

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

Absent: Grinnan

Also Present: Planning & Zoning Admin, Wilks  
Planning Consultant, Borden  
Council Liaison, 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 Borowski, to approve the agenda as published.

Motion passed.

**REVIEW AND CONSIDER APPROVAL OF PLANNING COMMISSION MINUTES OF MEETING HELD SEPTEMBER 23, 2015.**

Motion by Westerlund, second by Jensen, to approve the minutes as submitted.

Motion passed.

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

None.

**REVIEW AND CONSIDER APPLICATION FOR SIGN PERMITS FOR TWO GROUND SIGNS AT MARKET FRESH, 31201 SOUTHFIELD ROAD**

Brian Borden, LSL Planning, gave an overview of the request. He explained the applicant is seeking to remove two non-conforming ground signs and replace them with two identical signs compliant with the Village's ordinance. Borden indicated that the ordinance has a provision that recommends sign materials be consistent with the principal building. He noted that the applicant's proposed sign materials are not consistent with the principal building. In terms of landscaping around the proposed signs, Borden suggested to the applicant that some low-rise plantings would be attractive and beneficial. He added that because Market Fresh has two street frontages, it is allowed to have two ground signs provided it meets spacing requirements of 300 feet.

Chairperson Ostrowski asked if both of the signs were identical. Borden answered affirmatively.

Drummond asked if the second page of Market Fresh's application was outdated. Borden answered affirmatively. He added that a wall sign in the original application had been removed from the revised application.

Borowski asked the applicant if both signs would be lit all night. Applicant Albert LaLonde indicated the signs would be lighted via photocells and would remain on all night, from dusk until dawn. Borden noted that the Village's ordinance does require that lighted signs be turned off at 11:00 p.m.

or 30 minutes after the close of business, therefore the applicant would need to change the lighting method for the signs.

Ostrowski asked if the Thirteen Mile Road sign would be located within a future right of way. Borden indicated that it would not be within the right of way.

Stempien indicated that the applicant's site plan was out of date and the parking lot configuration is different from what is shown on the site plan. He gave a presentation on the current conditions at the Market Fresh site. Stempien explained that the sign proposed for the Southfield Road entrance would be a visual barrier for drivers entering or exiting the parking lot. He expressed concern that a driver parking adjacent to the sign might hit it because of its proximity. Stempien suggested removing an adjacent parking space and placing the sign within it, which would allow for proper spacing, thereby improving safety. He said the sign proposed for the Thirteen Mile entrance also should be moved to a nearby parking space for the same reasons.

Stempien explained that Market Fresh's application had several problems. He expressed safety concerns, noted that landscaping around the sign was inadequate, signs are too close to the right of way, and sign materials are not the same as the principal building.

Jensen agreed with Stempien's assessment. He indicated the size of the signs would present safety issues for motorists. Jensen explained that a greater setback would improve safety. Ostrowski indicated that Market Fresh's application meets the Village's ordinance requirement. LaLonde indicated that he worked for months on making his application compliant with the Village's ordinances.

Drummond expressed concern that the site plan was out of date and inaccurate, that the application as a whole wasn't accurate. He indicated that the application needs revision.

Motion by Drummond, second by Borowski, to approve the Market Fresh application conditioned upon signs placed at five foot setbacks, sign illumination is compliant with the Village ordinance, and that signs are centered on the entrance islands.

Roll Call Vote:

Borowski	yes
Chegash	yes
Drummond	yes
Jensen	yes
Ostowski`	yes
Ruprich	yes
Stempien	no
Westerlund	yes

Motion passed (7 - 1)

**REVIEW AND CONSIDER APPLICATION FOR A SIGN PERMIT FOR A GROUND SIGN AT ADVANCED IMPLANT & COSMETIC DENTISTRY, 16231 FOURTEEN MILE ROAD**

Borden explained that the applicant is requesting re-facing the ground sign. He noted several non-compliant items about the sign as it is currently configured; Borden added that it is too large and that there are also too many colors and font types. Borden indicated that these issues were complicated by the fact that the sign is already erected.

Westerlund asked the applicant if the temporary sign-faces would be replaced and also asked how the sign would be illuminated. Jack Hemp, Signs By Tomorrow, indicated that the temporary sign faces would be removed and that the permanent sign would be illuminated with four internal bulbs. Hemp noted that the bulbs were controlled by a timer.

Ostrowski asked if the sign's colors could be changed to be compliant with the ordinance. Hemp indicated that he is willing to change sign colors.

Westerlund asked if the applicant's building is considered multi-tenant. Borden indicated that it is multi-tenant.

Borowski asked how the font issue could be addressed. Hemp indicated that he would modify the fonts on the sign to bring it into compliance.

Motion by Westerlund, second by Borowski, to approve the sign for 16231 Fourteen Mile Road with the changes as presented by the applicant to alter the sign fonts and that sign colors be black, white and blue with a red allowed as the national logo for State Farm.

Roll Call Vote:

Motion passed (8 - 0)

**REVIEW AND CONSIDER APPLICATION FOR A TEMPORARY SIGN PERMIT FOR BANNER SIGNS AT DETROIT COUNTRY DAY SCHOOL, 22305 WEST THIRTEEN MILE ROAD**

Borden explained that the Commission has approved similar requests from Detroit Country Day over the past several years. The request is for temporary signage for multiple events over the next six months, including an Open House on January 10, 2016 and Celebrate the Arts on April 17, 2016.

For the Open House, one 15-square foot banner sign would be placed above the permanent brick sign on the corner of West Thirteen Mile Road and Lahser Road (upper school campus) and two similar banners temporarily displayed below the permanent V-shaped wooden sign on the corner of Hillview Lane and Lahser Road (middle school campus). Borden noted that the Village's ordinance will only allow for one banner at the middle school location.

Stempien thanked the Detroit Country Day representative for bringing the application before the planning commission.

Motion by Westerlund, second by Jensen, to approve two temporary sign permits for banners at Detroit Country Day School, 22305 West Thirteen Mile Road.

Roll Call Vote:

Motion passed (8 - 0)

**DISCUSSION ON DRAFT MASTER PLAN**

Borden indicated that he had received Master Plan feedback forms from Commissioners. He asked that the discussion be moved to the November meeting.

Ostrowski indicated that Oakland County has received its copy of the Master Plan update. He added that county officials would discuss a draft at a coordinating zoning meeting on December 1, 2015 at 9:00 a.m.

The Planning Commission meeting for the month of November was moved to November 18, 2015. The December meeting for the Planning Commission was moved to December 16, 2015.

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

Borden stated that he had not received an updated proposal from the Gibbs Planning Group; however in conversation, Mr. Gibbs has confirmed his agreement with the proposed revisions to clarify that he would review the adopted Village Center Plan.

Borden noted that the proposal needs to be approved by Council and he expressed concern that waiting until the November meeting to forward the proposal to Council could negatively impact the timeline for the update to the Master Plan. The intent is to incorporate any suggestions by Gibbs for improvements to the Village Center Plan into the Master Plan update as an appendix.

Motion by Borowski, second by Jensen, to recommend Council approve a revised proposal from the Gibbs Planning Group for consulting services.

Motion passed (8 - 0)

**PUBLIC COMMENTS**

Daniel Nunez, 16128 Marguerite, offered his help with any project the Village needs to be completed. Abboud indicated that Nunez had helped with painting the Allerton Fence and did an excellent job.

**LIAISON COMMENTS**

Abboud asked that the Commission review the fence ordinance in the near future.

Abboud attended a recent Southeast Michigan Council of Governments meeting at Schoolcraft College in Livonia. He noted the college's extraordinary technological capabilities. He also attended a seminar called Government Getting it Done With Technology. Abboud believes the Village should do all that it can to remain up to date with technological advances.

Abboud suggested that GIS mapping and sewer mapping of the Village be included in the Master Plan update.

**ADMINISTRATION COMMENTS**

None.

**COMMISSIONER’S COMMENTS**

Ostrowski indicated that the Village's sign setback ordinance should be reviewed.

Jensen thanked Stempien for his presentation. He agreed with Ostrowski that the sign setback ordinance should be reviewed.

Westerlund indicated the sign committee did not look at setback distances. He added that sign relocations should have been addressed with Market Fresh when it redeveloped the site.

Motion by Westerlund, second by Borowski, to adjourn the meeting at 9:05 pm.

Motion passed.

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

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

**Scott Daniel**  
**Recording Secretary**