

Present: Chairperson Ostrowski; Vice-Chairperson Westerlund; Members: Borowski, Drummond, Grinnan, Stempien, and Wilensky

Absent: Members: Jensen and Ruprich

Also Present: Planning and Zoning Administrator, Wilks  
Planning Consultant, Borden  
Council Liaison, Abboud  
President Pro-Tem, Peddie

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

Motion passed.

**REVIEW AND CONSIDER APPROVAL OF PLANNING COMMISSION MINUTES OF MEETING HELD AUGUST 24, 2016**

Motion by Westerlund, second by Wilensky, that the minutes of the regular Planning Commission meeting held August 24, 2016, be approved as submitted.

Motion passed.

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

None.

**REVIEW AND CONSIDER REQUEST FOR PERMANENT WALL SIGN AT BEVERLY HILLS CLUB (BHC), 31555 SOUTHFIELD ROAD**

Borden explained that BHC wishes to install a new metal wall sign; this sign complies with Village Zoning Ordinances, and will be illuminated externally.

Steven Satovski, owner of BHC, clarified that the letters would be on standoffs and lit from behind or below.

Drummond arrived at 7:36 p.m.

Satovski stated the sign letters would be metal, 30 inches wide, and four to four and a half feet tall.

Borowski inquired whether cut-outs on the building would be considered a sign as well. Borden said that if this was not considered a sign, there was no reason for it to come before the Commission. After further discussion, members agreed it was considered part of the building and not a sign.

Abboud asked if the BHC would be keeping the existing non-conforming sign located on Southfield Road. Stempien encouraged Satovski to consider creating continuity between the new building sign

and the Southfield Road sign. Drummond shared with Satovski what a crucial role BHC plays in the aesthetics of Southfield Rd and the overlay design. Satovski agreed to consider the base and overall design, but does not plan to change the digital portion.

Motion by Westerlund, second by Stempien, to approve the sign requested, upon submission of compliant light fixture details to administration.

Roll Call Vote:

Motion passed (7-0)

### **REVIEW AND CONSIDER REQUEST FOR TEMPORARY BANNER SIGNS AT DETROIT COUNTRY DAY SCHOOL (DCD), 22305 W 13 MILE ROAD**

Borden explained that DCD is requesting the use of temporary signage during multiple events between October 2016 and August 2017. DCD is allowed one sign, per school, per event. Each sign would be posted for approximately two weeks. The signs will be located on the brick and not encroach on the right away.

Motion by Drummond, second by Wilensky, to approve DCD's temporary sign request as submitted, provided the placement is below eight feet above grade.

Roll Call Vote:

Motion passed (7-0)

### **DISCUSSION ON TREE ORDINANCE LANGUAGE**

Borden offered his apologies, he was not able to provide a full draft for review. The Commission agreed to postpone the discussion until the October meeting when the draft could be made available.

### **PUBLIC COMMENTS**

Borden briefed the Commission on the light plan for BHC, which will be before the Commission October 2016. The Village has a one-foot candle limit at the property line, and currently the lights are reading above that, however the lighting professional can adjust that easily. The Village has a fourteen-foot maximum for parking lot light poles, however it is at the Village's discretion to allow a taller pole. Taller poles allow for a broader light spectrum, which would require fewer poles.

Westerlund requested that administration provide previous decisions on pole height for review before the October meeting.

### **LIAISON COMMENTS**

Abboud thanked members of the Commission for meeting with Gibbs Planning Group and the Council subcommittee to review the Southfield Overlay Plan as provided by Gibbs. He expressed delight in seeing redesigns along the Southfield corridor that align with the vision for that area. He attended the Michigan Municipal League convention earlier this month discussing topics like Connected Autonomous Vehicles (CAV) and their impact on downtowns, and involving Millennials as local government leaders. There is a SEMCOG meeting on October 13, 2016 that he will be attending. He announced that he is a final candidate for a leadership program at Michigan State University.

Peddie thanked the Commission for their assistance in helping the Council subcommittee work on the Gibbs plan.

Ostrowski explained to the Commission that Gibbs suggested having cost benefit analysis performed to discover the rate of return for a developer or investor. Gibbs has offered to assist the Village in the writing the request, and marketing it to companies that perform them.

Westerlund clarified that Gibbs would consult on an hourly basis, but not do the study.

#### **ADMINISTRATION COMMENTS**

Wilks shared that the DEQ permit for DCD had been filed, and they are moving forward with the log removal project.

Wilks reported she, Wilson and Meszler are scheduled to meet with Pulte Homes regarding concerns at the Tremont site. Neighbors have expressed dissatisfaction with green screening, road elevation and the quantity of walk out units.

Stempien left the meeting at 8:23 pm.

Drummond pointed out that the Commission and Council approved the site plan, so deviation from the plans is in violation of the adopted resolution.

Wilensky suggested that if there is potential for more developments like this, the Commission should consider grade issues.

#### **COMMISSIONER'S COMMENTS**

Drummond suggested the grade ordinance should be reexamined.

Grinnan suggested that the Commission look at the new gas station on 15 Mile and Lahser.

Ostrowski asked if there was anything the Commission needed to consider in relation to the changes in marijuana laws. Peddie shared that Mooney would like a joint Council meeting to discuss this issue. Abboud explained that the State Gaming Commission does the licensing, and the Village can opt out. Until there is a federal mandate, an ordinance may not be needed. Borden offered to provide the information that LSL has compiled.

Motion by Westerlund, second by Borowski, to adjourn the meeting at 8:30 pm.

Motion passed.

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

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

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