

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

Absent: Member: Drummond, Grinnan, and Stempien

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 Copeland, to approve the agenda as published.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD SEPTEMBER 24, 2018

Motion by Borowski, second by Copeland, to approve minutes of a regular Planning Commission meeting held October 24, 2018.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

REVIEW AND CONSIDER RECOMMENDATION ON DRAFT LANGUAGE AMENDING VILLAGE MUNICIPAL CODE, CHAPTER 22, SECTION 22.08.100 ACCESSORY BUILDINGS, STRUCTURES, AND USES

Administration and subcommittee of Planning Commission have drafted proposed changes to Section 22.08.100 Accessory Structures, Buildings and Uses in Residential Zone Districts to regulate mechanical units in side yards and to require zoning permit for small buildings 120 square feet and larger that are otherwise not require to obtain building permits. These changes were drafted upon directive by Council, first to study the issue and then to make modifications as presented by the subcommittee to Council in July 2018.

22.08.100 ACCESSORY BUILDINGS, STRUCTURES AND USES IN RESIDENTIAL ZONE DISTRICTS.

a. Attached accessory buildings shall be subject to the same setback and height requirements as principal buildings for the district in which they are located.

b. No detached accessory buildings, structures, or uses shall be erected in the front or side open space or within permanent easements. Mechanical units (i.e. a/c condensers or generators) may be placed in the side open space provided the following conditions are met:

- i. shall be located at least five (5) feet from adjoining lot lines and not more than five (5) feet from the principal building;
- ii. shall be screened with dense shrubs maintained at a height not less than one (1) foot above the height of the unit; and
- iii. shall emit noise no greater than sixty-five (65) decibels (dB(A)) at the nearest property line.

g. Garage doors facing the street shall not exceed a total length of 24 feet in cumulative total and shall not exceed a height of 9 feet.

i. Accessory buildings shall be designed so that no exterior wall length is greater than two-times the length of any other exterior wall of that accessory building, unless otherwise approved by the Planning Commission upon a finding of no adverse impact to the surrounding neighborhood.

j. Detached accessory buildings containing one hundred twenty (120) square feet of ground

floor area or more shall be required to obtain a Zoning Compliance Permit prior to construction or installation. Such buildings shall provide a foundation or rat wall and must be compatible with the principal building in terms of style, design, material and/or color(s).

Westerlund explained that he would like to see additional updates focused on ensuring that garage doors comprise of no more than 50% of the front expanse of a home and additional setback regulation for future rebuilds and new construction in the Village.

Commissioners discussed whether consideration should be given to future development of a pattern book and separate guidelines for design standards.

Motion by Borowski, second by Ruprich, that the Planning Commission recommend Village Council approve the proposed modification to Section 22.08.100 Accessory Structures, Buildings and Uses in Residential Zone Districts to regulate mechanical units in side yards and to require zoning permit for small buildings 120 square feet and larger that are otherwise not require to obtain building permits.

Roll Call Vote:

Westerlund	no
Borowski	yes
Copeland	yes
Ostrowski	yes
Ruprich	yes

Motion passed (4-1)

Wilensky arrived at 7:39 pm.

REVIEW AND CONSIDER APPROVAL OF FAÇADE UPDATES AT 31409 SOUTHFIELD ROAD, EMILE SALON

Borden summarized his review of the proposed building elevations (plans dated 10/9/18) for façade improvements to the Emile Salon building located at 31409 Southfield Road. The request entails modifications to the front roof line, changes to some of the building materials and painting of existing materials to remain. The proposal entails only alterations to the building façade, so there is no change in use or operation of the site. Furthermore, since the request is only for exterior façade alterations, a full site plan review is not required, and Planning Commission has the final review/approval authority. Procedurally, the Planning Commission is to review the proposal and take action in accordance with Section 22.09 of the Village Zoning Ordinance.

The applicant must present material and color samples (or a color rendering) to the Commission for their consideration. The applicant should confirm whether signage is proposed on the new awning above the main entry. Section 22.09.030 provides the following building design regulations:

Building materials must be permanent and durable and shall be designed in a manner that promotes high quality architectural design and character. The existing building contains mostly brick and stucco, with the use of metal and siding as accents. The proposal retains the brick on the front and north side of the building, while introducing wood panels to the front façade and metal on the south side over the existing stucco and brick.

Building colors shall not be a contrasting departure from surrounding building colors. The submittal notes the use of 4 colors: black matte, dark black, silver metallic and charcoal.

Roof design. The intent of the Ordinance is to provide for pitched rooflines. As previously noted, the proposed gable roof will be modified to a hip roof, thus retaining a pitched-roof.

Signage. The submittal does not include any information regarding signage. The site currently provides an awning sign above the main entry. While it is noted that new fabric will be applied to the existing awning, the applicant should confirm whether the proposal includes signage.

Glenda Meads, architect, explained the goal is to create a modern cohesive design. The existing letters are die-cut metal, and will not be changed, the fabric behind them is being replaced. Samples of the wood, metal, and siding to be used were provided for the Commission. The planters will be removed and replaced with low boxes and plants.

Richard Joseph, second generation owner of Emile Salon, which has been in the Village for over 50 years, noted the desire to modernize the building while maintaining the aesthetics.

Motion by Westerlund, second by Copeland, that the Planning Commission approves the façade improvements to the Emile Salon building located at 31409 Southfield Road as submitted.

Roll Call Vote:
Motion passed (6-0)

SUBCOMMITTEE UPDATE – RECREATIONAL MARIJUANA

Wilensky provided examples of opt-out ordinances as adopted by other communities, and a memo will be drafted to submit to Council.

Copeland noted that 60% of Village residents voted in favor of this proposal, and it was a 2:1 vote in favor on the east side of Southfield Road.

Borowski stated that based on the vote results it is important to give this ordinance due diligence.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Abboud thanked the Commission for their dedication to the community. He enjoyed his time serving as Council liaison, and introduced new liaison Rachael Hrydziusko.

ADMINISTRATION COMMENTS

Saur updated the Commission that there was no December meeting scheduled.

COMMISSIONERS COMMENTS

The Commission welcomed the new Council, and wished everyone Happy Holidays.

Motion by Borowski, second by Ruprich, to adjourn the meeting at 8:24 p.m.

Motion passed.

George Ostrowski
Planning Commission
Chairperson

Chris Wilson
Village Clerk

Elizabeth M. Lyons
Recording Secretary