

Present: President George; President Pro-Tem Hrydziuszko; Members: Abboud, Kecskemeti, Mooney, O’Gorman, and White

Absent: None

Also Present: Village Manager, Campbell
Village Clerk/Assistant Manager, Rutkowski
Village Attorney, Ryan
Public Safety Director, Torongeau
Planning & Zoning Administrator, Stec
Planning Consultant, Borden

ROLL CALL/CALL TO ORDER/PLEDGE OF ALLEGIANCE

President George called the regular Village Council meeting to order at 7:32 p.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025. The Pledge of Allegiance was recited by those in attendance.

AMENDMENTS TO AGENDA/APPROVE AGENDA

Motion by Mooney, second by Abboud, to approve the agenda as published.

Motion passed.

COMMUNITY ANNOUNCEMENTS

None.

PUBLIC COMMENTS

None.

CONSENT AGENDA

Motion by Mooney, second by Hrydziuszko, be it resolved, the consent agenda is approved.

1. Review and consider approval of minutes of a regular Council meeting held June 20, 2023.
2. Review and file bills recapped as of Monday, July 3, 2023.

Roll Call Vote:

Motion passed (7-0)

BUSINESS AGENDA

REVIEW AND CONSIDER PLANNING COMMISSION’S RECOMMENDATION FOR SITE PLAN APPROVAL FOR IMPROVEMENTS AT 31215 & 31201 SOUTHFIELD ROAD

Stec provided an overview. At its June 28, 2023, meeting the Planning Commission passed a motion (6-0) to recommend approval of the site plan for improvements to the shopping center and attached Market Fresh building site located at the northwest corner of 13 Mile and Southfield Road. The primary components of the proposed plan include the following:

- Façade improvements to the shopping center to make it more architecturally harmonious with the recently upgraded façade of the Market Fresh Building.
- A 3,634 square-foot addition to the north end of the shopping center to provide two additional

tenant spaces. The uses for these spaces have not yet been determined.

- A reconfiguration of the parking area in front of the shopping center to improve traffic flow throughout the site.
- Added landscaping throughout the site.
- Repair and improvement to the northern and central Southfield Road ingress/egress points.
- New dumpster enclosures behind the shopping center.
- Removal of the nonconforming ground sign in the parking lot.
- Combination of the lots into a single parcel.

Per Section 22.08.290 “Site Plan Review” of the Village Zoning Ordinance, Village Council has final approval authority over proposed site plans. At this time Village Council is being requested to consider final approval of the proposed site plans. The June 29, 2023 Safebuilt review report providing a detailed zoning analysis and confirming that the conditions of the June 28, 2023 Planning Commission motion to recommend approval have been addressed in the revised plans was included with the meeting packet. The May 24, 2023 HRC engineering review and the April 14, 2023 Department of Public Safety review reports were also provided for review.

Borden went over the planning review letter that was included in the meeting packet. He noted the reconfiguration of the parking lot will allow traffic to flow better. He said a shared parking agreement between the applicants and the neighbor to the north exists. He noted the only deficiency in the plans was a full site landscape plan, but it is not feasible to bring it to 100% compliance given the existing structures and parking lot. He said the applicants are proposing an additional landscape island and more trees along 13 Mile Road.

Kecskemeti asked about storm water on the site.

Victor Saroki, Saroki Architecture, Birmingham, on behalf of the applicants, said there is storm water detention per Oakland County’s standards. He noted that oversized pipes provide detention.

Kecskemeti commented on an opportunity to provide safe pathways for pedestrians and cyclists.

Borden noted that pedestrian walkway striping would be incorporated into the updated parking lot design.

Saroki said there is a possibility to add a 4’ sidewalk adjacent to the north side addition.

Borden said they would have to check if an added sidewalk would encroach on the drive aisle and that he would not want the drive aisle to be too narrow.

Abboud said he was satisfied with the plans and the proposed improvements. He inquired about a timeline.

Applicant John Karmo, Market Square Properties, said he does not know when the grand opening will be, but the team will have a shovel in the ground as soon as they receive a permit. He estimated that the project will take 12 to 14 months.

Hrydziuszko asked if the two existing businesses that have proposed additions to the front of their spaces will endure any hardships or loss of operating hours during construction.

Saroki said efforts will be made to keep businesses open during construction. He said the goal is to make the construction timeline as tight as possible. He said there would be construction entries or tunnels set up so people can still access the businesses.

O’Gorman said he appreciates the modifications that were made by the applicants based on the Planning Commission’s initial recommendations. He noted that there are limitations on the north side of the property due to a utility easement. Borden confirmed that buildings would not be allowed to be constructed over the existing main.

Motion by Hrydziuszko, second by Abboud, be it resolved, the Beverly Hills Village Council approves the proposed site plans dated June 13, 2023 being part of PC Case 23-03-02 for improvements to the property consisting of 31215 & 31201 Southfield Road. This approval is based on compliance with the following conditions: 1. The two parcels (31215 & 31201 Southfield Road) are combined into a single parcel and 2. The plans are subject to final engineering review and approval.

Roll Call Vote:
Motion passed (7-0)

The Council thanked the applicants for attending and looks forward to the project’s completion.

PUBLIC COMMENTS

None.

MANAGER’S REPORT

Events in Beverly Park in July - The Concert in the Park series continues on July 14, 2023 at Beverly Park. Danny D & the Vagabonds will be performing. The show begins at 7:00 p.m. The next Java & Jazz performance will take place on July 16, 2023 at the Beverly Park Pavilion. That show starts at 9:00 a.m. and wraps up at 12:00 p.m.

Administration’s Monthly Report and Update - The Administration’s first monthly report was published on the website and included in the eblast this week. In addition, a notification and link has been published on Facebook. Also included in the packet from the Administration is the Code Enforcement report from January 2023 to the beginning of June.

In addition, the Administration has also provided another way for residents and the general public to communicate with Village Administration. The Administration published a resident issue form on its website. It allows residents to submit a comment, question or concern directly to a department head or the Village Manager. Below is a link to the resident issue form. https://www.villagebeverlyhills.com/how_do_i/resident_issue_form.php

Curbside Chipping to continue through July 7, 2023 - The storm on June 24th resulted in a large number of limbs and branches falling throughout the Village and the entire region. For this reason, curbside chipping will continue through July 7, 2023.

Cyber Security - The Village Administration had a kickoff meeting on Wednesday, June 28, 2023 with the UHY, the consultant conducting the cyber security testing, assessment and training. This cyber security work will begin in July and last approximately one year.

Road Commission Report - On June 27, 2023, representatives from the Villages of Beverly Hills, Bingham Farms, Franklin, and Southfield Township met with the Road Commission of Oakland County (RCOC) for its regular update/meeting conducted every two years. The Managing Director and Deputy Director of the Road Commission attended the meeting. Included in the packet was a report provided by the Road Commission.

O’Gorman asked about long term plans for Southfield Road and Campbell said a boulevard would be unlikely and would cost tens of millions of dollars.

White asked if the recent lane closure on Lahser was an emergency. Campbell said it was a planned project, but the Village did not receive notice very far in advance from the RCOC.

O’Gorman said that 14 Mile Road looks better after the repairs and thanked Administration for being persistent.

COUNCIL COMMENTS

Abboud said the MML Convention will be held in Traverse City this year. He will meet with several committees he serves on in August. He wished everyone a Happy 4th of July.

Hrydziuszko wished a Happy 4th of July to everyone. She said that people were having lots of fun throughout the Village during the holiday and that overall residents were respectful when it came to lighting off fireworks. She said that one of her duties is to review bills for the Village and she thinks that the Comeau invoices for the Department of Public Services are high. She said she would like the Council to consider bringing some of those tasks in house.

George agreed with Hrydziuszko about the Comeau bills. He suggested everyone put the Java & Jazz and Concert in the Park events on their calendars. He said they are good events to attend. He said the Wendbrook subcommittee’s goal is to circulate the first round of questions and answers to the rest of Council soon. He is looking forward to the site plan development on Southfield Road. He thanked Administration, the Planning Department, and the Planning Commission for their work on that.

ADJOURNMENT

Motion by Mooney, second by Abboud, to adjourn the meeting at 8:08 p.m.

Motion passed.

John George
Council President

Kristin Rutkowski
Village Clerk