

Present: Chairperson Ostrowski; Vice Chair Westerlund; Members: Abboud, Borowski, Freedman, Ruprich and Stempien

Absent: Jensen and Peddie

Also Present: Assistant Manager/Clerk, Marshall  
Planning Consultants, Borden and Hood

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 Westerlund, second by Borowski, to remove item #6 from the agenda for the reason that it was addressed and resolved at last month's meeting.

Motion passed.

**PUBLIC COMMENTS**

None

**REVIEW AND CONSIDER APPROVAL OF MINUTES OF A PLANNING COMMISSION MEETING HELD AUGUST 28, 2013**

Motion by Borowski, second by Stempien, that the minutes of a regular Planning Commission meeting held August 28, 2013 be approved as submitted.

Motion passed.

**REQUEST FROM DETROIT COUNTRY DAY TO ERECT TEMPORARY SIGNS**

Board members referred to a memo dated August 29, 2013 describing a request for multiple temporary signs at Detroit Country Day School for a time period from 10 days to two weeks. Planning consultant Brian Borden stated that the petitioner originally proposed signs that were too large per the new sign ordinance. The proposed signs were modified and brought down to the 15 sq. ft. maximum size.

For purposes of discussion and interpretation, Borden noted that the requests for open house signs at Country Day in October and in February include one banner for the upper school campus and two for the middle school campus. The Village ordinance limits the petitioner to one temporary sign at a time.

Susan Murphy representing Detroit Country Day School outlined the temporary sign requests. Although the middle school and upper school are located on one contiguous parcel of land, they are considered two separate entities that attract different groups of people. The middle school is for 5-8 grades and the upper school is for 9-12 grades. People are encouraged to enter the Hillview entrance for the middle school campus. Two banners are hung on a V-shaped wooden sign that can be seen from both directions; this has been done in the past. The sign at the corner of Thirteen Mile and Lahser Road would be for the upper school area of the campus.

Borden remarked that there is a provision in the ordinance for a V-shaped sign, which could be deemed as one sign if it is in compliance with ordinance standards. Ms. Murphy stated that two 15 sq. ft. banners would be displayed on the V-shaped permanent wooden sign on the corner of Hillview Lane and Lahser Roads. The banner at the corner of Thirteen Mile and Lahser Roads would be erected on a wooden frame and displayed above the permanent brick sign. The wording will be “Open House Sunday, October 27, 2013 1 pm – 3 pm”.

The third sign requested for April of 2014 will be displayed above the brick sign on the corner of Thirteen Mile and Lahser Roads. It will advertise a “Celebrate the Arts” event. There was no rendering submitted. Murphy related that the sign has yet to be fabricated in the smaller size required by the ordinance. She would be amenable to bringing the design to the Planning Commission for approval before it is fabricated.

Motion by Borowski, second by Stempien, that the Planning Commission approve the application from Detroit Country Day School for temporary signage as outlined in their memo dated August 29, 2013. The Open House signs for October of 2013 and January of 2014 are approved as submitted. The April 2014 sign advertising the “Celebrate the Arts” event is approved subject to review by Village Administration to ensure that it meets ordinance standards.

Roll Call Vote:  
Motion passed (7 – 0).

### **PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROPOSED SOUTHFIELD CORRIDOR/VILLAGE CENTER OVERLAY DISTRICT**

Chairperson Ostrowski stated that the Southfield Road redevelopment plan has been an ongoing project on the Planning Commission level for several years. With the assistance of staff from LSL Planning and a subcommittee of the Planning Commission, a proposed Village Center Form-Based Code has been prepared for Planning Commission consideration and recommendation for adoption by the Village Council. A public hearing will be held this evening to receive input from the public on the Village Center Overlay District.

Planning consultant Sherrin Hood related that she met with the Village Center subcommittee to refine a number of issues discussed at the August Commission meeting. She summarized the changes that were incorporated into the final draft. The planning consultants and subcommittee are ready to present the Village Center Form-Based Code for a Public Hearing and consideration by the Planning Commission.

Hood presented a brief introduction of the Village Center concept for the benefit of the audience members. This has been a strategic project in the Village motivated by the thinking that there was potential for redevelopment of the Village’s commercial district along Southfield Road. The idea was to develop a vision for a walkable town center in the Village that people would want to visit. The Planning Commission has considered elements of a corridor plan that would help define an overlay district in terms of a main street vision for the area, design elements, building height, mixed uses, parking, etc. A cohesive development style is proposed with taller buildings closer to the road to present more of an urban commercial center for Beverly Hills.

The Planning consultants with the input of the subcommittee worked on developing a form based zoning code whereby existing zoning remains intact and developers are given options and incentives to build to new standards. The proposed Form-Based Code includes illustrations, graphics and narrative that describes what the Village has in mind for the Village Center. The Village Center Overlay District incorporates an existing residential development near the commercial strip. As redevelopment occurs, the Village will encourage that redevelopment to adhere more to the vision created for the corridor and surrounding area. The Code is intended to mirror the elements of the vision while providing flexibility for developers and property owners considering the existing environment on Southfield Road.

Ostrowski related that there have been public meetings held during the course of this study at which time members of the public and business owners were invited to participate and provide their ideas and concerns regarding the Southfield Road redevelopment plan. That input was taken into consideration during plan development. Ostrowski declared the public hearing open at 7:53 p.m.

Bob Walsh on Smallwood Court had several comments and questions regarding the overlay district. He questioned the exact area encompassed by the regulating plan map. Walsh asked about the likelihood and time frame for Southfield Road being redeveloped with a boulevard. He noted that a boulevard north of 13 Mile Road is a principal element in slowing traffic for a village center plan. Walsh commented on the plan for a slip street parallel to Southfield Road and the County proposal for roundabout installation at the Thirteen Mile and Southfield Road intersection. He thought it was uncertain as to whether the economy and current job market were conducive to redevelopment in the commercial area. Building height was a concern expressed by Walsh.

No one else wished to be heard; therefore, the public hearing was closed at 8:00 p.m.

Mr. Walsh's inquiry regarding the area encompassed in the overlay district was addressed. Planning consultant Hood remarked that the regulating plan is overlaid on the Village's zoning map.

Planning Commission members provided background on meetings with the Road Commission for Oakland County and representatives from adjacent communities regarding plans for the redevelopment of Southfield Road from Mt. Vernon to Thirteen Mile Road. Beverly Hills has made the Road Commission aware of its intentions as far as extending the boulevard past Thirteen Mile, possibly to Beverly Road. The graphic in the plan is a concept based on the best information available at this time. The Village Center Overlay District is a future plan in terms of what happens relative to the roadway. Ostrowski explained the purpose of the slip street idea. He related that it was the intention of the Planning Commission and Village administration to continue to have discussions with the Road Commission on the Village's preferred alternative prior to the redevelopment of Southfield Road.

Westerlund added that the Road Commission has been open to the Village's concepts for Southfield Road redevelopment. Their current plan terminates at 13 Mile Road. However, the Road Commission is planning to redevelop that intersection, which will entail extending north of

13 Mile Road. The Road Commission Steering Committee is doing further analysis on the road design. There will be a presentation of their findings at the end of this year or early next year.

Freedman said that the Village raised its concerns in writing with the Road Commission about a roundabout at the 13 Mile and Southfield Road intersection. The RCOC was asked to share their research and information on the advantages of a roundabout.

With regard to economic impact, Ostrowski remarked that the Village Center Plan is an attempt to have a plan in play so that future redevelopment can be done in a way to benefit the Village when it begins to occur. Speaking professionally, Ostrowski affirmed that development is picking up in all markets.

Planning Commission members clarified that the regulating plan will allow up to three stories in order to make redevelopment economically viable for a developer. Ms. Hood added that the idea was that extra building height would be an incentive to obtain additional elements in terms of building or pedestrian amenities. Further, the vision refers to a stepping down of building height with two-story residential or commercial and maybe three story near the corner of 13 Mile and Southfield Road. The reference to five stories remaining in two sections of the plan is an error and will be corrected.

Commission member Abboud referred to the regulating plan and requested that the shading on the plan be changed to show Gould Court as a residential zone rather than a mixed-use zone. Abboud owns property on Gould Court; he would like the homes that are currently residential to be shown as residential on the regulating plan. The area could be changed to a mixed use designation at a later time.

Planning consultant Borden responded that there is nothing in the form based code that forces a change in zoning; the residential underlying zoning is allowed to continue. The ordinance permits the flexibility to expand or reconstruct those residences. The mixed use designation is a benefit to the Village and to whoever owns that property.

Members emphasized that a mixed-use could be developed as residential. It was noted that it is easier to down-zone than to change residential zoning to a mixed use. The point was made that changing the regulating plan to residential for the Gould Court area would be limiting and would not give an applicant or developer an opportunity to propose mixed residential uses. After considerable discussion, a straw vote was taken on the boundaries and current district allotments on the regulating plan. There was a 6-1 vote to retain the plan as presented.

Abboud commented on his underlying vision for Gould Court, which was to expand the site and develop townhouses, single family homes or a convalescent home. Westerlund responded that the current regulating plan represents an opportunity to maintain property as residential property or redevelop the property as either residential or mixed use. There is also an opportunity to sell the properties to a developer.

Several modifications to the Code suggested by members will be incorporated into the proposed Overlay Plan. At its October meeting, the Planning Commission will consider making a recommendation to Council for adoption of the Village Center Form-Based Code.

**PLANNING COMMISSIONER’S COMMENTS**

Stempien was pleased to have Detroit Country Day School follow the proper channels and come before the Planning Commission for temporary sign approval. Westerlund announced that the Annual Halloween Hoot will be held on Sunday, October 20 in Beverly Park.

Abboud remarked that he was disappointed in the Board’s opinion regarding his suggestion to modify the Regulating Plan.

Freedman expressed the view that the proposed Village Center Overlay Plan was well done. She mentioned that there has been a lot of underlying activity and discussion in the community relative to the Erity Dam issue.

Borowski commended the Planning Commission subcommittee and planning consultants on the work done in preparing the Village Center Overlay District. Ostrowski thanked LSL Planning and particularly Sherrin Hood for her work on the Form-Based Code.

In response to an inquiry, Marshall indicated that Queen of Martyrs received a temporary permit for its Octoberfest sign.

**ADMINISTRATION COMMENTS**

On behalf of Administration, Ellen Marshall thanked the Planning Commission for its hard work, especially on this particular project. The time commitment and talent of the members was appreciated.

**PUBLIC COMMENTS**

Sharon Tischler of 21415 Virmar Court commended the Board for their due diligence for making every effort to draft a good plan for redevelopment of the Village’s business district. Ostrowski and planning consultant Hood addressed several comments and questions from Tischler on the Village Center Form-Based Code relative to existing property developed through consent judgments, notification of affected property owners, current ordinance requirements, and the concept of an overlay district. It was explained that the existing zoning is in place. The overlay zoning is an option for redevelopment if the applicant follows a set of regulations.

Motion by Freedman, second by Westerlund, to adjourn the meeting at 8:50 p.m.

Motion passed.

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

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

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