

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

Absent: Freedman, Peddie, Stempien

Also Present: Village Manager, Chris Wilson
Planning Consultant, Sherrin 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

Borowski proposed amending the agenda to add item 7A to discuss rescheduling the November and December meetings due to the holidays. The Board was in agreement.

Motion by Borowski, second by Jensen, to approve the agenda as amended.

Motion passed.

PUBLIC COMMENTS

None

REVIEW AND CONSIDER APPROVAL OF MINUTES OF A PLANNING COMMISSION MEETING HELD SEPTEMBER 25, 2013

A correction was made on page 2, line 3, to replace the word 'below' with 'on'.

Motion by Westerlund, second by Ruprich, that the minutes of a regular Planning Commission meeting held September 25, 2013 be approved as amended.

Motion passed.

REFER RECOMMENDATION TO VILLAGE COUNCIL FOR APPROVAL OF THE SOUTHFIELD CORRIDOR /VILLAGE CENTER OVERLAY DISTRICT

Planning consultant Sherrin Hood summarized changes made in response to comments heard at the September meeting regarding the draft Village Center Overlay District. She provided the chairperson with a copy of the revised Beverly Hills zoning map with the overlay designation. Copies will be distributed to Commission members.

Motion by Westerlund, second by Borowski, that the Planning Commission recommend Council approval of the final draft of the Southfield Corridor/Village Center Overlay District.

Roll Call Vote:
Motion passed (6 – 0).

DISCUSSION OF VILLAGE CENTER DESIGN STANDARDS AND ITS IMPLEMENTATION

Westerlund reported that Ostrowski, Manager Wilson, and he met with representatives from the Road Commission for Oakland County (RCOC) to discuss what would occur as the Southfield Corridor/Village Center development moves forward prior to the reconstruction of Southfield Road. Road Commission members were given a copy of the Village's overlay plan.

There was discussion on the slip road design and allowing parallel parking within the Southfield Road right-of-way so that businesses would have a parking strip available on the street. The RCOC considered this parallel plan to be unlikely. The Road Commission does not have control over the speed limit on Southfield Road; it is determined by the Michigan State Police. Southfield Road is part of the national highway system and a major truck route, which relates to the dimensional requirements of the roadway. There was further discussion on access to the overlay district, design considerations for a boulevard, and coordination with the development area.

Ostrowski related that the RCOC was receptive to a Village Center plan that would link roadways behind buildings to get traffic off of Southfield Road. It was a good meeting with Road Commission staff, who were supportive and indicated that they would work with the Village.

Westerlund said that part of the planning process for the overlay district was to create design standards. The subcommittee anticipates moving forward to research design standards in other communities and compiling examples of standards that would be consistent throughout the Village Town Center. The items would be evaluated, priced, narrowed down and brought before the Planning Commission as a whole for selection. Elements that will be considered include sidewalk, scoring and ramp details, moveable planters, benches, trash receptacles, light pole standards and fixtures, decorative paving, bollards, bike racks, newspaper dispensers, banners on light poles, way finding and standardized street signs.

Board members voiced interest in participating in the selection of these design elements. The options will be brought before the entire Board to determine their visual preferences. The subcommittee will set up a schedule and deadline for this project.

MASTER PLAN UPDATE

Wilson stated that planning consultant Brian Borden had anticipated discussing the Master Plan update process but could not be present at tonight's meeting. The Village will request cost estimates from LSL Planning for both a minor update and a total plan review.

Members talked about what should be included in an updated Master Plan in addition to all rezoning that took place since the last Master Plan revision as well as incorporation of the Overlay District Code. Wilson will ask Borden to compile a memo including scope of services and cost estimates for a minor and more detailed Master Plan review for consideration at an upcoming Planning Commission meeting.

RESCHEDULE NOVEMBER AND DECEMBER MEETINGS

There was a consensus to reschedule the November Planning Commission meeting from the day before Thanksgiving to Wednesday, November 20. The regular Planning Commission meeting in December was rescheduled to Wednesday, December 11.

PLANNING COMMISSIONERS' COMMENTS

Borowski reported on a public hearing held by the City of Southfield regarding Evergreen Road improvements. In addition to beautification and improvements of the Southfield town center area, there will be two roundabouts constructed on Evergreen Road, one at the library driveway and the other at the Civic Center intersection.

Westerlund referred to the water tower site on Fourteen Mile Road and mentioned that a number of bushes were cut down at the front of the site. The property is owned by the Southeastern Oakland County Water Authority. Wilson will look into this and talk to SOCWA about replanting bushes and improving the landscaping in this area.

Ostrowski stated that he and Westerlund met with the Village engineer to review the Overlay District Code prior to the Planning Commission public hearing last month. It was noted that sewer capacity for a denser use may be a future discussion point. A study may be needed to determine the allowable capacity for this area.

ADMINISTRATION COMMENTS

None

PUBLIC COMMENTS

None

Motion by Westerlund, second by Ruprich, to adjourn the meeting at 8:40 p.m.

Motion passed.

George Ostrowski
Planning Commission Chairman

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary