

Present: Chairperson Ostrowski; Vice-Chairperson Westerlund; Members: Drummond, Grinnan, Jensen, Ruprich, Stempien, Wilensky

Absent: Member Borowski

Also Present: Planning and Zoning Administrator, Wilks  
Planning Consultant, Borden  
Council Liaison, Abboud

Chairperson Ostrowski called the regular Planning Commission meeting to order at 7:30 p.m. in the Southfield Township municipal building at 18550 W. Thirteen Mile Road.

**AMENDMENTS TO AGENDA/APPROVE AGENDA**

Motion by Grinnan, second by Westerlund, to approve the agenda as published.

Motion passed.

**REVIEW AND CONSIDER APPROVAL OF PLANNING COMMISSION MINUTES OF MEETING HELD JULY 27, 2016.**

Westerlund noted on Page 2, last paragraph under “Gibbs Proposal”, Sentence starts with “Ostrowski stated that...” the word “plan” should be changed to “proposal”.

Motion by Grinnan, second by Ruprich, that the minutes of the regular Planning Commission meeting held July 27, 2016, be approved as amended.

Motion passed.

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

None.

**PUBLIC HEARING ON PROPOSED LAND DIVISION INVOLVING PROPERTIES AT 16229 KIRKSHIRE AND 16221 KIRKSHIRE**

Borden explained that this would be considered a “lot reconfiguration” because this is not a single parcel of land being split, but shifting the lot line between two adjoining properties. One property is offering to give up a portion of land, and the other property will gain it, resulting in two more equally divided parcels.

Wilensky arrived at 7:35 p.m.

Borden explained the petitioners would need to address any deed restrictions as part of a land division review. He affirmed that both properties were current on their taxes.

Drummond arrived at 7:37 p.m.

Ostrowski opened the public hearing at 7:40 p.m.

No one wished to be heard, therefore Ostrowski closed the public hearing at 7:41 p.m.

**REVIEW AND CONSIDER PROPOSED LAND DIVISION INVOLVING PROPERTIES AT 16229 KIRKSHIRE AND 16221 KIRKSHIRE**

Eric Walstrom, owner of 16221 Kirkshire, spoke on behalf of both property owners. He explained that he and the owner of 16229 Kirkshire discussed reconfiguring the property line to have two lots of relatively equal size, approximately 50 feet wide and 120 feet deep. The existing structures on each lot will be completely removed and two new homes will be built with attached two car front facing garages.

Motion by Westerlund, second by Stempien, to recommend approval of proposed land division involving properties at 16229 Kirkshire and 16221 Kirkshire.

Roll Call Vote:

Motion passed (8-0)

**REVIEW AND CONSIDER SITE PLAN FOR ADDITION TO MIDDLE SCHOOL FACILITY AND COMPLETION OF FIRE DEPARTMENT ACCESS ROUTE FOR DETROIT COUNTRY DAY SCHOOL, 22305 W 13 MILE ROAD**

Borden explained that Detroit Country Day (DCD) received a variance from the Village Zoning Board for the building height. Borden also stated that there have been concerns regarding the landscape buffer. DCD met with homeowners to discuss what kind of greenscaping would best meet their needs. The current plan is deficient on shrubs but has a 14 tree surplus. The Planning Commission has the discretion to modify the requirements of the landscape buffer. Upon concerns from surrounding homeowners regarding a log jam in the river, DCD met with the Michigan Department of Environmental Quality (MDEQ) and developed a mediation/mitigation plan that includes removing debris and reinforcing the river bank. The permits for this work will be provided by the MDEQ.

Commissioners commended DCD for meeting with the neighbors, making them part of the process both in designing the greenscape, and in the meeting with the MDEQ.

Sam Ashley, Cunningham-Limp, explained the revisions and updates made on the site plan. The style of crash gates for the fire department access route are represented on the plan. Residents and Wilks joined DCD and the MDEQ on the river inspection. DCD plans to remove the debris causing the log jam, and create a 50 foot setback to rehabilitate the river banks. Ashley reported the site height variance was approved by the Zoning Board, and DCD requested to table the fence variance as they reached a design consensus between themselves and the neighbors landscape architect which contains as much vertical screening as possible with plant material.

Ruprich asked if the log removal was part of the overall permit process or if it is its own permit. Ashley explained that the MDEQ permit allows for the log removal as well as the flood plain work. They hope to remove the logs this fall and begin stabilization work on the river banks.

Ostrowski inquired about the anticipated timeline for the construction of the middle school. Glen Shilling, Headmaster, explained that there is still a process ahead that includes approval from the Village of Beverly Hills, approval from the DCD Board of Directors and significant fundraising.

Stempien encouraged DCD to remain in contact with the residents as this project progresses, maintaining the newly established relationship.

Westerlund inquired if the special land use request had gone before the Village Council yet. Borden explained that DCD would go before Council for both the special land use and the site plan at the same time.

Drummond expressed appreciation that DCD is willing to remove the log jam and rehabilitate the river banks despite it not being a requirement of the site plan.

Motion by Westerlund, second by Stempien, to recommend approval of the addition to the middle school facility and completion of fire department access route for Detroit Country Day School, 22305 W. 13 Mile Road, subject to DEQ permits and engineering approval; including the provision of additional trees in lieu of shrubs based on a decision between the residents and Detroit Country Day. Additionally, the Planning Commission recommends approval for the allowance of clearing and maintenance of the Rouge River occurring prior to the execution of the engineering plan, based on MDEQ permit approval.

Roll Call Vote:

Motion passed (8-0)

#### **DISCUSSION ON REVISED PROPOSAL FROM GIBBS PLANNING GROUP, INC. FOR SOUTHFIELD CORRIDOR MARKETING PLAN**

Wilks explained that she reviewed the Commission's changes with Gibbs. He has updated the current contract to reflect those changes. He struck out the line item referring to ownership of the plan and documents. Gibbs clarified to Wilks that in "Task One: Code Peer Review" he will provide specific language and suggested changes. The document now refers to the review of a "Concept Plan" instead of "Master Plan".

Motion by Jensen, second by Westerlund, to recommend approval of the proposal from Gibbs Planning Group, Inc. as presented.

Motion passed unanimously.

#### **PUBLIC COMMENTS**

Dan Nunez, Marguerite Street, continues to be underwhelmed by the entrance to the Village at Southfield Road, and hopes that the Gibbs plan can propel the Village towards a better look.

#### **LIAISON COMMENTS**

Abboud reminded the Commission that the DIA has installed art in the park as part of their "Inside Out" program. Village office renovations continue. He appreciates the Planning Commission doing their due diligence to ensure residents feel heard.

**ADMINISTRATION COMMENTS**

Wilks and LSL met with the BP architect to discuss the site plan issues raised previously, and expects to see them on the agenda soon.

Borden reminded the Commission that the MAP conference is in Kalamazoo in October, and encouraged them to attend.

**COMMISSIONERS COMMENTS**

Jensen reflected on how enjoyable it is when all of the pieces come together and the applicant arrives well prepared.

Westerlund thanked the commission for his election to the vice-chair position. He also mentioned to Wilks that there has been a large shipping container in the parking lot at 14 Mile and Pierce for several days.

Drummond mentioned that he is concerned that Beverly Hills Club may be changing the signs on their building without notification to the Village. He also requested half sized (18x24) plans be used for future plan packages.

Ostrowski shared that Southfield approved their Sustainability Master Plan.

Motion by Westerlund, second by Stempien, to adjourn the meeting at 8:36 pm.

Motion passed.

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

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

**Elizabeth Lyons**  
**Recording Secretary**