

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

Absent: Grinnan

Also Present: Planning and Zoning Administrator, Wilks
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 Borowski, second by Ruprich, to approve the agenda as published.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF PLANNING COMMISSION MINUTES OF MEETING HELD NOVEMBER 30, 2016

Motion by Westerlund, second by Wilensky that the minutes of the regular Planning Commission meeting held November 30, 2016, be approved as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

PUBLIC HEARING ON PROPOSED ORDINANCE AMENDING CHAPTER 17 TREES AND CHAPTER 22, SECTION 22.08.290 SITE PLAN REVIEW

Ostrowski reviewed comments submitted by Village Attorney Ryan regarding the draft ordinance language.

Upon discussion, Commissioners agreed to remove the last sentence beginning with “Deciduous replacement...” in 17.15(f). Ostrowski clarified Section 17.12(e) is necessary to provide a clear indicator of where to plant trees to ensure they will thrive. In 17.012(h) Ostrowski noted that a tree removal permit would be reviewed by Administration or Planning Commission, and go to the Zoning Board of Appeals to appeal any denial. The Commission agreed to reword Section 17.14(f) in place of “competent firm or tree surgeon”, to use “arborist or qualified landscape architect”.

Drummond arrived at 7:42 p.m.

Ostrowski clarified that diseased trees would not be enforced or require replacement. He also stressed that homeowners can remove trees on their private property. Wilensky suggested that non-compliance would be a civil infraction with appropriate fees.

Ostrowski opened the public hearing at 7:52 p.m.

No one wished to be heard; therefore Ostrowski closed the public hearing at 7:53 p.m.

REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL ON PROPOSED ORDINANCE AMENDING CHAPTER 17 TREES AND CHAPTER 22, SECTION 22.08.290 SITE PLAN REVIEW

Wilks provided the updates being made to 22.08.290 Site Plan Review.

d. Required Information. The following required information shall be included on all site plans:

32. Location of all existing trees over three inches (3") in diameter. A tree survey in accordance with the requirements of Article II – Trees on Private Property of Chapter 17 Trees of the Village Code.

e. Criteria for Approval of Site Plans. The following criteria shall be used by the Planning Board Commission and Village Council as a basis upon which site plans will be reviewed and approved. The Village shall adhere to sound planning principles, yet may allow for design flexibility in the administration of the following standards:

3. The existing natural landscape shall be preserved in its natural state as much as possible, by minimizing tree and soil removal and by topographic modifications that result in maximum harmony with adjacent properties. The proposal shall be in compliance with the requirements of Chapter 17 Trees, Article II – Trees on Private Property of the Village Municipal Code, including obtaining a tree removal permit (if necessary).

Motion by Jensen, second by Ruprich, that the Planning Commission recommends Village Council review and consider adopting language amending Chapter 17 Trees to add Article II – Trees on Private Property, and language amending Chapter 22, Section 22.08.290 Site Plan Review to modify language requiring compliance with Chapter 17 Trees as amended tonight.

Roll Call Vote:

Motion passed (8-0)

RECAP AND DISCUSSION OF JOINT COUNCIL AND PLANNING COMMISSION MEETING

Ostrowski reported that the fence ordinance was discussed, and it was recommended that the Village consider a survey of the public on this issue. Jensen suggested only surveying the east side of the Village. Wilks suggested surveying the Village using different colors representing the zoning districts. The Commission agreed that it would be beneficial to have the survey crafted and conducted by a professional survey company. Ostrowski requested Abboud bring this to the Council to verify who will spearhead the project. There was discussion whether any revisions should incorporate regulations on materials, and other aesthetic features.

Ostrowski shared that a firewood ordinance, outdoor dining, and the Southfield Overlay District were discussed.

The Zoning Ordinance overhaul was the main project discussed at the joint Council-Planning Commission meeting. A major portion of the Planning Commission priority list outlined in the Master Plan could be addressed in a Zoning Ordinance overhaul. This project would take several months in conjunction with LSL Planning who would perform an audit of the existing ordinance, followed by a discussion of the results, and then a final draft of the document would be sent to Council for review and approval. A sub-committee would be established to work with LSL and provide periodic updates to the Commission as a whole. The general purpose of an update would be updating text and navigability of the ordinance.

PUBLIC COMMENTS

Dan Nunez, Marguerite, shared that he had an elm tree in his yard die, and he planted arborvitae, but they would not grow in the shade on his property. He felt that the east side gives the best indication of the need for changes to the fencing ordinance. He suggested that the Commission keep in mind that a walkable community is the character of the Village.

LIAISON COMMENTS

Abboud reported that Council subcommittee continues to work on updating the Village logo.

ADMINISTRATION COMMENTS

Wilks reported Premier Pet Supply has postponed their sign variance request, and a fence variance was denied at the January Zoning Board of Appeals meeting. KFC contacted the Village regarding proposed façade improvements.

COMMISSIONERS COMMENTS

Jensen mentioned that years ago, in order to modify the front yard fencing regulations, they established that there were 500 noncompliant front yard fences in the Village.

Westerlund announced that the Parks and Recreation Board is looking for a Parade Coordinator for the 2017 Memorial Day Parade

Borowski shared that he is pleased with the idea of bike lanes in Beverly Hills.

Motion by Westerlund, second by Jensen, to adjourn the meeting at 9:07 p.m.

Motion passed.

George Ostrowski
Planning Commission Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth Lyons
Recording Secretary