

Present: Chairperson Jensen; Vice-Chair Ostrowski; Members: Abboud, Borowski, Peddie, Ruprich, Stempien and Westerlund

Absent: Freedman

Also Present: Village Manager, Wilson  
Planning consultant, Brian Borden  
Council member, Briggs

Chairperson Jensen called the meeting to order at 7:30 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

#### **APPROVE/AMEND AGENDA**

Motion by Ostrowski, second by Peddie, to approve the agenda as published.  
Motion passed.

#### **PUBLIC COMMENTS**

None

#### **CONSIDER APPROVAL OF MINUTES OF A PLANNING COMMISSION MEETING HELD AUGUST 22, 2012**

Motion by Peddie, second by Ostrowski, that the minutes of a Planning Commission meeting held August 22, 2012 be approved as submitted.

Motion passed.

#### **CONTINUE DISCUSSION ON SIGN ORDINANCE**

The Southfield Road Corridor subcommittee met twice since the last Planning Commission meeting and completed its review of sign ordinance definitions. They filtered the content and retained and clarified the definitions that were appropriate to regulate signage within the district. The subcommittee refined the purpose and intent sections of the ordinance and updated the list of prohibited signs. Signage regulations will be tackled at the next subcommittee meeting to be held during the second week in October. Commission members Stempien, Borowski, Abboud, and Westerlund have been integral in the process of reviewing the sign ordinance. Council liaison Jon Oen has participated in subcommittee meetings.

Planning consultant Borden has been working with the subcommittee to develop a schedule for completion of the sign ordinance to meet the time frame established by the moratorium. The subcommittee plans to meet during the second week of each month; the Planning Commission will meet on the fourth Wednesday of the month. Borden hopes to present the Commission with a draft ordinance at its October 24 meeting. The goal is to have a public hearing at the December meeting and forward a recommendation to Council. It was anticipated that Council could conduct its first reading of the sign ordinance in January and possibly a second reading and adoption at its second meeting in January.

Stempien stated that, following the subcommittee's review of signage regulations, he will make a presentation to the Commission showing current signs in the business district as far as type and size. The intent will be to provide perspective on existing signage versus what is being proposed for the district.

The Commission discussed when Council would have its first opportunity to review and provide input on the proposed sign ordinance. It was suggested that Council members be invited to attend the October 24 Planning Commission meeting to preview the revised sign ordinance so that adoption can proceed efficiently. Commission members will be conducting a working session to confirm content for the final draft at this meeting, which would be a good opportunity to receive Council input.

There was a consensus to reschedule the December Planning Commission meeting to December 12, 2012 so as not to interfere with the holidays.

### **CONTINUE DISCUSSION ON SOUTHFIELD ROAD CORRIDOR**

Borden reviewed that LSL Planning staff Kathleen Duffy and Dan Beard reviewed alternative concept plans with the Planning Commission at its August meeting. The concept plan has been refined based on feedback received at that meeting. Borden displayed a draft concept plan being developed to show massing and building cross sections by height, stories and use. A hurdle facing LSL staff has been the parking evaluation. The idea is to consider massing, building heights and usage and to compute those components to determine how much parking the plan requires. A reasonable and functional amount of parking must be provided. This will be a topic for the next subcommittee meeting. LSL will have solid numbers for a discussion of the options.

The subcommittee will also review the design guideline booklet at its next meeting. Once the direction in terms of the concept and design guidelines have been established, work will begin on the code component.

Jensen inquired about the timing for receiving public involvement. The idea would be to explain how the Village got to this point, describe what is proposed, discuss the benefits of the corridor plan, and listen to public input. It was proposed to tentatively schedule a public workshop on Wednesday, November 14, 2012.

### **PLANNING COMMISSION COMMENTS**

Abboud was interested in attending the Michigan Association of Planning annual conference called "Planning Michigan" on October 17-19 at the Grand Traverse Resort. He was advised to consult with Manager Wilson regarding whether funds are budgeted for Planning Commission conferences.

Westerlund announced that the annual Halloween Hoot will take place in Beverly Park on Sunday, October 21. Volunteers are needed to unload and gut pumpkins on the morning of the event.

Stempien mentioned that his brother, Joel Stempien, is hosting a grand opening of his business “Get Some Fitness” tonight. Board members are invited to stop by his establishment on Greenfield Road.

Jensen referred to a notification received from Southfield Township regarding a Public Hearing on Amendments to their Master Plan to be held on October 23, 2012. Westerlund commented that he intended to obtain and review a copy of the Township master plan.

#### **ADMINISTRATION COMMENTS**

Wilson informed the Board that Coldwell Banker compiled its annual list of 100 best suburban cities in which to live in the U.S. Over 11,000 communities were analyzed. Beverly Hills ranked number 58 nationwide and fifth in the state of Michigan.

In response to an inquiry from Borowski, Wilson talked about a recent fire that occurred at the Cambridge South nursing home and what is occurring to rehabilitate the structure following water damage and mold issues. The building was evacuated and tenants were transported to other facilities within their corporation. Clean up is being done, and it appears that the healthcare facility will be reopened. Wilson affirmed that the work being done will not require a site plan review.

#### **PUBLIC COMMENTS**

Council member Briggs was pleased with progress being made on a revised sign ordinance and the Southfield Road redevelopment plan. He informed members that there will be a League of Women Voters Candidates Forum in the Council chamber on Thursday, October 11 at 7 pm for Southfield Township Clerk and at 7:30 for Beverly Hills Village Council candidates.

Motion by Westerlund, second by Peddie, to adjourn the meeting at 8:17 pm.

Motion passed.

**David Jensen**  
**Planning Board Chair**

**Ellen E. Marshall**  
**Village Clerk**

**Susan Bernard**  
**Recording Secretary**