

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

Absent: Ruprich

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

Stempien called the regular Planning Commission meeting to order at 7:34 p.m. virtually via Zoom due to the ongoing COVID-19 pandemic. All Commissioners present participated remotely from Beverly Hills, Michigan.

### **APPROVE AGENDA**

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

Roll call vote:

Motion passed (7-0)

### **REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD SEPTEMBER 23, 2020**

Motion by Westerlund, second by Grinnan, to approve the minutes of a regular Planning Commission meeting held September 23, 2020.

Roll call vote:

Motion passed (7-0)

### **PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA**

None

### **REVIEW AND CONSIDER APPROVAL OF A SIGN FACE REPLACEMENT ON EXISTING POLE SIGN AT 31645 SOUTHFIELD ROAD, HEALTHQUEST**

Borden provided an overview of the revised submittal that the Village received for the sign face change on the existing pole sign at 31645 Southfield Road, HealthQuest Physical Therapy. The rendering depicts the sign text/imagery occupying 29.81 square feet of the existing sign face. The applicant will utilize gray panels to block off the excess sign face area to the top and bottom. The September 18, 2020 review letter was provided to the Commission for reference.

As noted in their submittal, HealthQuest has also shown a rendering of the sign copy located solely within the top half of the existing sign face to provide visual representation of the rationale for their request for approval of the centered sign copy.

John Pessina, 31645 Southfield Road, was present on behalf of HealthQuest. He talked about the changes made to the sign face and stated HealthQuest is occupying both units in the building. He thinks the sign proposal is aesthetically pleasing and noted that the bulbs run vertically in the sign, making it less bright.

Westerlund requested the application be updated for recordkeeping purposes.

Ostrowski asked if the gray panels were opaque.

Drummond joined the meeting at 7:47 p.m. He abstained from voting because he was not present for the discussion on this item.

Motion by Westerlund, second by Copeland, the Planning Commission approves the 81” x 53” (29.81 sq. ft) sign face replacement at 31645 Southfield Road, HealthQuest, with the conditions that the remaining areas will be covered with opaque gray panels to match the color of the box frame and the sign application be updated to represent the approval.

Roll call vote:

Copeland – Yes

Drummond – Abstain

Grinnan – Yes

Ostrowski – Yes

Stempien – No

Westerlund – Yes

Wilensky – Yes

Wright – Yes

Motion passed (6-1-1)

**REVIEW AND CONSIDER APPROVAL OF A NEW WALL SIGN AT 16267 W. FOURTEEN MILE ROAD, DIAG PARTNERS**

Borden gave an overview of the sign request at 16267 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. The proposed wall sign complies with the requirements of Section 22.32 Signs of the Village Zoning Ordinance. Borden noted the sign is externally illuminated with a flood light.

Garo Danayan and Mark Hamm were present on behalf of Fairmont Sign Company, Detroit. They noted the external light comes with a dimmer.

Stempien appreciated the quality of the sign.

Westerlund stated for the record that he knows Mr. Hamm socially. None of the Commissioners expressed an issue with Westerlund’s participation in the vote.

The Board and applicants discussed the landscaping on the site plan.

Motion by Stempien, second by Wright, the Planning Commission approves the Diag Partners wall sign located at 16267 W. Fourteen Mile Road with the understanding that adjustments may need to be made to the landscape plan to accommodate the location of the ornamental tree in relation to the sign on the façade.

Roll call vote:

Motion passed (8-0)

**REVIEW AND CONSIDER APPROVAL OF A NEW WALL SIGN AND A REPLACEMENT SIGN FACE ON EXISTING GROUND SIGN AT 31255 SOUTHFIELD ROAD, MK ATELIER SALON**

Borden went over his review of the submittal requesting new signage for MK Atelier Salon at 31255 Southfield Road. The project entails a new wall sign, and a new sign panel on the existing multitenant ground sign. The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. the proposal is generally compliant with the requirements of Section 22.32 Signs of the Village Zoning Ordinance; however, the applicant must demonstrate compliance with the internal illumination standard (no more than 30% of the sign area). Borden recommended the Commission to use its discretion to reduce the spacing between wall signs, which is common in this development. If the application is approved by the Commission, the applicant must obtain a permit prior to installation.

Garo Danayan and Mark Hamm were present on behalf of Fairmont Sign Company, Detroit.

Westerlund again stated for the record that he knows Mr. Hamm socially. The Commissioners did not express concern.

Stempien stated that the applicant should be responsible for repairing any holes in the efface when the sign is replaced.

Motion by Ostrowski, second by Wilensky, the Planning Commission approves the sign located at 31255 Southfield Road for MK Atelier Salon and waives the standard 20' sign separation requirement. Further, the sign replacement shall be in compliance with all Village ordinances.

Roll call vote:

Motion passed (8-0)

**REVIEW AND CONSIDER APPROVAL OF A NEW GROUND SIGN AT 31015 SOUTHFIELD ROAD, BP GAS STATION**

Borden gave an overview of the submittal requesting a new ground sign for BP at 31015 Southfield Road. The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. The proposed ground sign complies 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. Borden noted that the price of gas on gas station signs is allowed to be electronic.

Jennifer Glover, Aver Sign Company, Ferndale was present and spoke about the updated sign.

Stempien asked for clarification on the dimensions of the sign.

The Commissioners and applicant discussed the discrepancy of the measurements and determined there was a typo on the drawing. The overall proposed height is 7'3".

Drummond asked about the landscape plan. LaPere provided clarification.

Motion by Westerlund, second by Ostrowski, the Planning Commission approves the sign application for BP at 31015 Southfield Road as submitted and the landscaping for the sign shall be fulfilled per the approved site plan. Further, a revised application with corrected measurements showing the overall height of 7'3" must be submitted to the Planning Consultant.

Roll call vote:  
Motion passed (8-0)

**PUBLIC COMMENTS**

None.

**LIAISON COMMENTS**

Hrydziusko encouraged everyone to vote and she voiced her support for the millage renewal.

**ADMINISTRATION COMMENTS**

LaPere reminded the Commissioners that due to the holidays, the November and December meetings will be held on the third Wednesday of the month. She informed the Commission that the Village has a new Code Enforcement Officer, Matt Young. She provided an update on new Opening Meetings Act rules regarding virtual meetings.

**COMMISSIONERS' COMMENTS**

Westerlund wished everyone a Happy Halloween.

Copeland praised the Commission for its efficiency at this meeting.

Drummond commented on the updated sign application form and asked about the sign at KFC.

**ADJOURNMENT**

The meeting was adjourned at 8:36 p.m.

**Andrew Drummond**  
**Chairperson**

**Kristin Rutkowski**  
**Village Clerk**