

Present: Chairperson Ostrowski; Vice-Chairperson Westerlund; Members: Borowski, Chegash, Drummond, Grinnan, Jensen, Ruprich, and Stempien

Absent: None

Also Present: Village Manager, Wilson  
Planning Consultant, Borden  
Council Member, Abboud

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 Ruprich, to approve the agenda as published.

Motion passed.

**REVIEW AND CONSIDER APPROVAL OF PLANNING COMMISSION MINUTES OF A MEETING HELD JULY 22, 2015.**

Motion by Borowski, second by Westerlund, to approve minutes as submitted.

Motion passed.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Daniel Nunez, 16128 Marguerite, stated he addressed Council and the Zoning Board of Appeals with his concerns about the fence ordinance.

**PUBLIC HEARING FOR MULTIPURPOSE FIELD IMPROVEMENTS AT DETROIT COUNTRY DAY SCHOOL, 22305 W 13 MILE ROAD**

Brian Borden, LSL Planning, provided an overview of the submittal from Detroit Country Day School. They are proposing to improve an existing practice field to allow it to be used for games, in addition to the stadium field. The field would be converted to artificial turf, there would be seven, 70' tall lights surrounding the field, and there would be fencing, netting, and a wall around the field.

Glen Shilling, Headmaster for Detroit Country Day School, summarized the rationale for improving the field and noted the field is located internally on the campus.

Chairperson Ostrowski opened the public hearing at 7:45 pm.

Dave Ruby, 30120 Lincolnshire E, expressed concerns about the drainage impact of converting grass field to artificial turf. He inquired whether the Village will provide an engineering review of the proposed changes.

No one else wished to be heard; therefore the public hearing was closed at 7:50 pm.

**REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL ON MULTIPURPOSE FIELD IMPROVEMENTS AT DETROIT COUNTRY DAY SCHOOL, 22305 W 13 MILE ROAD**

Commissioner Grinnan expressed concern regarding the height of proposed lighting and the elevated grade of the site. She encouraged the Commissioners to conduct a site visit.

Scott Stanley, Detroit Country Day School, presented pictures of the site with the proposed light locations from various areas surrounding the campus. Bob Marshall with Marshall Campbell Co. noted the lights utilize improvements in technology and as a result they offer reduced light pollution on surrounding areas.

Stempien inquired whether both fields would be utilized with lights on at the same time. Shilling acknowledged that may occur but they will make an effort to schedule one game on any given day and time. Commissioners asked Detroit Country Day to provide additional photometric data, including both field's lights being illuminated at one time.

Westerlund asked whether the field netting on the field was permanent. Shilling explained it will be lowered during winter months.

Ruprich questioned whether the fencing and walls proposed were permitted by Village Ordinance. Chegash asked for additional information regarding soil erosion. Detroit Country Day officials stated there were previous improvements, including underground drainage, on the site. Manager Wilson noted the Village has performed an engineering review.

Ruprich requested the proposed hours of use. Shilling stated generally games begin at approximately 7:00 pm and last 2-3 hours. He did not anticipate the field being used later than 10:00 pm. He further explained outdoor games are weather dependent, and generally are held from beginning of school year through October or early November, and then in spring from April or May through June. He noted any summer use does not require lighting due to longer daylight hours.

Ruprich inquired about use of a loud speaker and proposed seating. Stanley, Detroit Country Day School, noted they will be utilizing smaller, moveable bleachers due to lower attendance for the sports using this field, and use of a loud speaker is not anticipated.

Ostrowski inquired about ordinance requirements pursuant to the proposed sign board. Borden stated the Planning Commission would need to approve it.

Motion by Westerlund, second by Drummond, to table the proposal from Detroit Country Day School for multipurpose field improvements until the next Planning Commission meeting.

Motion passed.

**PUBLIC HEARING TO RECEIVE COMMENTS ON PROPOSED ORDINANCE AMENDING CHAPTER 22.08.220 TEMPORARY AND PORTABLE BUILDING, USES AND STRUCTURES OF THE MUNICIPAL CODE OF THE VILLAGE OF BEVERLY HILLS**

Borden, LSL Planning, gave an overview of the proposed changes to Chapter 22.08.220 Temporary and Portable Building, Uses and Structures, and the rationale for the changes.

Public hearing was opened at 8:32 pm. No one in attendance wished to be heard; therefore the public hearing was closed at 8:33 pm.

**REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL ON PROPOSED ORDINANCE AMENDING CHAPTER 22.08.220 TEMPORARY AND PORTABLE BUILDING, USES AND STRUCTURES OF THE MUNICIPAL CODE OF THE VILLAGE OF BEVERLY HILLS**

Ostrowski proposed modifying wording in item #3 from “Village Manager” to “Village Administration”. Westerlund suggested rephrasing order of prohibited uses in first paragraph.

Motion by Westerlund, second by Borowski, to recommend the Village Council approve the proposed ordinance as modified, amending Chapter 22.08.220 Temporary and Portable Building, Uses and Structures of the Municipal Code of the Village of Beverly Hills.

Roll Call Vote:

Motion passed (9-0).

**REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL ON PROPOSAL FROM GIBBS PLANNING GROUP, INC. FOR CONSULTING SERVICES FOR THE SOUTHFIELD ROAD CORRIDOR**

Wilson provided an overview of the proposal from Gibbs Planning Group for consulting services for the Southfield Road Corridor.

Stempien proposed a timeline for deliverables be added to the proposal. Westerlund inquired whether some of the services were duplications of work done by the Planning Commission. He suggested language be modified for clarification. Borden stated he understood the references to the master plan were specifically regarding the corridor.

Jensen expressed desire for clearer boundaries and goals. Ostrowski requested additional details on the public relations task. Jensen suggested Borden meet with Gibbs to clarify language in the proposal. Westerlund stressed the importance of task three. Ostrowski stated the deliverables proposed will be vital to the success of the Southfield Road Corridor and noted the Village of Beverly Hills will still need to hire a public relations consultant.

Commissioners came to consensus that Administration and Borden meet with Gibbs to modify the proposal as discussed and bring a revised proposal to the Planning Commission for consideration.

**PUBLIC COMMENTS**

Dave Ruby, 30120 Lincolnshire E, inquired how to report debris in the river.

**LIAISON COMMENTS**

Councilmember Abboud commented on the Detroit Country Day proposal and the Gibbs proposal for consulting services. He noted Council adopted modifications to the sign ordinance as the Planning Commission recommended. He intends to attend the Michigan Municipal League conference in September and the Michigan Association of Planning conference in October.

**ADMINISTRATION COMMENTS**

Wilson announced the Planning and Zoning Administrator position has been filled by Erin Wilks. He stated that Market Fresh has expressed interest in submitting a sign permit request which will be presented to the Commission in September. He commented on the Detroit Country Day submittal process, and the plan for administration to set firmer guidelines for petitioners.

Borden encouraged the commissioners to attend the Michigan Association of Planning conference in October.

**COMMISSIONER’S COMMENTS**

Ruprich stated he will not be in attendance at the September meeting.

Westerlund noted changes to the sign on 14 Mile Road and Pierce.

Stempien stated he is in support of the Village adopting a tree ordinance.

Ostrowski requested Administration be mindful of meeting length when setting the September agenda.

Motion by Westerlund, second by Ruprich, to adjourn the meeting at 9:12 pm.

Motion passed.

**George Ostrowski**  
**Planning Commission Chairperson**

**Ellen Marshall**  
**Village Clerk**

**Erin Wilks**  
**Recording Secretary**