

Present: Chairperson Ostrowski; Members: Abboud, Borowski, Freedman, Peddie, Ruprich, Stempien and Westerlund (late)

Absent: Jensen

Also Present: Village Manager, Wilson  
Planning Consultant, Borden

Chairperson Ostrowski 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 Peddie, second by Ruprich, to approve the agenda as published.

Motion passed.

**PUBLIC COMMENTS**

None

**REVIEW AND CONSIDER APPROVAL OF MINUTES OF A PLANNING COMMISSION MEETING HELD JULY 24, 2013**

Motion by Stempien, second by Peddie, that the minutes of a regular Planning Commission meeting held July 24, 2013 be approved as submitted.

Motion passed.

**INTERPRETATION FROM PLANNING COMMISSION ON TEMPORARY AND PORTABLE BUILDINGS PER COUNCIL REQUEST**

At its July meeting, the Planning Commission recommended Council approval of an ordinance amending the Beverly Hills Ordinance Section 22.08.220 Temporary and Portable Buildings, Uses and Structures establishing regulations for the use of portable moving and storage containers. The amendment included an exception to the existing regulations for the use of portable moving and storage containers or dumpsters if four conditions are met.

Wilson related that Council held a first reading of the ordinance at its August 20 meeting and will have a second reading on Tuesday, September 3. There was concern expressed by members of Council that the ordinance language may not be equitable for all residents in terms of a requirement to place the pod on a paved surface in a side yard or rear yard in order to use it for 14 days. Many homes have an attached garage with a paved driveway in the front yard. The proposed language would not allow this use for more than 48 hours without Zoning Board approval unless the property had a side loading garage or a detached garage behind the house.

Council requested clarification from the Planning Commission on whether their intent was to allow people to have the use of a storage pod in their driveway for 14 days. Council would prefer that paved driveway surfaces be treated the same whether they are in the front yard or side yard unless there was justification from the Planning Commission for the current language.

It was indicated by Commission members that the intent was to avoid locating storage pods in the front yard of a house. Following discussion, members indicated that they were amenable to modifying the ordinance amendment as suggested.

Planning consultant Borden proposed revised wording as follows: 2) Such containers must be placed on a paved surface of an occupied lot and shall not be located in an easement or right-of-way; 4) A container may be located on an unpaved surface in a side or rear yard for a period of no more than 48 hours within the 14 days allowed in paragraph 3 above.

**CONTINUED DISCUSSION OF SOUTHFIELD CORRIDOR/VILLAGE CENTER  
DETAIL DEVELOPMENT AND SET PUBLIC HEARING DATE ON THE OVERLAY  
DISTRICT**

Planning consultant Borden related that a public hearing on the form based code will not take place at today's meeting for the reason that the notification requirements were not met in time to schedule a hearing. Commission members will be able to further review and refine the draft code prior to a public hearing scheduled for the September Planning Commission meeting. Planning consultant Sherrin Hood was present to discuss the ordinance and outline changes made from the last draft.

Sherrin Hood commented that this meeting will give members an opportunity to talk about the follow through that she and the subcommittee conducted after the special Planning Commission meeting with Bob Gibbs. Commission members had a discussion with urban planner Bob Gibbs about a variety of items in the form based code.

Once Mr. Gibb's comments were formally received, Hood met again with the Planning Commission subcommittee to review them. Most of the discussion centered on the uncertainty with the final Southfield Road design, the local economic market, and need for a detailed "pattern book" to ensure consistent streetscaping will be implemented throughout the district. While all these are valid, it is recommended that they be addressed after the Village considers this ordinance amendment. The proposed form based code ordinance will help the Village achieve the desired redevelopment within the district more than the current ordinance will. This will help protect the district now while giving the Village additional time to study, refine and revise the Village Center Concept Plan and ordinance should it choose to do so.

Some of Gibbs' comments related to a change in the vision for the Village Center. Hood did not think it was appropriate for her to make certain changes in the code without further discussion by the subcommittee or the Planning Commission as a whole. She made as many changes as she thought were relative to the code after talking with the subcommittee. Hood went through the form based code document with the members, noting where changes were made and pointing out sections where Gibbs suggested the change.

There was discussion of the Regulating Plan on page 2 of the document as well as the Building Height Plan on page 3. Because the Building Height Plan drawing is specific in terms of building design, Gibbs had suggested that it might be appropriate to try to illustrate height standards in a way that is similar to the Regulating Plan. Hood concurred that the Building Height Plan illustrated what the Planning Commission envisioned in terms of building height although it

might be construed as being too specific in terms of building locations. Members decided to retain the Building Height Plan but were in agreement that Hood should delete the big box category and attempt to rework the drawing to be in similar form to the Regulating Plan. Hood indicated that she will take this direction and consult with the graphics people at LSL about implementing it. Hood was asked to change all ‘Town Center’ references to ‘Village Center’. Slip road will be changed to slip street to follow the vernacular suggested by Gibbs.

Hood went through the entire code pointing out changes that were made in the revised draft and the rationale for those modifications or deletions. Questions and comments from Commission members led to discussion, clarification, suggestions, and additional modifications to the code language. A public hearing date was scheduled for the regular Planning Commission meeting of September 25, 2013.

### **ROAD COMMISSION FOR OAKLAND COUNTY (RCOC) UPDATE REGARDING THE SOUTHFIELD ROAD REHABILITATION/ROUNDAABOUTS**

Wilson reported that the Southfield Road Environmental Assessment Steering Committee met on August 19 to review final alternatives for the design of Southfield Road. He related that the analysts will review seven road designs. They will analyze the alternatives based on a metric that they established for the three different sections of the corridor. The corridor is broken down as follows: 1) Mt. Vernon to 11 Mile; 2) 11 Mile to 12 Mile Road; and 3) 12 Mile to 13 Mile with the transition area.

Wilson thought it was a positive sign that the Steering Committee has come to an understanding that there will be more than one road design for the entire corridor. All seven of the alternatives will be analyzed considering each of the three sections based upon timing, traffic flow and other relevant factors. That information will be brought back to the committee for consideration and selection of optimum road designs prior to the public hearing process. Wilson noted that the best fit for each section of road will have to be compatible with each other in terms of transition.

There were three types of intersection alternatives discussed at the meeting: 1) direct left turn; 2) indirect left turn (Michigan left concept with a median); and 3) roundabouts. The engineers did not think they could model the intersections to work with direct left turns. According to the analysis, the only conceivable location for roundabouts would be at the 12 and 13 Mile Road intersections. Wilson is skeptical about the use of roundabouts due to the public perception of this design and considering space requirements for constructing a roundabout. Wilson suggested that the ultimate design might be to use a median with indirect left turns; he thought that Alternative #4 would be used for the section of road between 12 and 13 Mile Road.

The Steering Committee will meet in October to review findings; a public hearing will be scheduled for November or December. Wilson will keep the Planning Commission advised.

### **DISCUSS UPDATING MASTER PLAN**

Ostrowski commented that there will be an opportunity to discuss a Master Plan update once the Form Based Code Ordinance is adopted. Borden added that the Master Plan should be reviewed at a minimum. The original intent was that the Village Center concept plan and design guidelines would be adopted and incorporated into the Master Plan. This would create added defensibility

for the ordinance. Borden added that the Planning Commission with the approval of Council could open up the Master Plan for more than a minimal update.

**PLANNING COMMISSIONERS' COMMENTS**

Westerlund stated that at the recent Steering Committee meeting, it was mentioned that there is a proposed development for the corner of 12 Mile and Southfield Road that will incorporate a mixed use with 130 residential units, a retail building, and an out lot for an Applebee's restaurant.

Abboud commented that he was not comfortable with the fact that Gould Court is designated as a mixed use on the Form Based Code Regulating Plan as opposed to residential use.

**ADMINISTRATION COMMENTS**

None

**PUBLIC COMMENTS**

None

Motion by Borowski, second by Abboud, to adjourn the meeting at 10:04 pm.

Motion passed.

**George Ostrowski**  
**Planning Commission Chairman**

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

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