

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

Absent: Member: Ruprich

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

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 Wilensky, to approve the agenda as published.

Motion passed.

ELECTION OF OFFICERS

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

Ostrowski opened the floor for nominations for the position of Vice-Chairperson. Drummond nominated Westerlund for the position of 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. Westerlund nominated Grinnan as Secretary, and the nomination was accepted by Grinnan. There being no further nominations, Grinnan was elected Secretary by acclamation.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD JUNE 26, 2019

Motion by Westerlund, second by Ostrowski, to approve minutes of a regular Planning Commission meeting held June 26, 2019.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

SUBCOMMITTEE UPDATES

A. REZONING STANDARDS AND CONDITIONAL REZONING

Copeland reported that Village Attorney, Ryan has reviewed the existing language and given the subcommittee authorization to meet with Administration to move forward with a draft.

B. PLANNED UNIT DEVELOPMENT (PUD) AND CLUSTER DEVELOPMENT

The subcommittee intends to meet with Administration and Village Planning Consultant Borden, to further discuss their focus on residential PUD which would replace the current cluster development.

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

Westerlund distributed an updated list based on feedback from the Commission. Decisions will have to be made as to which uses are permitted by right or permitted with special land use restrictions. The next step is a meeting to be scheduled with Administration and Borden.

D. OFFSTREET PARKING REGULATIONS

The subcommittee is looking to find a balance between requiring adequate parking without creating a large concrete space that goes often unused. Discussion was held regarding options for shared parking.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Hrydziuszko reported that the ordinance regulating construction fencing was passed by Council. Beverly Park was recently treated for mosquitos. Detroit Country Day has submitted a site plan approval request for a guard shack on their property; the cement pad has been poured, and the shack is being stored on-site. Council member George has requested that the Commission request a copy of the security evaluation that DCD recently commissioned.

ADMINISTRATION COMMENTS

LaPere confirmed that DCD did comply with the removal of the sports court and playground equipment. She reported at the July ZBA meeting variances were given on a case related to replacement of an addition on an existing non-conforming home, one rear encroachment for an addition off an existing home, and tabled a decision related to a corner lot address determination until a full complement of the Board was available.

COMMISSIONERS COMMENTS

Copeland asked that Administration follow up with some construction sites where there are problems with site cleanliness.

Borowski asked that Administration provide them with copies of the minutes from Council and other Boards.

All members of the Commission thanked Ostrowski for his service and leadership, and congratulated Drummond on his election.

Motion by Borowski, second by Copeland, to adjourn the meeting at 8:06 p.m.

Motion passed.

Andrew Drummond
Planning Commission
Chairperson

Kristin Rutkowski
Village Clerk

Elizabeth M. Lyons
Recording Secretary