

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

Absent: Members: Ostrowski and Ruprich

Also Present: Planning and Zoning Administrator, LaPere
Planning Consultant, Borden
Council Liaison, Hrydziusko

Vice-Chairperson Westerlund 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 Borowski, to approve the agenda as published.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD NOVEMBER 20, 2019

Westerlund proposed changing the word “tile” to “siding” in the sentence that starts with “Based on Commissioners inquires and discussion...”

Motion by Wilensky, second by Copeland, to approve minutes of a regular Planning Commission meeting held November 20, 2019, as amended.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

REVIEW AND CONSIDER APPROVAL OF A REQUEST FROM MATTHEW WOODY, 30313 STELLAMAR TO INSTALL SIX (6) FOOT PRIVACY FENCING ALONG THE REAR PROPERTY LINE

The Village of Beverly Hills has received an application for a six (6) foot high, solid fence to be installed along the rear lot line at 30313 Stellamar. Per Section 22.08.150, the applicant is seeking approval from the Planning Commission to mitigate an essential safety or privacy concern. The abutting property owners were notified of the request and hearing date per requirements of Village Ordinance.

The provided proposal is to install 60 feet of treated wood fencing that will be six feet above grade with the finished side facing outwards along the rear property line that abuts the neighboring property on the north portion of his lot. The fencing will only be along a portion of the rear lot line and not enclose the yard. The petitioner has been issued a permit to install a privacy screen, as allowable per Section 22.08.150 (B,3); however the limit of 40 feet does not provide sufficient screening for the petitioner and he is seeking approval to extend the fencing to a total length of 100 feet at the rear lot line.

The applicant has submitted a letter of support for the proposal, signed by three abutting property owners, and a picture of the fencing. Additionally, he has provided a copy of a recent police report and photographs of the concerns he has with the abutting property owner to document the essential safety concern that will be mitigated by the proposed fencing.

Per Section 22.08.150, the petitioner must show to the Commission that the size, location, height, design, and materials of the fence are aesthetically in harmony with the property on which it is located. Further, the applicant must ensure that any proposed removal of vegetation and trees and disturbance to natural terrain has been minimized.

Woody outlined the extensive history of conflict with the neighbor in question and stated that the request for the fence is to ensure the safety of his family. He has spoken to his surrounding neighbors and all are in support of the fence.

Grinnan suggested the applicant consider the possibility that a four-foot fence would provide enough privacy. Stempien would like the applicant to give further consideration to using a vegetative screen to separate the properties.

The Commission spoke extensively about their concerns that by allowing this fence they are allowing any other properties, within the limits of the ordinance, to have grounds for a permit to be granted and that the allowance of this fence will change the aesthetic of the neighborhood.

Drummond arrived at 7:52 p.m. and he opted to abstain from voting on the case.

Wilensky supports the request and noted the ordinance was designed to allow for fencing where there are legitimate safety concerns. He argued that standard had been met and this fencing would mitigate the safety concern. Copeland stated that the safety of this family is more important than the aesthetic of the neighborhood.

Motion by Wilensky, second by Copeland, that the Planning Commission approves a permit to install six (6) foot high, treated wood fencing to be installed at 30313 Stellamar due to essential public safety concern of protection from potential activities and safety concerns related to the neighbor, provided the applicant complies with all applicable requirements of Chapter 22, Section 22.08.150.

Roll call vote:
Motion passed (6-0).

REVIEW AND CONSIDER REQUEST FROM ALICE MILES AND ED SCRITCHFIELD, 17234 BIRWOOD AVE, TO ADD ONTO AN EXISTING ATTACHED GARAGE THAT REQUIRES PLANNING COMMISSION APPROVAL PER SECTION 22.08.100, i

Petitioners Alice Miles and Ed Scritchfield, 17234 Birwood Ave, are requesting approval as required by Section 22.08.100 (i), which stipulates that accessory buildings be designed so that no exterior wall is greater than two-times the length of another exterior wall unless the Planning Commission grants approval upon finding no adverse impact to the surrounding neighborhood.

The property is zoned R-2B, Single Family Residential. The existing home was constructed in 1948, and the addition on the northeast corner was constructed in 1963. The proposed addition to the northwest corner of the home will expand the existing kitchen area, add additional living space/mudroom, and expand and attach the existing detached garage. Due to the existing location of the original house and previously constructed addition, the west side must be designated as “side other” and requires a 10-foot setback from the property line. The existing detached garage is 5.9 feet from the west side lot line and the petitioners were granted a variance from the setback requirements at the Zoning Board of Appeals meeting held December 9, 2019. The proposed modifications otherwise meet Zoning Ordinance requirements including minimum separation between residences and lot coverage.

The proposed addition will result in a garage that is 40 feet 8, 7/16 inches long and 10 feet 4 inches wide. The most immediate impact of this expansion will be to the property owner to the west; he has submitted written support for this project. There are additional modifications being proposed to the front porch and rear of the home which do not require approval. Between the home and detached garage is an existing breezeway structure that will be removed and replaced as part of this proposal. By enclosing the space, expanding the buildings, and adjoining the two buildings the petitioner is seeking to create more accessibility for their home to be able to age-in-place.

Procedurally, the petitioner will be required to receive Planning Commission approval for the design of the garage before permits can be issued. The petitioner will also be required to submit a grade plan to the Village Engineer for approval before building permits can be issued. The Commission was provided a copy of the site plan, floor plans, and elevations for consideration, as well as two letters of support received as part of the Zoning Board of Appeals consideration, and the letter describing the goals of the project to the Zoning Board of Appeals.

Brian Neeper, Architect, explained the goal of the renovation is to make the home more accessible with an attached garage as opposed to the current carport. He noted the garage will be low profile and essentially the same size as the current carport.

Borowski expressed his concerns about the length of continuous wall facing the west neighbors. Neeper clarified that three windows, consistent with the existing windows, have been added to the design.

Motion by Stempien, second by Westerlund, that the Planning Commission grants approval per the requirements of Section 22.08.100 (i) for the petitioner to expand an existing garage at 17234 Birwood Ave, that will be no greater than 40 feet 8, 7/16 inches in length, upon finding no adverse impact to the surrounding neighborhood.

Roll call vote:

Motion passed (7-0)

REVIEW AND CONSIDER APPROVAL OF A REQUEST FOR A SIGN FACE CHANGE TO THE EXISTING GROUND SIGN AT 32804 PIERCE, CARDIO Q

The new occupant of the building at 32804 Pierce St is seeking approval for a sign face replacement on an existing, nonconforming ground sign. The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. If the application is approved by the Commission, the applicant must obtain a permit prior to installation. The sign is compliant with the exception that the existing ground sign is nonconforming due to its size. Section 22.32.120(3) allows the changing of a nonconforming surface sign space to a lesser or equal area. In this instance, the proposal entails a sign face change of an equal area.

Bryan Duquet, Signarama, explained that the sign face will be opaque with only the push through letters to be illuminated.

Several members of the Commission commented that the current sign is extremely bright and would like to see the illumination reduced. The Commission also expressed concern with the sign size being almost twice what the ordinance allows; however, because the application is only for a sign face change the sign can remain at current size.

Motion by Westerlund, second by Borowski, that the Planning Commission approves the request for a sign face change to the existing ground sign at 32804 Pierce, Cardio Q, provided the sign has a timer installed that guarantees it is not illuminated between the hours of 9 pm and 7 am, and that the applicant ensures the brightness of the existing sign is reduced to create less impact on the nearby residents.

Roll call vote:

Wilensky	no
Borowski	yes
Copeland	yes
Drummond	no
Grinnan	yes
Stempien	no
Westerlund	yes
Motion passed (4-3)	

SUBCOMMITTEE UPDATES

A. PLANNED UNIT DEVELOPMENT (PUD) AND CLUSTER DEVELOPMENT

A draft will be prepared and presented at the January meeting.

B. OFFSTREET PARKING REGULATIONS

Administration is working on blending updated use tables with the parking table, and updating suggested standards, where necessary. The subcommittee will review the draft when complete. Stempien conducted an inventory of parking spots, which he distributed. He noted there are approximately 1,167 parking spaces along the Southfield corridor.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

None.

ADMINISTRATION COMMENTS

LaPere reported the joint meeting of Planning Commission and Council is scheduled for Wednesday, February 12, 2020.

COMMISSIONERS COMMENTS

Wilensky suggested discussing the fence ordinance at the joint meeting.

Westerlund also noted that some consideration should be given to the fence ordinance as it relates to the proximity rule that allows the administrative granting of fences.

Grinnan would like to discuss the fence ordinance as well as regulations related to sign lighting.

Stempien suggested addressing non-conforming signs.

Motion by Westerlund, second by Stempien, to adjourn the meeting at 9:27 p.m.

Motion passed.

Andrew Drummond
Planning Commission
Chairperson

Kristin Rutkowski
Village Clerk

Elizabeth M. Lyons
Recording Secretary