

REGULAR PLANNING COMMISSION MEETING MINUTES – AUGUST 23, 2017 – PAGE 1

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

Absent: Member Stempien

Also Present: Village Manager, Wilson
Planning Consultant, Borden
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 Grinnan, second by Westerlund, to amend the agenda to include “Item 8a. Review and consider application for a temporary banner sign at 31333 Southfield Rd #200, NexTech School”.

Motion passed.

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

Motion passed.

RECOGNITION OF DAVID JENSEN FOR SERVICE ON THE PLANNING COMMISSION

Ostrowski recognized David Jensen for 18 years of service to the Planning Commission. Commissioners shared their thanks and admiration of the work done by Jensen. Jensen thanked the Commission for the recognition and expressed his enjoyment of his years of service.

Wilensky arrived at 7:32 pm.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD JUNE 28, 2017

Motion by Borowski, second by Westerlund, to approve of the minutes of the regular Planning Commission meeting held June 28, 2017.

Roll Call Vote:

Ostrowski	yes
Ruprich	no
Wilensky	yes
Westerlund	yes
Borowski	yes
Copeland	yes
Drummond	no
Grinnan	no

Motion passed (5-3).

**REGULAR PLANNING COMMISSION MEETING MINUTES – AUGUST 23, 2017 – PAGE 2
REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION
MINUTES OF MEETING HELD JULY 26, 2017**

Motion by Borowski, second by Wilensky, that the minutes of the regular Planning Commission meeting held July 26, 2017, be approved as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

**REVIEW AND CONSIDER APPLICATION FOR A NEW WALL SIGN AT 31243
SOUTHFIELD ROAD, CANINE COUTURE GROOMING**

Borden explained the proposed wall sign was reviewed and complies with all but two of the applicable requirements; however, the Planning Commission has the discretion to allow those two sign elements. Section 22.32.095(6), state the Planning Commission has discretion to allow multiple color company logos, and Section 22.32.095(10), state the Planning Commission has discretion to reduce sign spacing if the 20' requirement precludes an otherwise permissible sign. More specifically, the Commission may allow more than three colors and may reduce the spacing between wall signs.

The applicant was not present at the meeting to answer questions; therefore the Commission postponed discussion and vote.

Motion by Drummond, second by Grinnan, that the Village of Beverly Hills Planning Commission to postpone the decision on the application for a new wall sign at 31243 Southfield Road, Canine Couture Grooming, until the applicant is present.

Borowski	yes
Copeland	yes
Drummond	yes
Grinnan	yes
Ostrowski	yes
Ruprich	yes
Wilensky	yes
Westerlund	no

Motion passed (8-1)

**REVIEW AND CONSIDER APPLICATION FOR A TEMPORARY BANNER SIGN AT 32804
PIERCE, ALLURE MEDICAL SPA**

Allure medical spa is requesting a temporary 5ft x 3ft banner to be posted on the upper right, west side corner of the façade facing Pierce. The banner will be posted for 30 days in compliance with the ordinance.

Motion by Westerlund, second by Copeland, that the Village of Beverly Hills Planning Commission approve the application for a temporary sign for 30 days at 32804 Pierce, Allure medical spa.

Motion passed.

**REGULAR PLANNING COMMISSION MEETING MINUTES – AUGUST 23, 2017 – PAGE 3
REVIEW AND CONSIDER APPLICATION FOR A TEMPORARY BANNER SIGN AT 31333
SOUTHFIELD RD. #200, NEXTECH HIGH SCHOOL**

NexTech Charter High School is requesting a temporary 5ft x 3ft banner to be posted facing eastward on temporarily installed existing poles advertising open enrollment for the school. Diane Mayse, NexTech principal, agreed that the banner would be posted for two weeks during fall enrollment; August and September and for two weeks during spring enrollment; January and February, in compliance with the ordinance.

Motion by Westerlund, second by Copeland, that the Village of Beverly Hills Planning Commission approve the application for a temporary sign at 31333 Southfield Rd #200, NexTech High School for two weeks in August and September, and two weeks in January and February.

Motion passed.

DISCUSSION ON UPDATES TO FENCE ORDINANCE

Borden submitted an updated draft of ordinance language, including changes to materials, definitions, wall and privacy screen regulations, and fence restrictions. The Commission discussed providing graphics and a color-coded map based on districts in the final draft.

The Commission requested a reexamination of height allowance related to grade level. They discussed how a wall is defined and would like to see the ordinance differentiate between residential and business walls, including dumpster enclosure regulations.

The Commission agreed they would like a revision to language submitted per discussion and a map showing the impact of including R-2B residential zone district in areas permitted to erect taller and/or solid fencing.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Abboud reported the Zoning Board of Appeals denied a variance request for allowing chickens on private property. Council has directed the Planning Commission to begin work on the marketing plan request for proposal for the Southfield corridor project. He thanked Jensen for his years of service.

ADMINISTRATION COMMENTS

None.

COMMISSIONERS COMMENTS

Westerlund updated the Commission on the Southfield Road expansion project; they have not made any decisions on the project or how to end the boulevard.

Motion by Borowski, second by Westerlund, to adjourn the meeting at 9:54 p.m.

Motion passed.

Planning Commission Chairperson

Village Clerk

Recording Secretary