone would like to read it. She saluted LaPere for her professionalism working with the Commission over the years.

Drummond thanked everyone for attending. He recapped the following items as priorities: signs, medical marijuana caregiver use, 5-year Master Plan review, business licenses, and sidewalks.

COUNCIL COMMENTS

Abboud thanked the Planning Commission for all their work.

Keckskemeti thanked everyone for answering her questions and said she is looking forward to working on sidewalks.

George thanked the Commission for the work they do each year. He commented on the enthusiasm around developing business licenses.

ADJOURNMENT

Motion by Westerlund, second by Abboud to adjourn the meeting at 9:24 p.m.

Motion passed (12-0).

John George
Council President

Andrew Drummond
Chairperson

Kristin Rutkowski
Village Clerk