

Present: President George, President Pro Tem Drummond, Members: Abboud, Hrydziusko, Kecskemeti, Mercer and O’Gorman

Absent:

Also Present: Village Manager, Rothe
Village Attorney, Ryan
Village Clerk, Brown
Planning & Economic Development Director, Stec

ROLL CALL/CALL TO ORDER/ PLEDGE OF ALLEGIANCE

President George called the regular Village Council meeting to order at 7:00 p.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025. Brown called the roll. The Pledge of Allegiance was recited by those in attendance.

AMENDMENTS TO AGENDA/APPROVE AGENDA

Motion by Mercer, second by Abboud, to amend the agenda to remove the wording “on the agenda” from item H. and to move Business Agenda item number 6. “Consider Public Comment Policy” to number 2.

Motion passed.

Motion by Mercer, second by Kecskemeti, to approve the agenda as amended.

Motion passed.

COMMUNITY ANNOUNCEMENT

None

PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA

Peggy Brady, Pebblestone, inquired about whether the Village had an ordinance on short-term rentals.

Ann Duncan, Chelton, would like a response from Code Enforcement about a recent complaint she submitted.

Kathy Lorenz, Warwick, took a tour of the perimeter of the Village property and would like the Village to comply with their own ordinances.

Linda Remington, Lincolnshire East, asked did the Village have an ordinance about not feeding deer.

CONSENT AGENDA

Motion by Hrydziusko, second by Kecskemeti, be it resolved, the consent agenda is approved.

1. Approve minutes of a regular Council meeting held August 5, 2025
2. Review & File Bills recapped as of Monday, August 11, 2025

3. Approve flooring proposal for Public Safety Building
4. Our Lady Queen of Martyrs' Oktoberfest event Sign Request

Roll Call:

Motion passed (7-0)

BUSINESS AGENDA

SCULPTURES IN THE PARK

Parks and Recreation Board member Janice Hausman reported on the Sculptures in the Park program. Hausman reported that of the five planned sculptures for this year four were installed. Parks & Recreation Board will send a resolution to Village Council to continue the program next year. Hausman also announced the Art in the Park Slow Roll Stroll scheduled for Tuesday, September 9 at 6:30 pm.

Eric Troffkin, a professor at Wayne State University, is teaching a seminar where 20 students will develop public art proposals. Troffkin requested a partnership with the Village to use Beverly Hills parks at the focus site and potentially install temporary works.

Council and Troffkin discussed the proposal including logistics, project timeline and scope of installations. Council supported the proposal and Troffkin will work directly with the Parks & Recreation Board on project details with final approval of installations to be brought before Council.

CONSIDER PUBLIC COMMENT POLICY

Rothe presented a draft Public Comment Policy for Councils consideration. Council discussed time limit for speakers and whether comments should be taken during each agenda item or limited to the proposed comment periods.

The following residents spoke on the matter:

Tammy Wilms, Waltham, think its everyone's right to speak and residents should be able to speak for more than 3 minutes.

Claudette Buck, Glencoe, believes residents should talk as the agenda item comes up.

Tory Tederington, Kirkshire, is opposed to anything beyond a reasonable time restriction.

Mark Melendy, Kinross, believes the Council President should ask people to restrict their comments when it is a large group and believes allowing comments on each item will be appropriate.

Motion by O'Gorman, second by Hrydziuszko, to amend the draft policy to increase the three minutes to four minutes, to amend the wording of at the time it is considered if the Council determines to any Council member determines, further consideration of how we reference public comment for the two standing periods at the beginning and end of the meeting and reconsider approval of this policy to next meeting after Council members have had an opportunity to provide any incremental input.

Motion passed.

PLANNING COMMISSION APPOINTMENT

Rothe provided an overview of the Planning Commission appointment that was tabled at the last Village Council meeting.

Motion by O’Gorman, second by Kecskemeti, be it resolved, the Beverly Hills Village Council appoints Jeff Campbell to Planning Commission for a partial term ending June 30, 2026.

Motion passed.

SECOND READING OF WENDBROOK REZONING

Rothe provided an overview of the rezoning of the Wendbrook property from R-A Single Family to PP-Public Property. Ryan gave the second reading of the proposed ordinance 390 amending Chapter 46, Section 46-268(B) of the Municipal Code of the Village of Beverly Hills Zoning Ordinance.

Motion by O’Gorman, second by Hrydziuszko, to amend Section 1.01 Zoning Map 46-129 for the property located at 30815 Wendbrook Lane, to rezone it from RA-Single Family Residential to PP-Public Property.

Roll Call:

Motion Passed (7-0)

SECOND READING OF THE FENCE ORDINANCE

Stec reported Planning Commission response to the questions raised at the first reasoning concerning the definition of composite material, six-foot walls and white fences. Council and Stec discussed allowable materials and colors, particularly vinyl/PVC, and whether to prohibit solid white six-foot fences while still permitting shorter decorative styles. Council and Stec also discussed the 200-foot rule, overall approval rates for six-foot fences, and the Planning Commission’s intent with excluding white fencing.

Todd Schafer, Sunset Drive shared his concerns on the proposed language in the fence ordinance.

Motion by Drummond, second by Abboud, to send the Fence Ordinance back to Planning Commission with the direction to address some of the language regarding white fences.

Roll Call:

Abboud	yes
Drummond	yes
George	yes
Hrydziuszko	no
Kecskemeti	no
Mercer	yes
O’Gorman	yes

Motion passed (5-2)

PRESENTATION OF ANIMAL ORDINANCE SUBCOMMITTEE DELIVERABLES

Rothe provided an overview of the Animal Ordinance Subcommittee's deliverables including two draft revisions, one allowing backyard chickens and one prohibiting them. Council and Administration discussed enforceability of barking dogs, permitting and inspection processes, lot size requirements for chickens, the differences between the current ordinance and the proposed ordinance, refinement of definitions to avoid overly specific animal lists and the need for clearer language distinguishing domestic vs livestock animals.

The following residents spoke on the matter:

Callie Kleppert, Drury Lane, spoke in favor of chickens because they are cute, feathery, make good eggs, eat bugs and teach people to be responsible.

John Simpson, Kirkshire, did not speak in favor of chickens for Beverly Hills.

Sue Melendy, Kinross, stated that she can't keep her dog away from chickens and believes if allowed, the proposed limit of chickens should be same as the proposed limit for dogs.

Terry Barclay Gigliotti, Village Pines, is opposed to chickens and is concerned about how divisive this issue is and would like the community to vote on the issue.

Peggy Brady, Pebblestone, spoke against residents keeping chickens.

Allie Schultz, Dunblaine, believes adding lot restrictions to ordinance is redundant and overly restrictive.

Larry Garlinghouse, Vallen Court, lives on a quiet court and believes if chickens are allowed, they will create a noise disturbance.

Diane Brody, Sunset Drive, provided data from resident-led initiative and commented on the noise created by chickens.

Linda Remington, Lincolnshire East, supports the issue being put on the ballot for a vote.

Tom Maxwell, Lauderdale, provided data regarding the residents' stance of chickens throughout the last eight years.

Alan Study, Dunblaine, doesn't believe allowing chickens will make the Village more marketable to new residents.

Linda Barclay, Village Pines, believes that a new animal will be an issue in a few years and is concerned about other issues within the Village.

Tammy Wilms, Waltham, believes the chicken issue should be put to a vote.

Ryan Schultz, Dunblaine, stated that many people who are opposed are referring to rural chickens and not backyard chickens and he believes the proposed lot restrictions should be removed.

Claudette Buck, Glencoe, thinks the issue should be on a ballot and chickens shouldn't be allowed.

Todd Schafer, Sunset Drive, believes Council should take the same analysis ZBA takes when someone comes in for a variance and if chickens are allowed it should be on a pilot program basis.

Mark Melendy, Kinross, is opposed to chickens and believes chickens are unsanitary and attract rodents.

Kathy Lorenz, Warwick, addressed concerns about key personnel being on the animal ordinance committee.

Dale Young, Huntley, is opposed to chickens and addressed lot restrictions for chickens and adding provisions regarding removing coops when not in use.

Tim Mercer read a comment from Janet Mooney, Southfield Township Supervisor that addresses the leadership of Beverly Hills and placing the issue on the ballot in 2026.

George called for a five-minute recess at 10:23 p.m.

George called meeting back to order at 10:29pm.

John Jennings, Orchard Way, is against chickens and believes council should consider all the people who came here tonight -18 against and 3 for chickens.

Ed Valadez, Sheridan Drive, inquired about putting the issue on the ballot.

Council will provide feedback to Administration in preparing the ordinance for first and second readings.

PUBLIC COMMENTS

none

MANAGER'S REPORT

Rothe went over the Manager's report as provided in the regular Village Council meeting packet. Council and Rothe discussed communication in the Village.

COUNCIL COMMENTS

Mercer informed the residents of the procedure to put an issue on the ballot.

Abboud let everyone know about an upcoming SEMCOG event, MML Transportation Infrastructure Technology Committee meeting and Cable Board meeting. Abboud noted that Next is still seeking sponsorship for the golf outing fundraiser and discussed the Next building project. Abboud believes the matter of chickens should be brought to a vote.

George discussed technical improvements for meeting audio and possible grant funding from BACB. George stated that Wendbrook is moving toward official designation as a park and highlighted the safe routes to school project. George stated that while discussion on the animal

ordinance has been lengthy, many other infrastructure and community projects are moving forward.

Hrydziusko congratulated George on his dedication and all the effort he put into safe routes to schools and announced that the Movie in the Park is on Thursday and it is sponsored by Jason's Outdoor Services. Finding Nemo is the featured film. Hrydziusko asked Council to be aware that there is an issue with the new Council email and that messages are being sent to junk mail.

Kecskemeti thanked George for all the work that he has done with SRTS and she is thankful for all of the connectivity in the community. Kecskemeti also thanked the leadership of the Council and Administration for all the tremendous infrastructure work being done.

ADJOURNMENT

Motion by Kecskemeti, second by Hrydziusko, to adjourn the meeting at 11:58 p.m.

Motion passed.

John George
Council President

Carissa Brown
Village Clerk