

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

Absent: Member: Ostrowski and Stempien

Also Present: Planning and Zoning Administrator, LaPere
 Clerk/Assistant Manager, Rutkowski
 Planning Consultant, Borden
 Council Liaison, Hrydziusko

Drummond called the regular Planning Commission meeting to order at 7:30 p.m. virtually via Zoom per Executive Order 2020-129.

AMENDMENTS TO AGENDA/APPROVE AGENDA

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

Roll call vote:
 Motion passed (7-0).

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF A MEETING HELD MAY 27, 2020

Motion by Westerlund, second by Wilensky, to amend Page 1 of the May 27, 2020 meeting minutes, changing “Drummond” to “Ostrowski” under “Amendments to Agenda/Approve Agenda” and approve the minutes of a regular Planning Commission meeting held May 27, 2020 as amended.

Roll call vote:
 Motion passed (7-0).

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

REVIEW AND CONSIDER APPROVAL OF A REPLACEMENT GROUND SIGN AT 17877 W. 14 MILE ROAD

Borden gave an overview of the submittal requesting a new ground sign for Michigan Orthopaedic Surgeons at 17877 W. 14 Mile Road. 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.

Sections 22.32.095 and 22.32.110 provide regulations for ground signs, which are outlined in the table below:

	Permitted	Proposed	Comments
Area	30 SF maximum (ground)	29.25 SF	In compliance
Number of signs	2 types	1 ground sign	In compliance
Height	Max 8' (ground)	6'	In compliance
Illumination	Back-lit, indirect, external or no more than 30% internal	No lighting proposed	In compliance
Setback	4' minimum	Approximately 3-4'	Setback/placement is consistent w/ ZBA action on 6/8/20
Landscaping	200 SF min. area w/ live ground cover	More than 200 SF covered w/ grass	In compliance
Color scheme	No more than 3 colors	Blue, green, and black (w/ white background)	In compliance
Lettering types	2 (max.)	1	In compliance

Given the setback variance granted by Zoning Board of Appeals, the proposed ground sign complies with the requirements of Section 22.32 Signs of the Village Zoning Ordinance.

Greg Morgan, Phillips Sign and Lighting, 40920 Executive Drive, Harrison Township, Michigan, stated the new drawings comply with the variance granted by the Zoning Board of Appeals. He answered questions from the Commission.

Westerlund asked about the foundation of the new sign. He also asked about other signs on the property.

Motion by Borowski, second by Westerlund, that the Planning Commission approve the sign application at 17877 W. 14 Mile Road as submitted.

Roll call vote:
Motion passed (7-0).

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Hrydziusko reported that Council approved the site plan at 16267 W. 14 Mile Road. She thanked Vince Borowski for his service on the Planning Commission. She announced Grinnan and Copeland were reappointed, and that Andrea Wright was appointed to the Planning Commission at the last Council meeting.

ADMINISTRATION COMMENTS

LaPere reported that the Village Office reopened to the public on June 15 with several safety precautions in place and she encouraged people to conduct business remotely when possible. She stated that 13 Mile Road is under construction and traffic is down to one lane traveling westbound. She provided updates on the Beverly Hills Veterinary office, BP gas station, and Woodside which are all working toward finalizing their site improvements. She gave an update on the ZBA's June meeting and noted they denied a front open space variance requirement. She said elections are scheduled for the July Planning Commission meeting which will take place via Zoom. She thanked Borowski for his time and expertise serving on the Commission.

COMMISSIONERS COMMENTS

Wilensky said it has been a tremendous pleasure serving on the Commission with Borowski. He will miss him greatly and thanked him for everything.

Ruprich stated it has been a great pleasure working with Borowski and he will be missed.

Grinnan thanked LaPere for her follow up on the Southfield Road planters request from the previous meeting. She pointed out that the KFC sign needs to be fixed. She extended her condolences to the family of John W. Smith. Smith contributed a great deal to the Planning Commission/Board. She thanked Borowski for his decades of service, for his thoughtfulness, and for his wisdom.

Copeland said he appreciates the coaching he has received from Borowski and he wished him good luck in the future.

Westerlund thanked Borowski for always keeping the Commission on track. He reminisced about Borowski's critique of electronic signage and thanked him for his service.

Drummond thanked Borowski for his service to the Village. He stated the Village is a better place for having Borowski serve on the Board/Commission for so long and said there will be big shoes to fill. He commented that Ostrowski and Stempien were unable to attend this meeting, but they send their best regards to Borowski.

Borowski commented about some of his former colleagues who served with him on the Planning Board/Commission over the years. He described his decision to leave the Planning Commission after 31 years of continued service. He considered the criteria for reappointment, including length of service and opening up opportunities for new people to serve. Those reasons, along with his confidence in the Commissioners, allowed him to come to the conclusion to withdraw his application for reappointment. He commended the Commissioners on their experience, professionalism, and integrity. He thanked Borden and LaPere. He encouraged everyone to vote to approve the upcoming millage and thanked everyone once again.

Motion by Borowski, second by Westerlund, to adjourn the meeting at 8:02 p.m.

Motion passed.

Andrew Drummond
Planning Commission
Chairperson

Kristin Rutkowski
Village Clerk

