

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

Absent: None

Also Present: Village Manager, Wilson
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 Jensen, second by Westerlund, to approve the agenda as published.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF PLANNING COMMISSION MINUTES OF MEETING HELD SEPTEMBER 28, 2016.

Motion by Westerlund, second by Jensen, that the minutes of the regular Planning Commission meeting held September 28, 2016, be approved as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Thomas Aylward, Amherst, stated that he would like to see changes made to the fence ordinance.

Ostrowski explained to Aylward that it will be addressed at the February 2017 joint meeting with Council. Stempien suggested Aylward attend the Village Council meeting to express his concerns.

Dan Nunez, Marguerite Street, pointed out that in February 2016 two Council members asked the Commission to work on the fence ordinance. Ostrowski explained that the Master Plan was the primary focus for 2016.

REVIEW AND CONSIDER SITE PLAN FOR NEW POLE LIGHTING IN PARKING LOT AT BEVERLY HILLS CLUB (BHC), 31555 SOUTHFIELD ROAD

Wilson explained the Village has a one-foot candle limit at the property line, and some lights are reading above that. The area along Southfield Road where the lights will be located is not a particularly well-lit area.

Howard Satovski, representative of BHC, explained that they are aware some of the lights exceed the candle limit, however the area they are lighting is currently not very well lit.

Westerlund stated the extra distance could be beneficial because it is located over the sidewalk along Southfield Road. Ostrowski explained the candle limit protects neighboring properties, in this location there are no neighbors that would be effected. Stempien stated that the twenty foot light poles do not seem excessive nor out of character for the location.

Motion by Jensen, second by Westerlund, to recommend approval of the light plan as submitted.

Roll Call Vote:

Motion passed (9-0)

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

Wilson explained the proposal was revised based on the changes requested during the meeting between a Council subcommittee and some members of the Commission.

Peddie stated this proposal lays out a clear plan for the Village. Borowski felt this plan reflects the meeting with Gibbs. Ostrowski explained the key to the proposal is having the analysis done to determine the rate of return for potential investors.

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

Motion passed unanimously.

DISCUSSION ON TREE ORDINANCE LANGUAGE

Jensen asked for clarification on who the ordinance would apply to. Ostrowski explained that this ordinance would pertain to any development of a site plan. Westerlund explained that unregulated trees would not need to be replaced, and any trees removed that fit the qualifications would have to be replaced.

Grinnan felt the ordinance will be important to protect and preserve the large beautiful trees throughout the Village. Ostrowski explained the primary purpose of the ordinance would be to protect the Village's natural resources, and if a landmark tree was removed it would have to be replaced.

Wilson requested clarification on trees that are removed based on administrative decisions, particularly trees located in the right-of-way. Westerlund agreed that the ordinance does not clarify who has the right to decide on trees found in the right-of-way.

After continued conversation among the Commission, it was the consensus that members would draft questions to be reviewed with Borden upon his return.

DISCUSSION ON RESCHEDULING PLANNING COMMISSION MEETING DATES FOR NOVEMBER AND DECEMBER

Due to the holidays the Commission agreed to move the November 23, 2016 meeting to November 30, 2016. The December 28, 2016 meeting will be subject to cancellation based on agenda items.

PUBLIC COMMENTS

Peddie asked that in the continued discussion of the tree ordinance clarity should be made regarding if a survey would be needed and who would be responsible for it.

LIAISON COMMENTS

None.

ADMINISTRATION COMMENTS

Wilson updated that Administration has moved into the completed offices and demolition has begun on the Council chamber.

COMMISSIONER'S COMMENTS

Wilensky would like to revisit the construction site fence ordinance. Wilson explained that administration plans to put a regulation in place requiring construction site fences.

Motion by Borowski, second by Westerlund, to adjourn the meeting at 8:56 pm.

Motion passed.

George Ostrowski
Planning Commission Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth Lyons
Recording Secretary