

REGULAR PLANNING COMMISSION MEETING MINUTES – OCTOBER 25, 2017 – PAGE 1

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

Absent: None.

Also Present: Planning and Zoning Administrator, Saur
Planning Consultant, Borden
Council Liaison, 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 Westerlund, second by Drummond, to approve the agenda.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD SEPTEMBER 27, 2017

Motion by Westerlund, second by Wilensky, to approve the minutes of the regular Planning Commission meeting held September 27, 2017.

Motion passed.

Borowski arrived at 7:31 pm.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTER 22, SECTION 22.08.150 FENCE, WALL, AND PRIVACY SCREEN REGULATIONS

Borden explained per the request of Village Council the fence ordinance has been reviewed and a variety of issues addressed, and the Commission is in possession of the draft. The draft updates language throughout, including the list of materials, definitions of yards, and addition of graphics. This draft allows for solid rear yard fences, up to six feet, in Single Family Residential Zone Districts R-2A and R-3.

Ostrowski explained that this draft is the result of lengthy conversations amongst the Commission on an issue that has never found common ground in the past.

Ostrowski opened the public hearing at 7:43 p.m.

Paula Roddy, E. Rutland, lives in Zone District R-2A and feels privacy fences should not be allowed in this zone. She presented a power point presentation outlining her concerns. In her opinion, six-foot fences do not promote community and can lead to potential crime. She also raised concerns about two fences running parallel where trash and blight could accumulate.

Nancy Marsh, Mayfair, is opposed to six-foot fences. Her neighbor was not permitted to replace an existing fence, instead used a four-foot fence and green screen.

Nicole Kessler, Locherbie, supports six-foot fences, however she is concerned about the double fence line blight. She would rather see well maintained six-foot fences than those in disrepair.

Ostrowski closed the public hearing at 8:02 p.m.

REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL ON PROPOSED AMENDMENTS TO CHAPTER 22, SECTION 22.08.150 FENCE, WALL, AND PRIVACY SCREEN REGULATIONS

The Commission discussed potential complications that could arise from having double fence lines. There was concern about the possibility of an existing four foot fence remaining and a six foot fence installed next to it. The Commission discussed various potential solutions to this issue including regulations on the space required between fences. It was agreed that when this draft was submitted to Council, the fence gap issue would be noted but no changes to the draft would be made at this time.

Westerlund requested that in “A. General Requirements: 2. Materials”, parentheses be placed around the words “such as wrought iron or painted aluminum”. In “A. General Requirements: 4. Height”, the limit for grade used should be better defined. He asked that it give specifics on grade and restrictions, stating clearly a resident should measure from lowest grade. In “B. Requirements in Single Family Residential Districts: 3. Privacy Screens”, the formula “a+b=less than 25%” be added to the graphic related to rear lot length line when measured from either side of the home.

Grinnan and Stempien stated they do not support six-foot fences, but to move forward with an ordinance as requested by Council.

Motion by Westerlund, second by Stempien, that the Village of Beverly Hills Planning Commission recommends Council approve Chapter 22, Section 22.08.150 Fence, Wall, and Privacy Screens Regulations, which includes revisions to text under “A. General Requirements: 2. Materials”, with parentheses being placed around the words “such as wrought iron or painted aluminum”. In “A. General Requirements: 4. Height”, the limit for grade used have specifics on grade and restrictions, stating clearly a resident should measure from lowest grade. In “B. Requirements in Single Family Residential Districts: 3. Privacy Screens”, the formula “a+b=less than 25%” be added to the graphic related to rear lot length line when measured from either side of the home.

Roll Call Vote:

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

Motion passed (5-4)

DISCUSSION ON PRIORITIZATION AND IMPLEMENTATION OF MASTER PLAN ACTION ITEMS

Ostrowski presented the Commission with a copy of the Action Items as published in the Master Plan in 2016, for discussion on prioritization of this list.

Westerlund suggested focus on the development of a Planned Unit Development (PUD) ordinance to assist with the Southfield Corridor Overlay District.

Stempien and Ostrowski agreed they would like to focus on updating the ordinances with graphics and user-friendly language.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Abboud reported he attended the SEMCOG General Assembly Meeting on October 19. He suggested the Commission consider creating a team to promote the Southfield District Overlay design plans to existing businesses in the Village.

ADMINISTRATION COMMENTS

Saur reported BP Gas Station plans to submit a revised site plan based on the Commission's suggestions. Council approved authorizing administration to seek proposals for the real estate analysis of the Southfield Corridor Overlay District. Premier Pet has submitted a variance request for their sign to the Zoning Board of Appeals. The next Planning Commission meeting is scheduled for November 29th and there is no meeting scheduled for December.

Borden met with an architect regarding the expansion of an office building located in the O-1 District to a two story building. The current ordinance allows for a 30 foot tall, single story building.

The Commission requested Administration amend the ordinance accordingly and schedule the public hearing for the November 29th meeting.

COMMISSIONERS COMMENTS

Grinnan questioned whether there may be ethical concerns with Council, Board, and Commission members speaking as residents at meetings.

Westerlund plans to attend the Council public hearing regarding fences. Although he supported the motion, he does not support six foot fences.

Motion by Ruprich, second by Wilensky, to adjourn the meeting at 9:20 p.m.

Motion passed.

George Ostrowski
Planning Commission Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth M. Lyons
Recording Secretary