

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

Absent: Member Wilensky

Also Present: Planning and Zoning Administrator, Saur
Planning Consultant, Borden
Council Liaison, Peddie

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 Westerlund, to amend the agenda to include “Item 9a. Discussion of the Fence Ordinance Post Council Meeting”, then approve the agenda.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD OCTOBER 25, 2017

Motion by Grinnan, second by Westerlund, to amend and approve the minutes of the regular Planning Commission meeting held October 25, 2017; under “Commissioner’s Comments” it should read “Grinnan questioned whether there may be ethical concerns with Council...”.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

REVIEW AND CONSIDER APPROVAL OF A TEMPORARY BANNER SIGN AT DETROIT COUNTRY DAY SCHOOL, 22305 WEST THIRTEEN MILE

LSL Planning has reviewed the application from Detroit Country Day requesting the use of temporary signage during multiple events occurring during January (open house) and April (celebrate the arts) of 2018. The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. If the sign is approved by the Commission, the applicant must obtain a permit prior to installation. The proposed temporary signage complies with the applicable provisions of the Village Zoning Ordinance.

Motion by Westerlund, second by Ruprich, to approve temporary banner sign request for Detroit Country Day School, 22305 West Thirteen Mile, as submitted, provided the placement is below the eight feet above grade maximum.

Roll Call Vote:
Motion passed.

REVIEW AND CONSIDER APPROVAL OF A NEW WALL SIGN AT PREMIER PET SUPPLY, 31215 SOUTHFIELD ROAD

LSL Planning has reviewed the application requesting a new wall sign for Premier Pet Supply, which is located at 31215 Southfield Road. The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. Owner Michael Palmer, Premier Pet Supply, appeared before The Village of Beverly Hills Zoning board of Appeals (ZBA) on November 13, 2017 and was granted a variance for the 95 square foot sign. If the sign is approved by the Commission, the applicant must obtain a permit prior to installation. Per Section 22.32.095(10), the Planning Commission has discretion to reduce sign spacing if the 20' requirement precludes an otherwise permissible sign. LSL notes that the adjacent sign (Michigan Beer Growler) obtained a variance from ZBA (in 2014) to allow the reduced spacing prior to an Ordinance amendment that gave the Commission discretion to reduce sign spacing. The proposed Premier Pet Supply sign is in the same location and provides the same spacing as the current sign. As such, the current spacing will remain and will not be further reduced.

Ruprich clarified that because the size of the sign has been granted a variance by the ZBA, the Commission can only modify the spacing between the sign and its nearest neighbor. Borden confirmed this and explained that to continue to maintain the aesthetic of the shopping complex, the reduction in spacing between signs should be maintained as it currently is.

Palmer was in attendance and thanked the Commission for their support in the growth of his business and efforts to improve the plaza.

Motion by Borowski, second by Stempien, to approve the new wall sign request for Premier Pet Supply, 31215 Southfield Road, as submitted waiving the 20 foot spacing requirement.

Roll Call Vote:
Motion passed.

REVIEW AND CONSIDER APPROVAL OF MODIFICATIONS TO THE EXISTING GROUND SIGN AT THE SHOPPING CENTER AT 31215 THROUGH 31255 SOUTHFIELD ROAD

LSL Planning has reviewed the submittal requesting a refurbished collective ground sign for the shopping center at 31215-31255 Southfield Road. The existing sign is nonconforming for multiple reasons; sign area (80 square feet provided versus 30 square feet allowed), sign height (13'-3" provided versus 8' allowed), internal illumination (100% versus 30% allowed), excess colors and lettering types (3 colors and 2 lettering types allowed), and not within a landscaped area (within the parking lot versus a 200-square foot landscaped area).

The total project includes: clean-up and painting of the sign cabinet and poles, replacement of old wiring and lamps inside the cabinet, facing the sign base with a stone to match the building (sign base is currently wood), and modification of sign faces within sign area to allow 2 new sign faces.

Based upon Paragraph 5 of Section 22.32.120 Nonconforming Signs, the sign clean-up/painting and wiring replacement are allowed as "normal maintenance" and "changing of electrical wiring and electrical devices," respectively. Additionally, the proposal to add stone around the base of the sign

complies with Paragraph 5 of Section 22.32.095. With respect to the sign face changes, the total area (80 square feet) will remain the same though the actual number of tenants with advertising will increase from 5 to 7. The proposal essentially entails a division of the middle two sign faces, which currently run the full width of the sign and advertise 1 tenant each. These 2 sign faces are proposed to be split into 2 signs each, resulting in the net increase of 2 tenant sign spaces. Paragraph 3 of Section 22.32.120 allows the “changing of surface sign space to a lesser or equal area.” LSL is of the opinion that the proposal meets this standard as the total area remains the same and 2 of the larger sign faces will be changed to a lesser area. Lastly, the proposal reduces the number of colors and lettering styles to 3 and 2, respectively. This element of the request is in compliance with current Ordinance standards (Paragraphs 6 and 7, respectively, of Section 22.32.095) and eliminates an existing nonconforming condition.

Borowski does not believe that the changes in listed businesses and changes to the sign conform to the Ordinance. He felt the changes to the sign are not consistent with efforts to update and beautify the Southfield Corridor.

Ostrowski would like to see the tenants consulted and noted all the businesses have existing corporate logos that they may want incorporated in the sign.

Julie Strong, Property Manager for the plaza, explained that their intention is to work with the tenants once they have a clear understanding of the Village requirements and expectations. There would be challenges in finding a different location in the parking lot for the sign, however they are open to adding landscaping at the base.

Drummond and Stempien both felt that with the proposed modifications to a non-conforming sign including electrical, size, height, illumination, and landscaping, this should be considered a new sign and brought into conformance.

Borden reiterated that the sign meets all the requirements for allowable maintenance on a non-conforming sign. He also reviewed the lack of options for placement of the sign elsewhere on the property.

Palmer believes the sign is an eyesore and would love to see improvements. He would like to see the sign and the plaza reflect the Village and the money invested by the businesses into the plaza.

Strong agrees and reiterated the owner would like to improve the sign and area around it as much as is allowable within the ordinance.

The Commission agreed they would like to see a change in illumination, color and font usage, and landscaping.

Motion by Westerlund, second by Drummond, to postpone discussion, per applicant request, pending the submission of revised plans.

Motion passed.

PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTER 22, SECTION 22.24 SCHEDULE OF REGULATIONS

Saur explained that in Section 22.24 Schedule of Regulations, the O-1, Office Zone District building heights are allowed up to 30 feet, but only permitted a single story. The proposed change allows the building to be two stories, while retaining the 30 foot height limit which is consistent with every other Zone District in the Village.

Ostrowski opened the public hearing at 8:30 p.m.

No one wished to be heard; therefore, Ostrowski closed the public hearing at 8:30 p.m.

REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL ON PROPOSED AMENDMENT TO CHAPTER 22, SECTION 22.24 SCHEDULE OF REGULATIONS

Motion by Westerlund, second by Stempien, that the Village of Beverly Hills Planning Commission recommends Council consider approval of an amendment to Chapter 22, Section 22.24 Schedule of Regulations, allowing two-story buildings in the O-1, Office Zone District, while retaining the 30 foot height limit.

Motion passed.

DISCUSSION OF THE FENCE ORDINANCE POST COUNCIL MEETING

Borowski reported he attended the November 21, 2017 Council meeting at which the Council discussed the proposed fence ordinance changes as submitted by the Planning Commission. There was a Council subcommittee working on the ordinance and included Zone District R-2B in the areas allowed 6 foot fences. The subcommittee also added 6 foot solid side yard fences to Zone Districts R-2A, R-2B, and R-3. The public hearing is scheduled for the December 5, 2017 Council meeting. There was discussion at the Council meeting related to concerns of the Planning Commission regarding blight, maintenance, surveys, inspections, double fences, regulations, and code enforcement.

The Commission voiced concerns related to allowing Zone District R-2B, due to its location on both the east and west side of Southfield Road. Many voiced support of requiring a survey before fence installation. Drummond preferred the solution previously suggested by Wilensky of allowing fences in the R-2A and R-3 Zone Districts and evaluate its success before allowing them in the R-2B Zone District.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Peddie reported that the Council is continuing to evaluate the fencing needs of the Village.

ADMINISTRATION COMMENTS

There is no meeting scheduled for December.

Administration received one response to the Request for Proposal (RFP) for the Southfield Corridor. Administration and Gibbs are reviewing the submitted RFP.

COMMISSIONERS COMMENTS

Grinnan reported the lights are out on the Market Fresh sign on 13 Mile Road.

Stempien reported the Beverly Hills Club still has temporary lights running via a generator. He expressed concern about the size variance granted for the Premier Pet Supply sign.

Borowski advised Administration that the alley behind Market Fresh is littered with debris.

Motion by Ruprich, second by Westerlund, to adjourn the meeting at 9:03 p.m.

Motion passed.

George Ostrowski
Planning Commission Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth M. Lyons
Recording Secretary