

**Village of Beverly Hills
Regular Village Council Meeting
Tuesday, January 21, 2020**

**Municipal Building
18500 W. 13 Mile Rd.
7:30 p.m.**

AGENDA

Roll Call/Call to order

Pledge of Allegiance

Amendments to Agenda/Approve Agenda

Community Announcements

Public Comments on items not on the published agenda

Consent Agenda

1. Review and consider approval of **minutes** of a regular Council meeting held January 7, 2020.
2. Review and file **bills** recapped as of Tuesday, January 21, 2020.

Business Agenda

1. Second Reading and consideration of **Ordinance 371**, Amending the Village Zoning Ordinance, Chapter 22, Section 22.16 R-M Multiple Family Residential District.
2. Second Reading and consideration of **Ordinance 372**, Amending the Village Zoning Ordinance, Chapter 22, Section 22.18 P-Parking District.
3. Second Reading and consideration of **Ordinance 373**, Amending the Village Zoning Ordinance, Chapter 22, Section 22.14 R-A, R-1, R-1A, R-2, R-2A, R-2B, and R-3 Single Family Residential.
4. Second Reading and consideration of **Ordinance 374**, Amending the Village Zoning Ordinance, Chapter 22, Section 22.10 PP-Public Property District.
5. Second Reading and consideration of **Ordinance 375**, Amending the Village Zoning Ordinance, Chapter 22, Section 22.22 B-Business District.
6. Second Reading and consideration of **Ordinance 376**, Amending the Village Zoning Ordinance, Chapter 22, Section 22.20 O-1 Office District.
7. Second Reading and consideration of **Ordinance 377**, Amending the Village Zoning Ordinance, Chapter 22, Section 22.40 Amendments.
8. Second **announcement** of Birmingham Area Cable Board vacancy.
9. Review and consider MERS **Application** for Additional Service Credit Purchase for Chad Trussler.
10. Refer rezoning **request** for Parcel ID TH-24-03-352-003 and Parcel ID TH-24-03-352-004, Lahser Road, to Planning Commission for public hearing and recommendation.
11. Refer **plans** submitted for vestibule enclosure at Market Fresh, 31201 Southfield Road, to the Planning Commission for review and recommendation.

Public comments

The Village of Beverly Hills will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities attending the meeting upon three working days' notice to the Village. Individuals with disabilities requiring auxiliary aids or services should contact the Village by writing or phone, 18500 W. Thirteen Mile Beverly Hills, MI 48025 (248) 646-6404.

Manager's report

Council comments

Adjournment

The Village of Beverly Hills will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities attending the meeting upon three working days' notice to the Village. Individuals with disabilities requiring auxiliary aids or services should contact the Village by writing or phone, 18500 W. Thirteen Mile Beverly Hills, MI 48025 (248) 646-6404.

REGULAR COUNCIL MEETING MINUTES – JANUARY 7, 2020 - PAGE 1

Present: President Peddie; President Pro-Tem Abboud; Members: George, Hrydziusko, Mooney, Mueller, and Nunez

Absent: None

Also Present: Village Manager, Wilson
 Village Clerk / Assistant Manager, Rutkowski
 Village Attorney, Ryan
 Public Safety Director, Torongeau

Peddie called the regular Council meeting to order at 7:30 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road. 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 Mueller, be it resolved, the consent agenda is approved as published.

1. Review and consider approval of minutes of a regular Council meeting held December 17, 2019.
2. Review and file bills recapped as of Monday, December 23, 2019.
3. Review and file bills recapped as of Monday, January 6, 2020.

Roll Call Vote:

Motion passed (7-0)

BUSINESS AGENDA

PUBLIC HEARING TO RECEIVE COMMENTS ON PROPOSED ORDINANCES 371, 372, 373, 374, 375, 376, AND 377 AMENDING THE VILLAGE OF BEVERLY HILLS MUNICIPAL CODE, CHAPTER 22, ZONING ORDINANCE

Sections 22.10, 22.14, 22.16, 22.18, 22.20, and 22.22

Pursuant to the direction of Council following the joint meeting in February, the subcommittee and administration have been working on updates to the language for the allowable uses of Sections 22.10, 22.14, 22.16, 22.18, 22.20, and 22.22.

The sections of the Zoning Ordinance which address principal and special land uses by Zone District are dated and updates to those sections is identified as item Z10 in Master Plan Action Items. A majority of the language is from the last Zoning Ordinance overhaul, which took place

THESE MINUTES ARE NOT OFFICIAL. THEY HAVE NOT BEEN APPROVED BY THE VILLAGE COUNCIL.

in 1985. There have been some minor updates in the interim, for example, added exterior storage for gas stations in 2012, and added language about in-home child care in 1991. However, the uses do not address many modern commercial activities and do not reflect changes to federal and state statutes that have occurred, such as updates to regulations regarding religious facilities (RLUIPA) and public-school exemption from local zoning.

The proposed modifications to the language in the Zone Districts are to add new/modernized language and uses, as well as to address consistency in formatting and statutory updates. The Village has noted the current language is limiting when inquiries for modern commercial uses are requested but there is no comparable language in the Zoning Ordinance. Similarly, the Village's current language should be updated to be in compliance with federal and state regulations of specific uses. Finally, there were formatting updates to the sections which aide in usability for Village officials and administration, as well as for the public.

Section 22.40 Amendments

Pursuant to the direction of Council following the joint meeting in February, the subcommittee and administration have been working on updates to the language for amendments to the Zoning Ordinance, Section 22.40 Amendments.

The proposed modifications to the language in this section are to clarify procedures, add submittal requirements, add standards for review of rezoning requests, and add standards for conditional rezoning agreements.

The current language is lacking any enumerated review standards by which the Planning Commission and Village Council shall review a proposed rezoning of property, submittal requirements for an applicant requesting a rezoning of property, and standards for a conditional rezoning agreement. This is an item Z7 and Z8 in the Master Plan Action Items as mid-term priority, by 2020. These are powers that are granted to the Village by the MZEA but officials should have clear standards by which they make the decision to approve or deny any such requests. Administration has seen an increase in inquiries about rezoning opportunities, especially for existing institutional uses. The addition of these standards will help the Village provide clear and consistent standards to follow upon request for rezoning of a property and ensure the applicant has guidance to provide a complete submittal package.

Upon conducting the public hearing on Wednesday, November 20, 2019, the Commission made a recommendation to Council for adoption of the proposed amendments. Procedurally, the Council must hold a public hearing as well as first and second reading of the language prior to adoption. If the language is adopted by Council, the changes would take effect 20 days after publication in the newspaper.

Proposed changes are available for public review online and in the Village offices.

Peddle opened the public hearing at 7:34 p.m.

No one wished to be heard, therefore the public hearing was closed at 7:34 p.m.

FIRST READING OF ORDINANCE 371, AMENDING THE VILLAGE ZONING ORDINANCE, CHAPTER 22, SECTION 22.16 R-M MULTIPLE FAMILY RESIDENTIAL DISTRICT

Ryan reviewed the changes to the ordinance, and the inclusion of user-friendly tables. The ordinance in its entirety is available online and at the Village offices.

FIRST READING OF ORDINANCE 372, AMENDING THE VILLAGE ZONING ORDINANCE, CHAPTER 22, SECTION 22.18 P-PARKING DISTRICT

Ryan reviewed the changes to the ordinance, and the inclusion of user-friendly tables. The ordinance in its entirety is available online and at the Village offices.

FIRST READING OF ORDINANCE 373, AMENDING THE VILLAGE ZONING ORDINANCE, CHAPTER 22, SECTION 22.14 R-A, R-1, R-1A, R-2, R-2A, R-2B, AND R-3 SINGLE FAMILY RESIDENTIAL

Ryan reviewed the changes to the ordinance, and the inclusion of user-friendly tables. The ordinance in its entirety is available online and at the Village offices.

FIRST READING OF ORDINANCE 374, AMENDING THE VILLAGE ZONING ORDINANCE, CHAPTER 22, SECTION 22.10 PP-PUBLIC PROPERTY DISTRICT

Ryan reviewed the changes to the ordinance, and the inclusion of user-friendly tables. The ordinance in its entirety is available online and at the Village offices.

FIRST READING OF ORDINANCE 375, AMENDING THE VILLAGE ZONING ORDINANCE, CHAPTER 22, SECTION 22.22 B-BUSINESS DISTRICT

Ryan reviewed the changes to the ordinance, and the inclusion of user-friendly tables. The ordinance in its entirety is available online and at the Village offices.

FIRST READING OF ORDINANCE 376, AMENDING THE VILLAGE ZONING ORDINANCE, CHAPTER 22, SECTION 22.20 O-1 OFFICE DISTRICT

Ryan reviewed the changes to the ordinance, and the inclusion of user-friendly tables. The ordinance in its entirety is available online and at the Village offices.

FIRST READING OF ORDINANCE 377, AMENDING THE VILLAGE ZONING ORDINANCE, CHAPTER 22, SECTION 22.40 AMENDMENTS

Ryan reviewed the changes to the ordinance. The ordinance in its entirety is available online and at the Village offices.

FIRST ANNOUNCEMENT OF BIRMINGHAM AREA CABLE BOARD VACANCY

Administration recently received Robert Borgon's resignation from the Birmingham Area Cable Board (BACB), which creates a vacancy on the Board for a partial term ending June 30, 2022.

The BACB meets the third Wednesday of the month at 7:45 AM at the Village Municipal Building. All eligible and interested residents are encouraged to apply by submitting an application to the Village Clerk's Office by January 30, 2020. Applications can be found on the Village website or at the Village Office.

Motion by Mooney, second by Mueller, to accept the resignation of Robert Borgon from the BACB.

THESE MINUTES ARE NOT OFFICIAL. THEY HAVE NOT BEEN APPROVED BY THE VILLAGE COUNCIL.

Motion passed.

PUBLIC COMMENTS

None.

MANAGER'S REPORT

Southfield Road Public Meeting – At a previous meeting I had mentioned to Council about possibly doing a public meeting this Winter/Spring to invite the public to review and comment on the 13 Mile reconstruction project scheduled for Summer 2020. HRC reached out to me to indicate that the City of Southfield was also considering a similar public forum. I suggested having one public meeting for both communities and holding it a large venue, perhaps the auditorium at Groves. No details have been finalized. If Council is agreeable to such an arrangement, I can work the representatives from the City of Southfield to hold such a meeting.

Consumers Energy Incentive Payment – The Village's rehabilitation project on the boiler system in the Public Safety Building provided an opportunity for the Village to seek funding through Consumers Energy and their Business Energy Efficiency Program. Deputy Director Howard Shock applied for this program on behalf of the Village. The Village of Beverly Hills was awarded an incentive payment of \$4,678.20. Thank you to Deputy Director Shock for his efforts in obtaining this funding.

Christmas Tree Chipping – Christmas tree chipping will begin the week of Monday, January 6. Christmas trees can be placed at the curb for collection and disposal. Please make sure that trees are free of decorations and tinsel and not wrapped in plastic.

Beverly Hills Pistons Night – The Detroit Pistons have reached out to the Village to inquire about having a Beverly Hills night at an upcoming Pistons home game. Clerk Rutkowski was able to work with the Pistons staff and select the date of Sunday, March 29th. The Pistons will be hosting the Houston Rockets at 5:00 PM. Residents will be able to purchase discounted lower bowl tickets in Section 113 for \$85 per ticket. Upper Bowl tickets in Section 215 will be available for a discounted price of \$41. All ticket holders will receive a free gift and will be eligible to go onto the floor after the game and take one shot. All the seating will be grouped together within the eligible sections. A special message will also be displayed to recognize the Village. For every ticket sold, the Pistons will make a donation of \$5 to the Village for the planting of trees in Beverly Park. The Pistons will be providing a dedicated URL link for purchases for Beverly Hills Night. Thank you to Clerk Rutkowski for working on this wonderful community event.

Office Closed – Village Offices will be closed on Monday, January 20 in observance of Dr. Martin Luther King Jr. Day. Trash collection will not be interrupted.

COUNCIL COMMENTS

George reminded residents that the Strategy Session scheduled for Saturday is open to the public.

Hrydziusko reported that the Planning Commission approved a six-foot fence. The feedback she has received from residents is an interest in connecting sidewalks throughout the Village.

Mueller thanked Rutkowski for managing the buckthorn project at Beverly Park.

Abboud reported he would be attending the Capital Conference in Lansing.

Motion by Mooney, second by Nunez, to adjourn the meeting at 8:04 pm.

Motion passed.

Lee Peddie
Council President

Kristin Rutkowski
Village Clerk

Elizabeth M. Lyons
Recording Secretary



TO PRESIDENT PEDDIE & MEMBERS OF THE VILLAGE COUNCIL. THE FOLLOWING IS A LIST OF
EXPENDITURES FOR APPROVAL. ACCOUNTS PAYABLE RUN FROM 1/07/2020 THROUGH 1/21/2020.

ACCOUNT TOTALS:

101	GENERAL FUND	\$88,255.91
202	MAJOR ROAD FUND	\$13,475.77
203	LOCAL STREET FUND	\$10,143.05
205	PUBLIC SAFETY DEPARTMENT FUND	\$180,911.12
592	WATER/SEWER OPERATION FUND	\$80,271.84
701	TRUST & AGENCY FUND	\$143.06
	TOTAL	<u>\$373,200.75</u>
	MANUAL CHECKS- COMERICA	\$368.30
	MANUAL CHECKS- INDEPENDENT	\$0.00
	ACCOUNTS PAYABLE	<u>\$373,200.75</u>
	GRAND TOTAL	<u><u>\$373,569.05</u></u>

Check Date	Bank	Check	Vendor	Vendor Name	Invoice Vendor	Amount
Bank COM COMERICA						
01/21/2020	COM	81507	60129	AARON HINZMAN	AARON HINZMAN	300.00
01/21/2020	COM	81508	MISC	ACORN KITCHEN AND BATH	ACORN KITCHEN AND BATH	400.00
01/21/2020	COM	81509	51160	ALLIANCE MOBILE HEALTH	ALLIANCE MOBILE HEALTH	148.00
01/21/2020	COM	81510	MISC	ANTO GLASS BLOCK INC	ANTO GLASS BLOCK INC	200.00
01/21/2020	COM	81511	31164	APOLLO FIRE APPARATUS	APOLLO FIRE APPARATUS	100.00
01/21/2020	COM	81512	53284	APPLIED IMAGING	APPLIED IMAGING	176.59
01/21/2020	COM	81513	51802	ARROW OFFICE SUPPLY CO.	ARROW OFFICE SUPPLY CO.	151.41
01/21/2020	COM	81514	59980	AVANTE ENTERPRISES, LLC	AVANTE ENTERPRISES, LLC	65.00
01/21/2020	COM	81515	30920	BELLE TIRE	BELLE TIRE	1,172.33
01/21/2020	COM	81516	51409	BEVERLY HILLS ACE	BEVERLY HILLS ACE	144.34
01/21/2020	COM	81517	30861	BLUE CARE NETWORK	BLUE CARE NETWORK	31,571.93
01/21/2020	COM	81518	59779	CANFIELD EQUIPMENT SERVICE	CANFIELD EQUIPMENT SERVICE	375.50
01/21/2020	COM	81519	58597	CATHY WHITE	CATHY WHITE	63.06
01/21/2020	COM	81520	59347	CINTAS CORPORATION #31	CINTAS CORPORATION #31	69.12
01/21/2020	COM	81521	50392	CITY OF BIRMINGHAM	CITY OF BIRMINGHAM	86,331.75
01/21/2020	COM	81522	60204	CITY OF FARMINGTON HILLS	CITY OF FARMINGTON HILLS	100.00
01/21/2020	COM	81523	50189	CITY OF OAK PARK	CITY OF OAK PARK	1,336.00
01/21/2020	COM	81524	59323	CLEANNET	CLEANNET	858.00
01/21/2020	COM	81525	31925	COALITION OF PUBLIC SAFETY	COALITION OF PUBLIC SAFETY	17,627.74
01/21/2020	COM	81526	51439	COMCAST	COMCAST	101.85
01/21/2020	COM	81527	04500	COMEAL EQUIPMENT CO INC.	COMEAL EQUIPMENT CO INC.	23,198.20
01/21/2020	COM	81528	50826	CONSUMERS ENERGY	CONSUMERS ENERGY	1,702.19
01/21/2020	COM	81529	52025	DETROIT SALT COMPANY	DETROIT SALT COMPANY	5,329.59
01/21/2020	COM	81530	50919	DTE ENERGY	DTE ENERGY	969.83
01/21/2020	COM	81531	51385	DTE ENERGY	DTE ENERGY	5,001.17
01/21/2020	COM	81532	MISC	EMERGENCY EGRESS LLC	EMERGENCY EGRESS LLC	200.00
01/21/2020	COM	81533	59813	FIRE DEFENSE EQUIPMENT	FIRE DEFENSE EQUIPMENT	49.00
01/21/2020	COM	81534	MISC	FOREMAN CONSTRUCTION	FOREMAN CONSTRUCTION	800.00
01/21/2020	COM	81535	MISC	FOUNDATION SYSTEMS OF MI	FOUNDATION SYSTEMS OF MI	300.00
01/21/2020	COM	81536	60130	FROM THE DESK OF LIZ LYC	FROM THE DESK OF LIZ LYC	143.50
01/21/2020	COM	81537	60206	GREAT LAKES WATER AUTHORITY	GREAT LAKES WATER AUTHORITY	949.78
01/21/2020	COM	81538	MISC	HANSON'S WINDOW AND CONSTRUCTION	HANSON'S WINDOW AND CONSTRUCTION	200.00
01/21/2020	COM	81539	31202	HOME DEPOT CREDIT SERVICE	HOME DEPOT CREDIT SERVICE	360.70
01/21/2020	COM	81540	MISC	HOME INSPECTION PLUS INC.	HOME INSPECTION PLUS INC.	300.00
01/21/2020	COM	81541	58950	HYDROCORP	HYDROCORP	284.00
01/21/2020	COM	81542	49609	INTERNATIONAL CODE COUNCIL	INTERNATIONAL CODE COUNCIL	135.00
01/21/2020	COM	81543	50200	INTERNATIONAL INSTITUTE	INTERNATIONAL INSTITUTE	170.00
01/21/2020	COM	81544	39070	J.H. HART URBAN FORESTRY	J.H. HART URBAN FORESTRY	3,380.00
01/21/2020	COM	81545	59423	JAMES HEALY	JAMES HEALY	280.00
01/21/2020	COM	81546	MISC	KEARNS BROTHERS	KEARNS BROTHERS	400.00
01/21/2020	COM	81547	09300	KELLER THOMA	KELLER THOMA	87.50
01/21/2020	COM	81548	MISC	KHANSA GROUP	KHANSA GROUP	200.00
01/21/2020	COM	81549	53316	LANG'S ON-SITE SERVICES	LANG'S ON-SITE SERVICES	195.00
01/21/2020	COM	81550	51792	LEXISNEXIS RISK SOLUTION	LEXISNEXIS RISK SOLUTION	150.00
01/21/2020	COM	81551	59116	MARGARET A.S. BEKE	MARGARET A.S. BEKE	80.00
01/21/2020	COM	81552	52030	MICHIGAN GRAPHICS & ART	MICHIGAN GRAPHICS & ART	80.00
01/21/2020	COM	81553	11000	MICHIGAN MUNICIPAL RISK	MICHIGAN MUNICIPAL RISK	10,000.00
01/21/2020	COM	81554	51620	MICHIGAN MUNICIPAL RISK	MICHIGAN MUNICIPAL RISK	34,371.50
01/21/2020	COM	81555	51408	MICRO CENTER A/R	MICRO CENTER A/R	69.85
01/21/2020	COM	81556	51182	NELSON BROTHERS SEWER & NEXT	NELSON BROTHERS SEWER & NEXT	603.00
01/21/2020	COM	81557	59112	NEXT	NEXT	2,275.00
01/21/2020	COM	81558	51799	NYE UNIFORM EAST	NYE UNIFORM EAST	1,561.60
01/21/2020	COM	81559	51751	O.C.W.R.C.	O.C.W.R.C.	31,289.00
01/21/2020	COM	81560	13600	OAKLAND COUNTY TREASURY	OAKLAND COUNTY TREASURY	141.60
01/21/2020	COM	81561	50830	OAKLAND COUNTY TREASURY	OAKLAND COUNTY TREASURY	664.48
01/21/2020	COM	81562	49769	OFFICE EXPRESS	OFFICE EXPRESS	181.96
01/21/2020	COM	81563	60207	PAUL BEHRENS	PAUL BEHRENS	2,945.00
01/21/2020	COM	81564	59122	RAPID RESPONSE	RAPID RESPONSE	49.99
01/21/2020	COM	81565	MISC	RENEWAL BY ANDERSEN	RENEWAL BY ANDERSEN	2,100.00
01/21/2020	COM	81566	MISC	ROBERT ALLINDER	ROBERT ALLINDER	300.00
01/21/2020	COM	81567	59142	ROCK ABBODD	ROCK ABBODD	70.00
01/21/2020	COM	81568	16500	S.O.C.R.R.A.	S.O.C.R.R.A.	33,660.00
01/21/2020	COM	81569	16600	S.O.C.W.A.	S.O.C.W.A.	42,376.81
01/21/2020	COM	81570	59282	SAFEBUILT INC.	SAFEBUILT INC.	10,161.60
01/21/2020	COM	81571	60203	SIX RIVERS LAND CONSERVATION	SIX RIVERS LAND CONSERVATION	250.00
01/21/2020	COM	81572	MISC	SMOLYANOV HOME IMPROVEMENT	SMOLYANOV HOME IMPROVEMENT	300.00
01/21/2020	COM	81573	51356	SOUTHFIELD MUFFLER & BRA	SOUTHFIELD MUFFLER & BRA	434.90
01/21/2020	COM	81574	38145	SOUTHFIELD POSTAL SERVICE	SOUTHFIELD POSTAL SERVICE	381.08
01/21/2020	COM	81575	17700	SUNSET MAINTENANCE SERVICE	SUNSET MAINTENANCE SERVICE	1,000.00
01/21/2020	COM	81576	31043	THOMAS J RYAN PC.	THOMAS J RYAN PC.	8,562.50
01/21/2020	COM	81577	MISC	TRADEMARK BUILDING COMPANY	TRADEMARK BUILDING COMPANY	500.00
01/21/2020	COM	81578	MISC	TRANSITIONS REMODELING	TRANSITIONS REMODELING	300.00
01/21/2020	COM	81579	38205	VERIZON WIRELESS MESSAGING	VERIZON WIRELESS MESSAGING	302.80
01/21/2020	COM	81580	MISC	WALLSIDE WINDOWS	WALLSIDE WINDOWS	1,500.00
01/21/2020	COM	81581	MISC	WINDOW PRO HOLDINGS LLC	WINDOW PRO HOLDINGS LLC	500.00
01/21/2020	COM	81582	20900	ZIP ETC INC	ZIP ETC INC	110.00

COM TOTALS:

01/16/2020 01:45 PM

CHECK REGISTER FOR VILLAGE OF BEVERLY HILLS

Page: 2/2

User: KARRIE

CHECK DATE FROM 01/21/2020 - 01/21/2020

DB: Beverly Hills

Check Date	Bank	Check	Vendor	Vendor Name	Invoice Vendor	Amount
Total of 76 Checks:						373,200.75
Less 0 Void Checks:						0.00
Total of 76 Disbursements:						373,200.75

01/16/2020 01:46 PM
User: KARRIE
DB: Beverly Hills

CHECK REGISTER FOR VILLAGE OF BEVERLY HILLS
CHECK DATE FROM 01/07/2020 - 01/21/2020

Page: 1/1

Check Date	Bank	Check	Vendor	Vendor Name	Invoice Vendor	Amount
Bank COM COMERICA						
01/14/2020	COM	81506	38205	VERIZON WIRELESS MESSAGI		368.30
COM TOTALS:						
Total of 1 Checks:						368.30
Less 0 Void Checks:						0.00
Total of 1 Disbursements:						368.30



To: Honorable President Peddie; Village Council
Chris D. Wilson, Village Manager

From: Erin LaPere, Planning & Zoning Administrator

Date: January 16, 2020

Re: Proposed amendments to Ordinance language for updated uses

Pursuant to the direction of Council following the joint meeting in February, the subcommittee and administration have been working on updates to the language for the allowable uses of Sections 22.10, 22.14, 22.16, 22.18, 22.20, and 22.22.

Section 22.22 B – Business District

The ordinance language to update Section 22.22 B – Business District that was submitted to Council for the first reading contained two minor typographical errors. First, in the Principal Use table, health clubs, fitness centers, gyms, and aerobic clubs is listed twice. Second, bowling alleys, skating rinks, and similar indoor commercial recreation is listed in both the Principal Use table and in the Special Land Use table. The current Zoning Ordinance lists that type of use as Special Land Use and the corrected version removes the listing from Principal Use table.

The revised version, attached as item B5, shows the corrected sections highlighted and text is strike-through where removed. The remaining language is unchanged and the prior cover memo detailing the updates and draft ordinance language for all the sections under consideration is also attached.

eel

attachments



To: Honorable President Peddie; Village Council
Chris D. Wilson, Village Manager

From: Erin LaPere, Planning & Zoning Administrator

Date: November 14, 2019

Re: Proposed amendments to Ordinance language for updated uses

Pursuant to the direction of Council following the joint meeting in February, the subcommittee and administration have been working on updates to the language for the allowable uses of Sections 22.10, 22.14, 22.16, 22.18, 22.20, and 22.22.

Sections 22.10, 22.14, 22.16, 22.18, 22.20, and 22.22

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The proposed modifications to the language in the Zone Districts are to add new/modernized language and uses, as well as to address consistency in formatting and statutory updates. The Village has noted the current language is limiting when inquiries for modern commercial uses are requested but there is no comparable language in the Zoning Ordinance. Similarly, the Village's current language should be updated to be in compliance with federal and state regulations of specific uses. Finally, there were formatting updates to the sections which aide in usability for Village officials and administration, as well as for the public.

Upon conducting the public hearing on Wednesday, November 20, 2019, the Commission made a recommendation to Council for adoption of the proposed amendments. Procedurally, the Council must hold a public hearing as well as first and second reading of the language prior to adoption. If the language is adopted by Council, the changes would take effect 20 days after publication in the newspaper.

Attached please find the proposed Ordinance language prepared by Village Attorney Ryan, red-lined versions of current/proposed updates, and excerpts of the meeting minutes from Planning Commission meetings at which this matter was discussed throughout the year.

eel

attachments



To: Honorable President Peddie; Village Council
Chris Wilson, Village Manager

From: Erin LaPere, Planning & Zoning Administrator

Date: December 30, 2019

Re: Proposed amendments to Ordinance language for rezoning

Pursuant to the direction of Council following the joint meeting in February, the subcommittee and administration have been working on updates to the language for amendments to the Zoning Ordinance, Section 22.40 Amendments.

Section 22.40 Amendments

The proposed modifications to the language in this section are to clarify procedures, add submittal requirements, add standards for review of rezoning requests, and add standards for conditional rezoning agreements.

The current language is lacking any enumerated review standards by which the Planning Commission and Village Council shall review a proposed rezoning of property, submittal requirements for an applicant requesting a rezoning of property, and standards for a conditional rezoning agreement. This is an item Z7 and Z8 in the Master Plan Action Items as mid-term priority, by 2020. These are powers that are granted to the Village by the MZEA but officials should have clear standards by which they make the decision to approve or deny any such requests.

Administration has seen an increase in inquiries about rezoning opportunities, especially for existing institutional uses. The addition of these standards will help the Village provide clear and consistent standards to follow upon request for rezoning of a property and ensure the applicant has guidance to provide a complete submittal package.

Upon conducting the public hearing on Wednesday, November 20, 2019, the Commission made a recommendation to Council for adoption of the proposed amendments. Procedurally, the Council must hold a public hearing as well as first and second reading of the language prior to adoption. If the language is adopted by Council, the changes would take effect 20 days after publication in the newspaper.

Attached please find the proposed Ordinance language prepared by Village Attorney Ryan, red-lined version of current and proposed language, and excerpts of the meeting minutes from Planning Commission meetings at which this matter was discussed throughout the year.

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attachments

VILLAGE OF BEVERLY HILLS
ORDINANCE NO. 371

**AN ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE,
CHAPTER 22.16 R-M MULTIPLE FAMILY RESIDENTIAL DISTRICT**

The Village of Beverly Hills Ordains:

Section 1.01. That Village of Beverly Hills Zoning Ordinance, Chapter 22, Section 22.16 R-M Multiple Family Residential District for the Village of Beverly Hills is hereby amended to read as follows:

22.16 R-M MULTIPLE FAMILY RESIDENTIAL DISTRICT

22.16.010 STATEMENT OF PURPOSE

The R-M Multiple-Family Residential District is designed primarily for multiple-family dwellings. It is designed to promote a harmonious mixture of multiple-family uses in a basically residential environment and also to provide a buffer between single-family residential and commercial uses.

22.16.020 PERMITTED PRINCIPAL USES

In the R-M district, no uses shall be permitted unless otherwise provided in this section, except the following:

Principal Uses	
Residential	
Multi-family dwellings, attached or detached, such as duplexes, townhomes, apartments, or similar	
Child Care	
Family day care home and group day care home	In accordance with Section 22.08.370
Recreational	
Private indoor recreation areas or recreation centers, swimming pools, and similar facilities	
Private open space and passive outdoor recreation areas, public gardens, and fountains	
Parking	
Any permitted principal use in P-Parking Zone District	In accordance with Section 22.28
Accessory Uses	
Home occupations	In accordance with Section 22.04
Greenbelt	In accordance with Section 22.24

Any permitted accessory uses in P-Parking Zone District	
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22.16.030 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted in the R-M zoning district subject to the conditions imposed in Section 22.08.300 and subject further to the approval of the Village Council:

Permitted Uses with Special Approval	
Child Care	
Child care center, Preschool, Daycare	In accordance with Section 22.08.370
Adult Foster Care	
Adult foster care, small group home	In accordance with Section 22.08.370
Adults foster care, large group home	
Congregate adult foster care facilities	
Health Care and Medical	
Nursing home and convalescent centers	
Accessory Uses	
Masonry wall, up to six (6) foot high, in lieu of a greenbelt	In accordance with Section 22.24, (h)

22.16.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 22.24. Schedule of Regulations-Multiple-Family Residential District.

22.16.050 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 22.08.290.

Section 2.01. SEVERABILITY. If any section, clause or provision of this Ordinance shall be declared to be inconsistent with the Constitution and laws of the State of Michigan and voided by any court of competent jurisdiction, said section, clause or provision declared to be unconstitutional and void shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force.

Section 3.01. SAVING CLAUSE. All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 4.01. REPEALER. Any Ordinance conflicting with this Ordinance be and the same is hereby repealed.

Section 5.01. EFFECTIVE DATE. A public hearing having been held by the Planning Commission on Wednesday, November 20, 2019, and the Village Council on January 7, 2020, the provisions of this Ordinance shall become effective 20 days following its publication in The Eccentric, a newspaper circulated within said Village.

Made and passed by the Village Council of the Village of Beverly Hills this _____ day of _____, 2020.

LEE PEDDIE, Village President

KRISTIN RUTKOWSKI, Village Clerk

I, Kristin Rutkowski, being the duly appointed and qualified Clerk of the Village of Beverly Hills, Oakland County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of an Ordinance adopted by the Village Council of the Village of Beverly Hills at a regular meeting thereof held on the _____ day of _____, 2020.

KRISTIN RUTKOWSKI, Village Clerk

VILLAGE OF BEVERLY HILLS
ORDINANCE NO. 372

**AN ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE,
CHAPTER 22, SECTION 22.18 P-PARKING DISTRICT**

The Village of Beverly Hills Ordains:

Section 1.01. That Village of Beverly Hills Zoning Ordinance, Chapter 22, Section 22.18 P-Parking District for the Village of Beverly Hills is hereby amended to read as follows:

22.18 P-PARKING DISTRICT

22.18.010 STATEMENT OF PURPOSE

The P-Parking District is intended to permit the establishment of areas to be used solely for off-street vehicular parking of private passenger cars only. This district is also designed to afford maximum protection to adjacent residential areas by providing appropriate masonry walls and landscaping and well-designed parking lot facilities.

22.18.020 PERMITTED PRINCIPAL USES

In all P-Parking Districts no land shall be used, and no building shall be hereafter erected, converted or structurally altered for any use other than:

Principal Uses	
Parking	
Public off-street parking facilities for the parking of self-propelled motor vehicles for periods not to exceed twenty-four (24) hours at any one time, provided there shall be no business use transacted on or within the parking area	In accordance with Section 22.28
Accessory Uses	
Masonry walls, landscaping, fences, and similar screening	
Permitted signage	In accordance with Section 22.23

22.18.030 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted subject to the conditions imposed in Section 22.08.300 and subject further to the approval of the Village Council:

Permitted Uses with Special Approval	
Utility	
Public utility buildings and essential public services such as telephone exchange buildings, electric transformer stations and substations, and gas regulator stations	Operational requirements must necessitate their location in the district to serve the immediate vicinity

22.18.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 22.24, Schedule of Regulations - P-Parking District.

22.18.050 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 22.08.290.

Section 2.01. SEVERABILITY. If any section, clause or provision of this Ordinance shall be declared to be inconsistent with the Constitution and laws of the State of Michigan and voided by any court of competent jurisdiction, said section, clause or provision declared to be unconstitutional and void shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force.

Section 3.01. SAVING CLAUSE. All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 4.01. REPEALER. Any Ordinance conflicting with this Ordinance be and the same is hereby repealed.

Section 5.01. EFFECTIVE DATE. A public hearing having been held by the Planning Commission on Wednesday, November 20, 2019, and the Village Council on January 7, 2020, the provisions of this Ordinance shall become effective 20 days following its publication in The Eccentric, a newspaper circulated within said Village.

Made and passed by the Village Council of the Village of Beverly Hills this _____ day of _____, 2020.

LEE PEDDIE, Village President

KRISTIN RUTKOWSKI, Village Clerk

I, Kristin Rutkowski, being the duly appointed and qualified Clerk of the Village of Beverly Hills, Oakland County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of an Ordinance adopted by the Village Council of the Village of Beverly Hills at a regular meeting thereof held on the _____ day of _____, 2020.

KRISTIN RUTKOWSKI, Village Clerk

VILLAGE OF BEVERLY HILLS
ORDINANCE NO. 373

**AN ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE,
CHAPTER 22, SECTION 22.14 R-A, R-1, R-1A, R-2, R-2A, R-2B, and R-3
SINGLE FAMILY RESIDENTIAL**

The Village of Beverly Hills Ordains:

Section 1.01. That Village of Beverly Hills Zoning Ordinance, Chapter 22, Section 22.14 R-A, R-1, R-1A, R-2, R-2A, R-2B and R-3 Single Family Residential Districts for the Village of Beverly Hills is hereby amended to read as follows:

22.14 R-A, R-1, R-1A, R-2, R-2A, R-2B, AND R-3 SINGLE-FAMILY RESIDENTIAL DISTRICTS

22.14.010. STATEMENT OF PURPOSE. The single-family residential districts are established as districts in which the principal use of land is for single-family dwellings, but with each district having different minimum lot sizes to encourage differing development character and densities. For these residential districts, in promoting the general purpose of this Section, the specific intent of this section is:

- a. To permit the construction of, and the continued use of the land for single-family dwellings; and
- b. To prohibit business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district.

SECTION 22.14.020 PERMITTED PRINCIPAL USES. In the RA, R-1, R-1A, R-2, R-2A, R2-B and R-3 districts no uses shall be permitted except the following: {Ord. 326, 10-27-07}

Principal Uses	
Residential Dwellings	
Single-family detached dwellings	
Child Care	
Family day care home and group day care home	In accordance with Section 22.08.370
Parking	
Public off-street parking in connection with a permitted principal use	In accordance with Section 22.28
Accessory Uses	
Accessory buildings and uses customarily incidental to permitted principal use such as a garage or shed, or private greenhouse	
Private swimming pools and similar facilities for single family	

use	
Fences, walls, and privacy screens	In accordance with Section 22.08.150
Permitted signage	In accordance with Section 22.23
Home occupations	In accordance with Section 22.04

22.14.030 PERMITTED USES AFTER SPECIAL APPROVAL. The following uses may be permitted in RA, R-1, R-1A, R-2, R-2A, R-2B and R-3 zoning districts, subject to the conditions imposed in SECTION 22.08.300 and subject further to the approval of the Village Council: {Ord. 326, 10-27-07}

Permitted Uses with Special Approval	
Civic	
Public utility buildings and essential public services such as telephone exchange buildings, electric transformer stations and substations, and gas regulator stations	Operational requirements must necessitate their location in the district to serve the immediate vicinity
Churches, temples, and similar places of worship, including living quarters for the church ministry or other members of a religious order who primarily carry out their duties on site	
Church or religious accessory uses and accessory structures such as day care centers, auditoriums, parish centers, athletic or recreational facilities, and similar	Each use or structure shall be subject to separate special approval
Municipal and other governmental buildings such as village/township/state/county/federal offices, post offices, public museums, libraries and community centers, but not including publicly owned and operated warehouses, garages, or storage yards	
Recreational	
Community groups or private social clubs such as Knights of Columbus, Veterans of Foreign Wars, Kiwanis, or similar	
Private, noncommercial indoor recreation areas, recreation centers, swimming pool clubs, and similar	
Education	
Non-profit schools, private or parochial, including latch-key and similar accessory programs	
Non-profit schools, private or parochial, related accessory uses and structures such as schools, day care centers, auditoriums, parish centers, athletic or recreational facilities, and similar uses.	Each use or structure shall be subject to separate special approval
Accessory Uses	
Public off-street parking in connection with uses permitted by special land use approval	In accordance with Section 22.28

22.14.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS. Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 22.24, Schedule of Regulations - Residential Districts.

22.14.050 SITE PLAN REVIEW. Site plan review requirements are as provided in Section 22.08.290.

Section 2.01. SEVERABILITY. If any section, clause or provision of this Ordinance shall be declared to be inconsistent with the Constitution and laws of the State of Michigan and voided by any court of competent jurisdiction, said section, clause or provision declared to be unconstitutional and void shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force.

Section 3.01. SAVING CLAUSE. All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 4.01. REPEALER. Any Ordinance conflicting with this Ordinance be and the same is hereby repealed.

Section 5.01. EFFECTIVE DATE. A public hearing having been held by the Planning Commission on Wednesday, November 20, 2019, and the Village Council on January 7, 2020, the provisions of this Ordinance shall become effective 20 days following its publication in The Eccentric, a newspaper circulated within said Village.

Made and passed by the Village Council of the Village of Beverly Hills this _____ day of _____, 2020.

LEE PEDDIE, Village President

KRISTIN RUTKOWSKI, Village Clerk

I, Kristin Rutkowski, being the duly appointed and qualified Clerk of the Village of Beverly Hills, Oakland County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of an Ordinance adopted by the Village Council of the Village of Beverly Hills at a regular meeting thereof held on the _____ day of _____, 2020.

KRISTIN RUTKOWSKI, Village Clerk

VILLAGE OF BEVERLY HILLS
ORDINANCE NO. 374

**AN ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE,
CHAPTER 22, SECTION 22.10 PP-PUBLIC PROPERTY DISTRICT**

The Village of Beverly Hills Ordains:

Section 1.01. That Village of Beverly Hills Zoning Ordinance, Chapter 22, Section 22.10 PP-Public Property District for the Village of Beverly Hills is hereby amended to read as follows:

22.10 PP-PUBLIC PROPERTY DISTRICT

22.10.010 STATEMENT OF PURPOSE

The intent of the PP-Public Property District is to provide a district wherein community services and facilities may be optimally located with respect to providing public service within the Village.

22.10.020 PERMITTED PRINCIPAL USES

In the PP District, no uses shall be permitted unless otherwise provided in this Ordinance, except the following:

Principal Uses	
Recreational	
Public indoor recreation areas, community recreation centers, swimming pools, and similar	
Public parks or open space, outdoor recreation areas, playgrounds and ballfields, public gardens, and fountains	
Civic	
Municipal and other governmental buildings such as village/ township/state/county/federal offices, post offices, public museums and libraries, memorials and monuments, and community centers, but not including publicly owned and operated warehouses, garages, or storage yards	
Art galleries, private libraries or museums, or similar	
Churches, temples, and similar places of worship, including living quarters for the church ministry or other members of a religious order who primarily carry out their duties on site	
Parking	
Any permitted principal use in P-Parking Zone District	In accordance with Section 22.28
Accessory Uses	
Temporary or seasonal accessory outdoor displays	In accordance with Section 22.08.480

Any permitted accessory uses in P-Parking Zone District	
Church or religious accessory uses and accessory structures such as day care centers, auditoriums, parish centers, athletic or recreational facilities, and similar	Each use or structure shall be subject to separate approval
Any use that is customarily incidental to permitted principal use	

SECTION 22.10.030 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted, subject to the conditions imposed in SECTION 22.08.300 and subject further to the approval of the Village Council:

Permitted Uses after Special Approval	
Civic	
Municipal and other governmental buildings which generate truck traffic or include outside storage, garages, or warehouses	
Utility Facilities	
Essential public service utility buildings such as telephone exchange buildings, electric transformer stations and substations, gas regulator stations	
Water towers	
Cemeteries	
Recreational	
Private, noncommercial indoor recreation areas, recreation centers, swimming pool clubs, and similar	
Private, noncommercial outdoor recreation areas, playgrounds and ballfields, and similar	
Accessory Uses	
Permanent accessory outdoor displays or storage	
Front open space parking	

22.10.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 22.24, Schedule of Regulations - PP-Public Property District.

22.10.050 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 22.08.290.

Section 2.01. SEVERABILITY. If any section, clause or provision of this Ordinance shall be declared to be inconsistent with the Constitution and laws of the State of Michigan and voided by any court of competent jurisdiction, said section, clause or provision declared to be unconstitutional and void shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force.

Section 3.01. SAVING CLAUSE. All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 4.01. REPEALER. Any Ordinance conflicting with this Ordinance be and the same is hereby repealed.

Section 5.01. EFFECTIVE DATE. A public hearing having been held by the Planning Commission on Wednesday, November 20, 2019, and the Village Council on January 7, 2020, the provisions of this Ordinance shall become effective 20 days following its publication in The Eccentric, a newspaper circulated within said Village.

Made and passed by the Village Council of the Village of Beverly Hills this _____ day of _____, 2020.

LEE PEDDIE, Village President

KRISTIN RUTKOWSKI, Village Clerk

I, Kristin Rutkowski, being the duly appointed and qualified Clerk of the Village of Beverly Hills, Oakland County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of an Ordinance adopted by the Village Council of the Village of Beverly Hills at a regular meeting thereof held on the _____ day of _____, 2020.

KRISTIN RUTKOWSKI, Village Clerk

VILLAGE OF BEVERLY HILLS
ORDINANCE NO. 375

**AN ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE,
CHAPTER 22, SECTION 22.22 B-BUSINESS DISTRICT**

The Village of Beverly Hills Ordains:

Section 1.01. That Village of Beverly Hills Zoning Ordinance, Chapter 22, Section 22.22 B-Business District for the Village of Beverly Hills is hereby amended to read as follows:

22.22 B-BUSINESS DISTRICT

22.22.010 STATEMENT OF PURPOSE

The B-Business District is intended to permit retail business and service uses which are needed to serve the residential areas. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare or heavy truck traffic. The intent of this district is also to encourage the concentration of shopping areas to the mutual advantage of both the consumers and merchants and thereby to promote the best use of land at certain strategic locations.

22.22.020 PERMITTED PRINCIPAL USES

In the B-Business District no uses shall be permitted unless otherwise provided in this section, except the following:

Principal Uses	
Child Care	
Child care center, preschool, commercial daycare	In accordance with Section 22.08.370
Recreational	
Indoor health clubs, fitness centers, gyms and aerobic clubs	
Motion picture theaters	
Civic	
Churches, temples, and similar places of worship, including living quarters for the church ministry or other members of a religious order who primarily carry out their duties on site	
Education	
Vocational and technical training facilities	
Commercial schools and studios for teaching photography, art, music, theater, dance, martial arts, ballet, or similar	
Health Care	
Any permitted principal health care use in the O – Office District	
General Office	

Any permitted general office use in the O – Office District	
Business services such as mailing, copying, data processing, and retail office supplies	
Retail	
Retail uses up to 25,000 square feet of gross floor area	
Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored on the premises	
Service establishment of an office, showroom, or workshop nature such as an electrician, decorator, seamstress/tailor, baker, painter, upholsterer, appliance repair, photographic reproduction, or similar that requires a retail adjunct	
Indoor retail sales and storage of building and lumber supplies, home improvement items, and similar materials	
Service	
Dry cleaning drop-off without drive-up service	
Laundromats	
Personal and business service establishments performing services on the premises including seamstress/tailor, shoe repair, tanning salons, beauty parlor, barber shop, tattoo parlor, massage, skin care, or similar	
Personal service, retail, and restaurants within an office	
Tool and equipment rental, excluding vehicles	
Restaurants	
Restaurants and coffee shops without drive-thru or drive-in	
Restaurants, bars, and microbreweries serving alcoholic beverages	
Restaurants and coffee shops with carry-out service or open front windows	
Parking	
Any permitted principal use in P-Parking Zone District	In accordance with Section 22.28
Accessory Uses	
Temporary or seasonal accessory outdoor sales and displays	In accordance with Section 22.08.480
Any permitted accessory uses in P-Parking Zone District	
Any use that is customarily incidental to permitted principal use	
Retail uses may be permitted one (1) exterior convenience item, such as ice chest, vending machine, propane storage, provided the items are clearly related and accessory to the principal use.	Allowable per Administrative approval upon finding the items cannot be located inside the building and located adjacent to the principal building in a manner that does not block or disrupt pedestrian or vehicular

	circulation, or endanger the public health, safety, and welfare.
Church or religious accessory uses and accessory structures such as day care centers, auditoriums, parish centers, athletic or recreational facilities, and similar	Each use or structure shall be subject to separate approval

22.22.030 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted subject to the conditions imposed in Section 22.08.300 and subject further to the approval of the Village Council:

Permitted Uses after Special Approval	
Civic	
Bus passenger stations, not including terminals	
Recreational Uses	
Outdoor commercial or private recreation, recreation centers including amusement parks, batting cages, or go-cart tracks	
Miniature golf courses	
Public arenas or stadiums	
Indoor commercial recreation (skating, bowling, soccer, dance academies, arcades, indoor shooting/archery ranges, indoor golf including golf dome)	
Health Care and Medical	
Any use permitted with Special Approval in the O – Office District	
General Office	
Any use permitted with Special Approval in the O – Office District	
Retail	
Retail uses over 25,000 square feet of gross floor area	
Drive-thru windows accessory to any of the retail uses	
Nurseries, home improvement supplies, and similar outdoor retail sale of vegetation, supplies, and equipment	
Commercial outdoor display, sales, and/or storage of lumber, building supplies, and similar materials.	
Service	
Dry cleaning drop-off with drive-up service	
Funeral home and mortuary establishments	
Open air businesses	
Hotel/motel, including accessory convention or meeting facilities and restaurants	
Indoor mini-storage and self-storage facilities	
Restaurants	

Restaurants and coffee shops with drive-thru or drive-in service	
Restaurants, bars, and microbreweries serving alcoholic beverages that provide dancing and/or live music	
Banquet halls	
Auto Service	
Auto and gasoline filling stations, including up to two (2) exterior convenience item, such as ice chest, vending machine, propane storage, provided the items are clearly related and accessory to the principal use.	Exterior convenience items are allowable per Administrative approval upon finding the items cannot be located inside the building and located adjacent to the principal building in a manner that does not block or disrupt pedestrian or vehicular circulation, or endanger the public health, safety, and welfare.
Automobile repair establishments including accessory retail of new auto parts	Salvage yards and tire stores are not included
Automobile, motorcycle, boat, and recreational vehicle sales, new and used	
Automobile or truck and trailer leasing and rental	
Automobile wash, automatic or self-serve	Shall be fully enclosed in a building
Adult Regulated Uses	
Any adult regulated use, as defined in Section 22.04	In accordance with Section 22.08.340
Accessory Uses	
Any use permitted with Special Approval in the O – Office District	

22.22.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 22.24, Schedule of Regulations - B-Business District.

22.22.050 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 22.08.290.

Section 2.01. SEVERABILITY. If any section, clause or provision of this Ordinance shall be declared to be inconsistent with the Constitution and laws of the State of Michigan and voided by any court of competent jurisdiction, said section, clause or provision declared to be unconstitutional and void shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force.

Section 3.01. SAVING CLAUSE. All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 4.01. REPEALER. Any Ordinance conflicting with this Ordinance be and the same is hereby repealed.

Section 5.01. EFFECTIVE DATE. A public hearing having been held by the Planning Commission on Monday, November 18, 2019, and the Village Council on January 7, 2020, the provisions of this Ordinance shall become effective 20 days following its publication in The Eccentric, a newspaper circulated within said Village.

Made and passed by the Village Council of the Village of Beverly Hills this _____ day of _____, 2020.

LEE PEDDIE, Village President

KRISTIN RUTKOWSKI, Village Clerk

I, Kristin Rutkowski, being the duly appointed and qualified Clerk of the Village of Beverly Hills, Oakland County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of an Ordinance adopted by the Village Council of the Village of Beverly Hills at a regular meeting thereof held on the _____ day of _____, 2020.

KRISTIN RUTKOWSKI, Village Clerk

VILLAGE OF BEVERLY HILLS
ORDINANCE NO. 375

**AN ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE,
CHAPTER 22, SECTION 22.22 B-BUSINESS DISTRICT**

The Village of Beverly Hills Ordains:

Section 1.01. That Village of Beverly Hills Zoning Ordinance, Chapter 22, Section 22.22 B-Business District for the Village of Beverly Hills is hereby amended to read as follows:

22.22 B-BUSINESS DISTRICT

22.22.010 STATEMENT OF PURPOSE

The B-Business District is intended to permit retail business and service uses which are needed to serve the residential areas. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare or heavy truck traffic. The intent of this district is also to encourage the concentration of shopping areas to the mutual advantage of both the consumers and merchants and thereby to promote the best use of land at certain strategic locations.

22.22.020 PERMITTED PRINCIPAL USES

In the B-Business District no uses shall be permitted unless otherwise provided in this section, except the following:

Principal Uses	
Child Care	
Child care center, preschool, commercial daycare	In accordance with Section 22.08.370
Recreational	
Indoor commercial recreation (skating, bowling, soccer, dance academies, arcades, indoor shooting/archery ranges, indoor golf including golf dome)	
Health clubs, fitness centers, gyms, and aerobic clubs	
Indoor health clubs, fitness centers, gyms and aerobic clubs	
Motion picture theaters	
Civic	
Churches, temples, and similar places of worship, including living quarters for the church ministry or other members of a religious order who primarily carry out their duties on site	
Education	
Vocational and technical training facilities	

Commercial schools and studios for teaching photography, art, music, theater, dance, martial arts, ballet, or similar	
Health Care	
Any permitted principal health care use in the O – Office District	
General Office	
Any permitted general office use in the O – Office District	
Business services such as mailing, copying, data processing, and retail office supplies	
Retail	
Retail uses up to 25,000 square feet of gross floor area	
Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored on the premises	
Service establishment of an office, showroom, or workshop nature such as an electrician, decorator, seamstress/tailor, baker, painter, upholsterer, appliance repair, photographic reproduction, or similar that requires a retail adjunct	
Indoor retail sales and storage of building and lumber supplies, home improvement items, and similar materials	
Service	
Dry cleaning drop-off without drive-up service	
Laundromats	
Personal and business service establishments performing services on the premises including seamstress/tailor, shoe repair, tanning salons, beauty parlor, barber shop, tattoo parlor, massage, skin care, or similar	
Personal service, retail, and restaurants within an office	
Tool and equipment rental, excluding vehicles	
Restaurants	
Restaurants and coffee shops without drive-thru or drive-in	
Restaurants, bars, and microbreweries serving alcoholic beverages	
Restaurants and coffee shops with carry-out service or open front windows	
Parking	
Any permitted principal use in P-Parking Zone District	In accordance with Section 22.28
Accessory Uses	
Temporary or seasonal accessory outdoor sales and displays	In accordance with Section 22.08.480
Any permitted accessory uses in P-Parking Zone District	
Any use that is customarily incidental to permitted principal use	
Retail uses may be permitted one (1) exterior convenience item, such as ice chest, vending machine, propane storage,	Allowable per Administrative approval upon finding the

provided the items are clearly related and accessory to the principal use.	items cannot be located inside the building and located adjacent to the principal building in a manner that does not block or disrupt pedestrian or vehicular circulation, or endanger the public health, safety, and welfare.
Church or religious accessory uses and accessory structures such as day care centers, auditoriums, parish centers, athletic or recreational facilities, and similar	Each use or structure shall be subject to separate approval

22.22.030 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted subject to the conditions imposed in Section 22.08.300 and subject further to the approval of the Village Council:

Permitted Uses after Special Approval	
Civic	
Bus passenger stations, not including terminals	
Recreational Uses	
Outdoor commercial or private recreation, recreation centers including amusement parks, batting cages, or go-cart tracks	
Miniature golf courses	
Public arenas or stadiums	
Indoor commercial recreation (skating, bowling, soccer, dance academies, arcades, indoor shooting/archery ranges, indoor golf including golf dome)	
Health Care and Medical	
Any use permitted with Special Approval in the O – Office District	
General Office	
Any use permitted with Special Approval in the O – Office District	
Retail	
Retail uses over 25,000 square feet of gross floor area	
Drive-thru windows accessory to any of the retail uses	
Nurseries, home improvement supplies, and similar outdoor retail sale of vegetation, supplies, and equipment	
Commercial outdoor display, sales, and/or storage of lumber, building supplies, and similar materials.	
Service	
Dry cleaning drop-off with drive-up service	

Funeral home and mortuary establishments	
Open air businesses	
Hotel/motel, including accessory convention or meeting facilities and restaurants	
Indoor mini-storage and self-storage facilities	
Restaurants	
Restaurants and coffee shops with drive-thru or drive-in service	
Restaurants, bars, and microbreweries serving alcoholic beverages that provide dancing and/or live music	
Banquet halls	
Auto Service	
Auto and gasoline filling stations, including up to two (2) exterior convenience item, such as ice chest, vending machine, propane storage, provided the items are clearly related and accessory to the principal use.	Exterior convenience items are allowable per Administrative approval upon finding the items cannot be located inside the building and located adjacent to the principal building in a manner that does not block or disrupt pedestrian or vehicular circulation, or endanger the public health, safety, and welfare.
Automobile repair establishments including accessory retail of new auto parts	Salvage yards and tire stores are not included
Automobile, motorcycle, boat, and recreational vehicle sales, new and used	
Automobile or truck and trailer leasing and rental	
Automobile wash, automatic or self-serve	Shall be fully enclosed in a building
Adult Regulated Uses	
Any adult regulated use, as defined in Section 22.04	In accordance with Section 22.08.340
Accessory Uses	
Any use permitted with Special Approval in the O – Office District	

22.22.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 22.24, Schedule of Regulations - B-Business District.

22.22.050 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 22.08.290.

Section 2.01. SEVERABILITY. If any section, clause or provision of this Ordinance shall be declared to be inconsistent with the Constitution and laws of the State of Michigan and voided by any court of competent jurisdiction, said section, clause or provision declared to be unconstitutional and void shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force.

Section 3.01. SAVING CLAUSE. All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 4.01. REPEALER. Any Ordinance conflicting with this Ordinance be and the same is hereby repealed.

Section 5.01. EFFECTIVE DATE. A public hearing having been held by the Planning Commission on Monday, November 18, 2019, and the Village Council on January 7, 2020, the provisions of this Ordinance shall become effective 20 days following its publication in The Eccentric, a newspaper circulated within said Village.

Made and passed by the Village Council of the Village of Beverly Hills this _____ day of _____, 2020.

LEE PEDDIE, Village President

KRISTIN RUTKOWSKI, Village Clerk

I, Kristin Rutkowski, being the duly appointed and qualified Clerk of the Village of Beverly Hills, Oakland County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of an Ordinance adopted by the Village Council of the Village of Beverly Hills at a regular meeting thereof held on the _____ day of _____, 2020.

KRISTIN RUTKOWSKI, Village Clerk

VILLAGE OF BEVERLY HILLS
ORDINANCE NO. 376

**AN ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE,
CHAPTER 22, SECTION 22.20 O-1 OFFICE DISTRICT**

The Village of Beverly Hills Ordains:

Section 1.01. That Village of Beverly Hills Zoning Ordinance, Chapter 22, Section 22.20 O-1 Office District for the Village of Beverly Hills is hereby amended to read as follows:

22.20 O-1 OFFICE DISTRICT

22.20.010 STATEMENT OF PURPOSE. The O-1 Office District is designed to accommodate office uses, sales-office uses and basic personal services characteristically provided to service office areas.

22.20.020 PERMITTED PRINCIPAL USES. In the O-1 Office District no uses shall be permitted unless otherwise provided in this section, except the following:

Principal Uses	
Recreational Uses	
Community groups or private social clubs such as Knights of Columbus, Veterans of Foreign Wars, Kiwanis, or similar	
Public open space such as common greens or plazas, public passive recreation areas, public playgrounds, and public gardens or fountains	
Civic	
Municipal and other governmental buildings such as village/township/state/county/federal offices, post offices, public museums, libraries and community centers, but not including publicly owned and operated warehouses, garages or storage yards	
Art galleries, private libraries or museums, or similar	
Churches, temples, and similar places of worship, including living quarters for the church ministry or other members of a religious order who primarily carry out their duties on site	
Health Care and Medical	
Medical offices, urgent care facilities, or clinics up to 15,000 square feet of gross floor area	
Veterinary clinics or hospitals and related offices	
General Office	
Offices up to 15,000 square feet of gross floor area which do not entail the on-site sale, lease, processing, or servicing of personal property such as advertising, accounting/bookkeeping, architectural, attorney/legal services, engineering, employment, real estate, secretarial, or any similar use	

Offices of non-profit professional, civic, social, political, and religious organizations	
Studios of photographers and artists	
Contractor offices and buildings up to 15,000 square feet of gross floor area with storage of equipment and machinery only indoors	
Parking	
Any permitted principal use in P-Parking Zone District	In accordance with Section 22.28
Accessory Uses	
Temporary or seasonal accessory outdoor sales and displays	In accordance with Section 22.08.480
Any permitted accessory uses in P-Parking Zone District	
Church or religious accessory uses and accessory structures such as day care centers, auditoriums, parish centers, athletic or recreational facilities, and similar	Each use or structure shall be subject to separate approval

22.20.030 PERMITTED USES AFTER SPECIAL APPROVAL. The following uses may be permitted subject to the conditions imposed in Section 22.08.300 and subject further to the approval of the Village Council:

Permitted Uses with Special Approval	
Child Care Uses	
Child care center, Preschool, Daycare	In accordance with Section 22.08.370
Health Care and Medical	
Medical offices, urgent care facilities, or clinics over 15,000 square feet of gross floor area	
Hospitals	
Animal shelters and animal day care facilities	
General Office	
Any permitted office use over 15,000 square feet of gross floor area which do not entail the on-site sale, lease, processing, or servicing of personal property	
Banks and similar financial institutions, with or without drive-up service or teller machines	
Standalone drive-up teller machines	
Personal service, retail, and restaurants within an office	
Utility	
Public utility buildings and essential public services such as telephone exchange buildings, electric transformer stations and substations, and gas regulator stations	Operational requirements must necessitate their location in the district to serve the immediate vicinity
Adult Regulated Uses	
Any adult regulated use, as defined in Section 22.04	In accordance with Section 22.08.340

Accessory Uses	
Permanent accessory outdoor sales, displays, or storage	
Front open space parking	
Accessory drive-up services not listed	

22.20.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS. Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 22.24, Schedule of Regulations - Office District.

22.20.050 SITE PLAN REVIEW. Site plan review requirements are as provided in Section 22.08.290.

Section 2.01. SEVERABILITY. If any section, clause or provision of this Ordinance shall be declared to be inconsistent with the Constitution and laws of the State of Michigan and voided by any court of competent jurisdiction, said section, clause or provision declared to be unconstitutional and void shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force.

Section 3.01. SAVING CLAUSE. All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 4.01. REPEALER. Any Ordinance conflicting with this Ordinance be and the same is hereby repealed.

Section 5.01. EFFECTIVE DATE. A public hearing having been held by the Planning Commission on Wednesday, November 20, 2019, and the Village Council on January 7, 2020, the provisions of this Ordinance shall become effective 20 days following its publication in The Eccentric, a newspaper circulated within said Village.

Made and passed by the Village Council of the Village of Beverly Hills this ____ day of _____, 2020.

LEE PEDDIE, Village President

KRISTIN RUTKOWSKI, Village Clerk

I, Kristin Rutkowski, being the duly appointed and qualified Clerk of the Village of Beverly Hills, Oakland County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of an Ordinance adopted by the Village Council of the Village of Beverly Hills at a regular meeting thereof held on the ____ day of _____, 2020.

KRISTIN RUTKOWSKI, Village Clerk

VILLAGE OF BEVERLY HILLS
ORDINANCE NO. 377

**AN ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE,
CHAPTER 22, SECTION 22.40 AMENDMENTS**

The Village of Beverly Hills Ordains:

Section 1.01. That Village of Beverly Hills Zoning Ordinance, Chapter 22, Section 22.40 Amendments for the Village of Beverly Hills is hereby amended to read as follows:

22.40 AMENDMENTS

22.40.010 PROCEDURE

The Village Council may amend, supplement, modify or change this Ordinance upon recommendation by Planning Commission, provided that a public hearing shall be held before any such amendment, supplement, modification or change shall be passed. Notice of such public hearing shall be given in conformance with the requirements of the Michigan Zoning Enabling Act and any other applicable laws.

22.40.020 SUBMITTAL REQUIREMENTS

In the case of an amendment to the Village Zoning Map, the following information shall accompany the application form:

- a. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
- b. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner.
- c. The existing and proposed zoning district designation of the subject property.
- d. A site analysis site plan or current aerial photograph illustrating existing conditions on the site and adjacent properties such as woodlands, wetlands, soil conditions, steep slopes, drainage patterns, views, existing buildings, adjacent land uses, any sight distance limitations and relationship to other developed sites and access points in the vicinity.
- e. A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district.
- f. A traffic impact study shall be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day. The traffic study should contrast the daily and peak hour trip generation rates for representative use in the current and requested zoning district. The determination of

representative uses shall be made by the Planning Commission with input from Village staff and consultants.

- g. A conceptual plan at a scale not less than 1" = 100', demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, lot coverage, building spacing, parking, loading, drainage, general landscaping, access spacing, and other site design factors; while the anticipated use can be shown, an illustration of the maximum development permitted under the requested zoning shall also be provided.
- h. A written description of how the requested rezoning meets Sec. 22.40.040 "Criteria for Amendment to the Village Zoning Map."

22.40.030 AMENDMENTS ON FILE

All amendments to this Ordinance shall be on file in the Village Clerk's office. The Ordinance effecting any amendment to the Zoning Map shall include the written description of the property that has been zoned or rezoned.

22.40.040 CRITERIA FOR AMENDMENT TO THE VILLAGE ZONING MAP

In considering any proposed amendment to the Ordinance and/or the Official Zoning Map, the Planning Commission and Village Council shall consider the following criteria in making its findings, recommendations and decision:

- a. The proposed amendment shall be consistent with the goals, policies, and future land use map of the Master Plan.
- b. The proposed amendment shall be in accordance with the intent and purpose of the Zoning Ordinance.
- c. The proposed amendment shall comply with all requirements of the zoning classification.
- d. The Planning Commission and Village Council may consider how the proposed zoning may be is consistent with the trends in land development in the general vicinity of the property in question.
- e. The proposed zoning is consistent with or provides a beneficial transition to the zoning classification of surrounding land.
- f. The proposed zoning is compatible with the site's physical, geological, hydrological and other environmental features, and with the uses permitted in the proposed zoning district.
- g. All the potential uses allowed in the proposed zoning district are compatible with surrounding uses and zoning in terms of environmental impacts, density, nature of use, traffic impacts, and infrastructure.

- h. The impact, if any, of the proposed zoning on public health, safety and welfare on the capacity of public utilities and services to accommodate the uses permitted in the proposed zoning district.

22.40.050 ZONING AGREEMENTS FOR CONDITIONAL REZONING

- a. An applicant for a rezoning may voluntarily offer a zoning agreement as a condition for rezoning. An election to file a conditional rezoning with a zoning agreement shall be pursuant to the Michigan Zoning Enabling Act (Public Act 110 of 2006) and this Ordinance. The conditions set forth in the zoning agreement must be voluntary and equally or more restrictive than the regulations that would otherwise apply under the proposed zoning district. The zoning agreement shall be a written agreement that is approved and executed by the applicant and the Village and recorded with the County Register of Deeds. When necessary, the zoning agreement shall also include and incorporate, by reference, a site plan. This plan shall not replace the requirement for a site plan as outlined in Section 22.08.290. The zoning agreement must be voluntarily offered by the applicant and the Village shall not have the authority to require modification to a zoning agreement without the consent of the petitioner; provided, the Village shall not enter into a zoning agreement that is not found acceptable to the Village Council.
- b. The zoning agreement may include limitations on the uses permitted on the property in question, specification of lower density or less intensity of development and use, or may impose more restrictive measures on the location, size, height, or other measure for buildings, structures, improvements, setbacks, landscaping, buffers, design, architecture and other features. The zoning agreement may not authorize uses or developments of greater intensity or density, or which are not permitted in the proposed zoning district; nor may a zoning agreement permit variances from height, area, setback or similar dimensional requirements that are less restrictive than the proposed zoning district. The zoning agreement may include conditions related to the use and development of the property that are necessary to:
 - 1. Serve the intended use of the property, such as improvements, extension, widening, or realignment of streets, utilities, storm drains, or other infrastructure serving the site;
 - 2. Minimize the impact of the development on surrounding properties, such as landscape screening above and beyond minimum requirements or design elements to create transition to adjoining uses; and
 - 3. Preserve natural features, historic resources, and open space.
- c. In addition to any limitations on use or development of the site, preservation of site features or improvements described in paragraph b above, the zoning agreement shall also include the following:
 - 1. Acknowledgement that the zoning agreement was proposed voluntarily by the applicant and that the Village relied upon the agreement and may not grant the rezoning but for the conditions offered in the zoning agreement.

2. Acknowledgement that the zoning agreement and its terms and conditions are authorized by all applicable state and federal law and constitution, and that the zoning agreement is valid and was entered into on a voluntary basis.
 3. Agreement and understanding that the property shall only be developed and used in a manner that is consistent with the zoning agreement.
 4. Agreement and understanding that the rezoning is conditioned upon obtaining site plan approval under Section 22.08.290, or subdivision approval under Chapter 23, Subdivision Ordinance and obtaining other necessary approvals required by the Village and all applicable county and state agencies.
 5. Agreement and understanding that no part of the zoning agreement shall permit any activity, use, or condition that would otherwise not be permitted in the new zoning district.
 6. Agreement and understanding that the approval of the conditional rezoning and the zoning agreement shall be binding upon and inure to the benefit of the property owner and the Village, and also their respective heirs, successors, assigns, receivers or transferees.
 7. Agreement and understanding that, if a rezoning with a zoning agreement becomes void in accordance with this section, that no further development shall take place and the land shall revert back to its original zoning classification.
 8. A legal description of the land to which the agreement pertains.
 9. Any other provisions as are agreed upon by the parties.
- d. Any use(s) proposed as part of a zoning agreement that would otherwise require site plan approval or special land use approval shall be subject to the applicable review and approval requirements of Sections 22.08.290 and 22.08.300.
 - e. Nothing in the zoning agreement, nor any statement or other provision, shall prohibit the Village from later rezoning all or any portion of the land that is the subject of the zoning agreement to another zoning classification. Any rezoning shall be conducted in compliance with this ordinance and the Michigan Zoning Enabling Act (Public Act 110 of 2006).
 - f. Failure to comply with the zoning agreement at any time after approval will constitute a breach of the agreement and also a violation of this ordinance, and further use of the property may be subject to legal remedies available to the Village.

Section 2.01. SEVERABILITY. If any section, clause or provision of this Ordinance shall be declared to be inconsistent with the Constitution and laws of the State of Michigan and voided by any court of competent jurisdiction, said section, clause or provision declared to be unconstitutional and void shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force.

Section 3.01. SAVING CLAUSE. All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 4.01. REPEALER. Any Ordinance conflicting with this Ordinance be and the same is hereby repealed.

Section 5.01. EFFECTIVE DATE. A public hearing having been held by the Planning Commission on Wednesday, November 20, 2019, and the Village Council on January 7, 2020, the provisions of this Ordinance shall become effective 20 days following its publication in The Eccentric, a newspaper circulated within said Village.

Made and passed by the Village Council of the Village of Beverly Hills this _____ day of _____, 2020.

LEE PEDDIE, Village President

KRISTIN RUTKOWSKI, Village Clerk

I, Kristin Rutkowski, being the duly appointed and qualified Clerk of the Village of Beverly Hills, Oakland County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of an Ordinance adopted by the Village Council of the Village of Beverly Hills at a regular meeting thereof held on the _____ day of _____, 2020.

KRISTIN RUTKOWSKI, Village Clerk



To: Honorable President Peddie; Village Council Members
Chris Wilson, Village Manager

From: Kristin Rutkowski, Village Clerk/Assistant Village Manager

Subject: Vacancy on Birmingham Area Cable Board

Date: January 15, 2020

This is the second announcement of a vacancy on the Birmingham Area Cable Board (BACB) for a partial term ending June 30, 2022.

The BACB meets the third Wednesday of the month at 7:45 AM at the Village Municipal Building.

All eligible and interested residents are encouraged to apply by submitting an application to the Village Clerk's Office by January 30, 2020. Applications can be found on the Village website or at the Village Office.

The appointment is scheduled to take place at the February 4, 2020 regular Village Council Meeting, following a Council Subcommittee meeting. The Subcommittee will meet at 7:15 PM in Council Chambers and consist of members Mooney (chair), Abboud, and George.

Memorandum

To: Honorable Lee Peddie, Village President; Village Council; Richard Torongeau, Public Safety Director; Peggy Linkswiler, Human Resources Coordinator

From: Chris D. Wilson, Village Manager

CC: Kristin Rutkowski, Village Clerk/Asst. Manager

Date: 1/17/2020

Re: MERS Service Credit Purchase – Chad Trussler

Public Safety Lieutenant Chad Trussler has petitioned the Municipal Employees Retirement System (MERS) about purchasing additional service credit relative to his defined benefit program. This service credit purchase would be for a period of twelve (12) months. Lt. Trussler has already met the 10-year vesting requirement for the Village. Lt. Trussler has reviewed the terms of this purchase agreement with Village Administration and I am confident that he understands the terms and risks involved.

The cost to Lt. Trussler for this service credit purchase is \$40,174.00. There is no cost to the Village. As a vested employee, were Lt. Trussler to leave before his eligible retirement date he would not be eligible for a refund of these monies. His retirement would be deferred until he reached age of retirement eligibility. I have reviewed the attached resolution for your review and consideration. I have reviewed the resolution and if there are no objections from Council, I recommend approval.

Application for Additional Service Credit Purchase

Section 1: Service Credit Purchase Cost Estimate

With the approval of the employer and the local governing body, participants can purchase additional service credit to help meet an early retirement eligibility provision or to increase their pension benefit. Unlike MERS-to-MERS or Act 88 time, purchased service credit generally cannot be used to reach vesting.

This estimate is only valid for two months after January 1, 2020, the effective date of this calculation.

The cost to purchase service credit for each individual is based on many factors. Below is the information that MERS used to prepare this estimate. Please review the following information for accuracy. If any is incorrect, this estimate may not be correct.

Participant Information

Chad A Trussler

Date of Birth:

Age:

Spouse's Date of Birth:

FAC as of calculation date: \$100,417.97

Employer Information

Beverly Hills, Vlg of

6321 / 02

Benefit Program

Benefit B-4 (80% max)

Benefit F55 (With 10 Years of Service)

Early Reduced (.5%) at Age 50 with 25 Years or Age 55 with 15 Years

Benefit D2

Benefit FAC-2 (2 Year Final Average Compensation)

DROP+ Program - 4% Reduction

10 Year Vesting

25 Years & Out

E2 1% Comp COLA for future retirees (06/01/2013)

Defined Benefit Normal Retirement Age - 60

Service Credit

Earned service credit as of calculation date: 23 years, 0 months

Vesting Only Service:

Other Governmental Service used for

Eligibility (MERS or Act 88):

Type of Credited Service to be Purchased: Generic

Amount of additional service requested: 1 year, 0 months

Benefit Impact

	Earliest Eligibility Retirement Date	Retirement Age	Projected FAC	X	Service Credit	X	Benefit Multiplier	=	Annual Benefit
Before Proposed Purchase	1/1/2022	42 years 9 months	\$106,533.42		25 years 0 months		2.5%		\$66,583.44
After Proposed Purchase	1/1/2021	41 years 9 months	\$103,430.51		25 years 0 months		2.5%		\$64,644.12

Estimated Cost of This Service Credit Purchase: \$40,174.00

The total cost is due in full at the time of purchase and may be paid by either the participant or employer. You may be eligible to transfer assets from other accounts to make a payment for the purchase, such as: 457 Deferred Compensation Plans; 401 plans; 403(b) plans; and some IRAs (traditional and SIMPLE). To initiate this transfer complete the form *Certification of Qualified Fund Rollover to MERS* (form number F-38). Send signed, approved Application for Additional Service Credit to MERS prior to sending any payment.

Section 2: Calculation Assumptions

1. Projected Earliest Eligible Retirement Date

This date is calculated using the participant's date of birth, the amount of service credit reported by the employer, and other service credit that we have on record (such as MERS-to-MERS or Act 88 time). If any of this data is incomplete or inaccurate this can affect the cost estimate. If the participant chooses to retire on a different date, it may increase/decrease the actual cost.

2. Projected Final Average Compensation (FAC)

Future increases in the FAC are assumed to be a 3.00% annual increase. This calculation is dependent on the wages reported by the employer to MERS. If the actual increases end up being different than the assumption, it may increase/decrease the actual cost.

3. Projected Service Credit

It is assumed the participant will continue to work until the earliest date for unreduced retirement benefits unless a specific termination date is shown. Any deviation from the earliest eligibility date may increase/decrease the actual cost.

4. Benefit Program

The current benefit plan provisions are used to calculate the cost of purchasing service credit. If the participant transfers into a different division and is eligible for a benefit plan with different provisions, then the cost may differ from the initial calculation. Likewise costs may differ if the municipality adopts different benefits in the future for any participant that has purchased service credit. These changes will be reflected in the actuarial valuation required to adopt any benefit increase.

5. Investment Assumption

The current investment return assumption for service credit purchase is 6.35%.


6. Mortality Rate

Assumptions are made on the life expectancies of the participant and their surviving spouse, using tables generated by actuarial professionals.

Section 3: Certification and Authorization

PARTICIPANT CERTIFICATION

I certify the above information is correct and accurate. If this is a purchase of qualifying "other governmental" service, I certify the service has not and will not be recognized for the purposes of obtaining or increasing a pension under another defined benefit retirement plan.


Participant Signature

12-13-19
Date

GOVERNING BODY RESOLUTION

By Resolution of its Governing Body, at its meeting on _____, as provided by the MERS Plan Document, and in accordance with the employer's policy, the employer hereby authorizes the participant named above to make a service credit purchase from MERS as described above. The employer understands this is an estimated cost, calculated using actuarial assumptions approved by the Retirement Board. Any difference between the assumptions and actuarial experience will affect the true cost of the additional service to the employer. The calculation assumptions are outlined above and the employer understands and agrees it is accountable for any difference between estimated and actual costs.

Signature of Authorized Official

Date

Title

MERS Use Only

Payment Received:	Participant Payment:
Service Credit:	ER Payment:
Signed:	



To: Honorable President Peddie; Village Council
Chris Wilson, Village Manager

From: Erin LaPere, Planning & Zoning Administrator

Date: January 14, 2020

Re: Request for rezoning for Parcel ID TH-24-03-352-003 and Parcel ID TH-24-03-352-004

Kellie McDonald, for The Goddard School, has submitted a request for the rezoning of two lots on Lahser Road from R-A Single Family Residential to O-1 Office. Currently, one of the lots has a single family home and one is undeveloped/vacant. The properties are at the northeast intersection of Lahser and 13 Mile Roads. The request details the intention to demolish the existing home on the one lot, combine the parcels, and construct a child care center/preschool on the property. This area is bounded by an existing office use/Zone District to the south and a single family residential neighborhood to the north and east. On the west, across Lahser, is the Road Commission for Oakland County office and additional residential. The Village Master Plan, Future Land Use Map denotes this area for potential redevelopment as a transition zone to the neighboring residential area.

The applicant has an offer to purchase the properties, and the current owner of both parcels have submitted written approval of the request to rezone the parcels. Further, during a pre-submittal meeting the application was advised of the proposed amendments to our Ordinance for rezoning standards and has submitted documentation consistent with the proposed requirements. The submittal was reviewed by the Village Engineer who noted potential traffic impacts given the close proximity to Detroit Country Day School and Groves High School. The Road Commission for Oakland County will also be involved in the review and approval process for the site development as Lahser Road is under County jurisdiction. Attached is a copy of the application and submittal documents including a preliminary site plan detailing the proposed use, if the request is approved.

The Michigan Zoning Enabling Act requires any request for rezoning of a property be subject to a public hearing and recommendation by the Planning Commission prior to public hearing and review and consideration by Village Council. Procedurally, if Council were to approve rezoning of the land, the applicant would then be required to proceed with the site plan approval and special land use approval process for the proposed use.

Suggested Motion

Village Council refers submittal from Kellie McDonald, the Goddard School, for the requested rezoning of two lots on Lahser Road, Parcel ID TH-24-03-352-003 and Parcel ID TH-24-03-352-004, to the Planning Commission for public hearing and recommendation.

eel

attachment

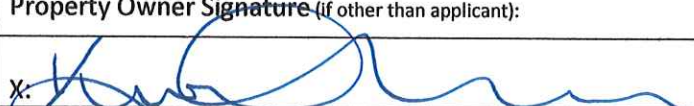
Village of Beverly Hills
 Building & Planning
 18500 W 13 Mile Rd
 Beverly Hills, MI 48025
 Phone: (248) 646-6404 Fax: (248) 646-3703
www.villagebeverlyhills.com

****Staff Use Only****

Date Received: _____
 PC Mtg Date: _____
 Council Mtg Date: _____
 Decision: ☐ Approved ☐ Denied, reason: _____

Application for Rezoning

I (We), the undersigned, do hereby respectfully make application and petition the Planning Commission and Village Council to amend the Village Zoning Ordinance and change the Zoning Map of the Village as hereinafter requested, and in support of this application, the following facts are shown:

Property Information	Address: <u>31170 Lahser Rd & VL Parcel .78A</u>			
	Parcel ID(s): <u>24-033-52-003 & 24-03-352-004</u>			
	<u>300</u> Width (ft)	<u>255</u> Length (ft)	<u>1.55</u> Acreage	<u>300</u> Frontage (ft) on Street Name: <u>Lahser</u>
	Legal Description: <u>BERSHIRE ESTATES Lots 5 & 6. SEE ATTACHED</u>			
Rezoning Request (attach plot plan, including all existing and proposed buildings)	From: <u>B-A</u> District		To: <u>O-1</u> District	
	Proposed Use of Land: <u>child CARE CENTER</u>			
Petitioner (must have legal interest in property)	Name: <u>Kellie McDonald</u>			
	Business: <u>The GODDARD School</u>			
	Address: <u>935 E. Silverbell</u>			
	City: <u>LAKE ORION</u>		State: <u>MI</u>	Zip: <u>48360</u>
	Phone: <u>248-318-2007</u>		Email: <u>LAKE ORION MI @goddardschools.com</u>	
	Legal Interest: <input type="checkbox"/> Own Property <input type="checkbox"/> Lease Property <input checked="" type="checkbox"/> Offer to Purchase (please attach) <input type="checkbox"/> Other (e.g. attorney, architect, contractor, etc.):			
Property Owner <input type="checkbox"/> Same as Applicant	Name: <u>SEE ATTACHED consent letters</u>			
	Business:			
	Address:			
	City:		State:	Zip:
	Phone:		Email:	
	Property Owner Signature (if other than applicant):			
Applicant Signature	X: 			

The applicant may be required to furnish other information as requested by the Planning Commission and/or Village Council. Applicant may include any additional information that may be of assistance in reaching a decision.

Upon filing with the Village, application will be placed on agenda in compliance with required public notification of 15 days prior to meeting date.

Village of Beverly Hills
 Building & Planning
 18500 W 13 Mile Rd
 Beverly Hills, MI 48025
 Phone: (248) 646-6404 Fax: (248) 646-3703
www.villagebeverlyhills.com

****Staff Use Only****

Date Received: _____
 PC Mtg Date: _____
 Council Mtg Date: _____
 Decision: ☐ Approved ☐ Denied, reason: _____

Application for Rezoning

I (We), the undersigned, do hereby respectfully make application and petition the Planning Commission and Village Council to amend the Village Zoning Ordinance and change the Zoning Map of the Village as hereinafter requested, and in support of this application, the following facts are shown:

Property Information	Address: _____			
	Parcel ID(s): _____			
	Width (ft)	Length (ft)	Acreage	Frontage (ft) on Street Name: _____
	Legal Description: _____			
Rezoning Request (attach plot plan, including all existing and proposed buildings)	From: _____ District		To: _____ District	
	Proposed Use of Land: _____			
Petitioner (must have legal interest in property)	Name: _____			
	Business: _____			
	Address: _____			
	City: _____		State: _____	Zip: _____
	Phone: _____		Email: _____	
	Legal Interest: <input type="checkbox"/> Own Property <input type="checkbox"/> Lease Property <input type="checkbox"/> Offer to Purchase (please attach)			
	<input type="checkbox"/> Other (e.g. attorney, architect, contractor, etc.): _____			
Property Owner <input type="checkbox"/> Same as Applicant	Name: _____			
	Business: _____			
	Address: _____			
	City: _____		State: _____	Zip: _____
	Phone: _____		Email: _____	
	Property Owner Signature (if other than applicant):  			
Applicant Signature	X: _____			

The applicant may be required to furnish other information as requested by the Planning Commission and/or Village Council. Applicant may include any additional information that may be of assistance in reaching a decision.

Upon filing with the Village, application will be placed on agenda in compliance with required public notification of 15 days prior to meeting date.

We, Robert and Sauha Maltese, as owners
of Vacant Land Parcel 24-03-352-004,
Lahser Road, Beverly Hills, Michigan hereby
give, Kellie McDonald consent to pursue re
zoning with the Village of Beverly Hills.


Sauha Maltese

Robert Maltese
PROPERTY OWNER

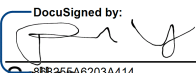
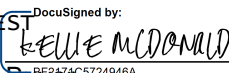
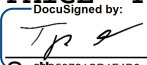
**ADDENDUM / AMENDMENT A****Page 1 of 1**

This Addendum is part of a Purchase Agreement dated November 24, 2019 between
PAIGE YOUNG, TYLER STUEF as Seller(s) and
KELLIE MCDONALD as Buyer(s) for property
 commonly known as 31170 LAHSER Road, Beverly Hills Vlg, Michigan 48025
 (the "Purchase Agreement").

For and in consideration of the mutual covenants, conditions, agreements and representations herein set forth, the parties agree to amend the Purchase Agreement as follows:

PRE REQUEST FROM THE VILLAGE OF BEVERLY HILLS: THE SELLERS AGREE TO HAVE BUYER, KELLIE MCDONALD, CONTINUE WITH THE RE-ZONING EFFORTS OF THE PROPERTY LOCATED AT 31170 LAHSER ROAD, BEVERLY HILLS MICHIGAN, 48025.

Except as set forth in this Addendum, the Purchase Agreement shall remain in full force and effect in all respects as originally written. In the event of any inconsistencies or conflicts between the terms of this Addendum and the Purchase Agreement, the terms of this Addendum shall govern.

DocuSigned by:  Seller 8B25FA6203A414...	12/19/2019 17:34 EST Date	DocuSigned by:  Buyer BCF2A74C5724946A...	12/19/2019 17:29 EST Date
PAIGE YOUNG		KELLIE MCDONALD	
DocuSigned by:  Seller 8F25F21CD1F4B6...	12/19/2019 14:57 PST Date		
TYLER STUEF			



STOREY ENGINEERING GROUP, LLC

CIVIL ENGINEERS / LAND SURVEYORS

48264 Manchester, Macomb, MI 48044

(586) 216-1043

www.storeyengineering.com

Tim S. Storey, PE
President

Ms. Erin LaPere
Planning & Zoning Administrator
Village of Beverly Hills
18500 W. 13 Mile Road
Beverly Hills, MI 48025

December 26, 2019
SEG Project No. 2019-027

**RE: PROPOSED RE-ZONING
31170 LAHSER ROAD
TAX PARCELS 24-03-352-003 & 24-03-352-004
VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN**

Dear Ms. LaPere:

Our client, Ms. Kellie McDonald, has a purchase agreement in its due diligence period for the two above indicated lots. The proposed project she is considering would be a 13,200 square foot Day Care/Nursery School for children 6 months to 6 years of age. The process for the eventual approval of the project first entails re-zoning the property from R-A (Single Family) to O-1 (Office). Once the property (Lots 5 and 6 of Supervisors Berkshire Estates Plat) is re-zoned, the project would then require a Special Land Use to allow a Licensed Day Care to be constructed on the property within the O-1 district.

It is understood that re-zoning the property to office does not automatically allow the proposed day care use but would allow any use allowed as a Permitted Principal Use in the O-1 District as long as it meets the site plan approval requirements. The developer and the current property owner both understand this and are anxious to move forward with the requested re-zoning. Attached herewith are consent letters from both property owners of the two lots.

The following outlines the submittal requirements and criteria from the zoning ordinance and how each is addressed:

Ordinance 22.40.020 - Submittal Requirements for an Amendment to the Village Zoning Map:

a. Legal Description: The legal description is shown on the attached Existing Site drawing and Preliminary Site Plan and is as follows:

Tax Parcels 24-03-352-003 and 24-03-352-004

PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 10 EAST, VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: LOTS 5 AND 6 OF SUPERVISORS BERKSHIRE ESTATES PLAT.

b. Name, signature and address of the owner(s) of the property (see attached Re-zoning Application and Consent Letters).

c. The existing zoning designation is R-A (Single Family) and the proposed zoning district designation is O-1 (Office).

d. Site analysis (see attached Existing Site drawing and attached Site Analysis write-up).

e. See attached environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the O-1 district.

f. See attached traffic analysis. The amount of traffic generated by the development is less than that which would require a more detailed traffic study.

g. Refer to the attached Preliminary Site Plan which clearly shows how the site can be developed in accordance with the requirements of the O-1 district regarding setbacks, lot coverage, building spacing, parking, loading, drainage, general landscaping, access spacing, and other design factors. The proposed development shown is not only a representation of the anticipated day care development but also is consistent with the maximum that could reasonably be developed as an office building on the property.

h. See attached written description of how the proposed re-zoning meets the criteria of Section 22.40.040 of the zoning ordinance.

Should there be any questions regarding this site analysis please do not hesitate to contact our office at 586-216-1043.

Thank you!

Sincerely,

STOREY ENGINEERING GROUP, LLC



Tim S. Storey, PE, LEED AP
President

CC: Kellie McDonald

**STOREY ENGINEERING GROUP, LLC**

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*Tim S. Storey, PE
President*

Ms. Erin LaPere
Planning & Zoning Administrator
Village of Beverly Hills
18500 W. 13 Mile Road
Beverly Hills, MI 48025

December 26, 2019
SEG Project No. 2019-027

**RE: SITE ANALYSIS
31170 LAHSER ROAD
TAX PARCELS 24-03-352-003 & 24-03-352-004
VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN**

Dear Ms. LaPere:

The following is a detailed Site Analysis of existing conditions at the property.

The site consists of two lots in a platted subdivision located approximately 300 feet to 600 feet north of 13 Mile Road along the east side of Lahser Road in the Village of Beverly Hills, Michigan and contains 1.55 acres of land. The site address of the northerly lot is 31170 Lahser Road (Lot 5) and is currently occupied by a residential home. The southerly lot does not have an address and is currently undeveloped. The lot appears to have been cleared sometime in the last year, previously it appears to have been wooded. Both lots appear to have access to public water and sewer within the Lahser Road right of way and also have frontage on Lahser Road which also provides access. The immediate area appears to generally be flat and drains to the Lahser Road right of way where there is a ditch that flows south into a storm sewer system. However, there is a low spot at the southeast corner of Lot 6 that appears to trap water and is resulting in the ponding of some water. The site soils at the property and the immediate area are all 36A Metamora Sandy Loam, according to the USDA Soil Survey map. Generally, the area is a sandy ridge located between two branches of the Rouge River that have historically drained freely to the river valley. However, it is believed that when the adjacent properties to the north and east were developed, they were graded towards Lot 6 and the corner lots where there is currently a medical office building was built in such a way as to block off the natural drainage from Lot 6 thereby creating a low spot that is now resulting in the ponding of some water now that the vegetation has been removed from the lot.

The lots to the east and portions of the property to the south have wooded areas immediately adjacent to the property. There do not appear to be any wetlands on or near the property. Although there is some standing water in a low area on the southeast quadrant of Lot 6, it is isolated, and the site soils are sandy and not indicative of wetland soils. Also, from the historical aerial photos, the previous vegetation did not show signs of being wetland type vegetation.

The property to the north of Lot 5 is occupied by a residential home as well as the two lots to the east. The property to the south is occupied by a medical office building and parking lot. The property to the southwest across Lahser Road is also occupied by an office building and parking lot, while the property to the northwest is occupied by single family residential homes.

Lahser Road while in an area of rolling hills, does not appear to have any significant steep grade changes along this section so sight distance does not appear to be a concern and access to Lahser Road appears to be good in this location being situated in an area where the lanes of north-bound Lahser are quite wide and could easily be extended to allow a new driveway entrance without much additional work on Lahser Road. There is one commercial entrance immediately to the south to the medical office building and one commercial entrance across the street to the west of an existing office building with the remaining properties to the north being served by typical residential driveways. Lahser appears to be

drained by a storm drainage system that starts at the southwest corner of Lot 6 and consists mainly of an open ditch along the east side of Lahser across most of the property frontage and extending some distance to the north. It is assumed that the proposed development would be able to gain storm sewer outlet access to the existing storm structures located at the southwest corner of Lot 6 and that a properly sized underground storm water detention system would accommodate the on-site drainage under a proposed parking lot and would rectify the standing water condition on Lot 6.

Any proposed O-1 district development will be required to collect and treat the storm water runoff, which is not required if the lots were to remain as single-family residential. Therefore, it is less of an impact on the surrounding properties from a storm water perspective than the single-family use. Use of water and sanitary sewer facilities will be approximately the same for single-family use compared to the development as office or day care, so no additional impact is anticipated in this respect. The parking lot will be lit in the morning business hours and early evening business hours, but the lights will be set to be turned off overnight. There are no anticipated outdoor storage of chemicals or fuel or other materials that would be considered environmental concerns in the Office or Day Care uses and the trash enclosure will be contained and emptied weekly of the typical office refuse that mostly consists of paper or other household refuse, so there are no outdoor storage or waste related impacts anticipated for the proposed change in zoning.

Should there be any questions regarding this site analysis please do not hesitate to contact our office at 586-216-1043.

Thank you!

Sincerely,

STOREY ENGINEERING GROUP, LLC



Tim S. Storey, PE, LEED AP
President

CC: Kellie McDonald

(TAX ID#S 24-03-352-003 & 24-03-352-004)

BEARING REFERENCE

Soils:
36A Metamora Sandy Loam

Soils:
36A Metamora Sandy Loam

ZONED 0-1

Soils:
36A Metamora Sandy Loam

LAHSER ROAD
(WIDTH VARIES)

Soils: Sandy Loam

LOT

ZONED R-A

CURRENTLY ZONED R-A
PROPOSED ZONING O-1

Sails:
6A Metamora Sandy Loom

LOT 5

TAX ID# 24-03-352-003

LOT 32

Soils:
36A Metamora Sandy Loom

ZONED R-A

WOODED AREA

LOT 33

Soils:
SA Metamora Sandy Loam

ZONED R-A

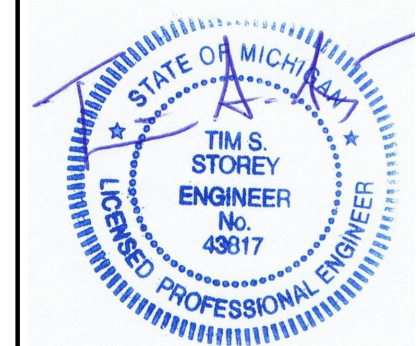
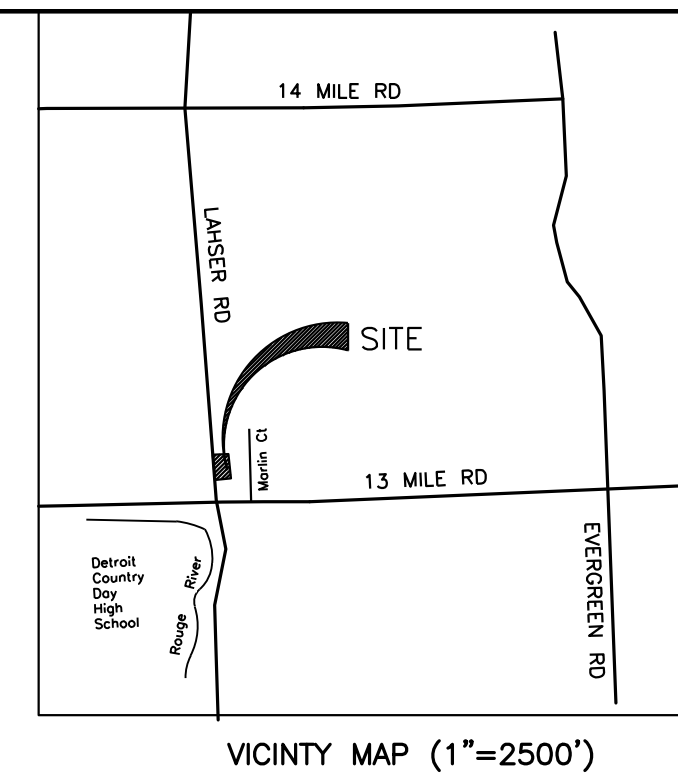
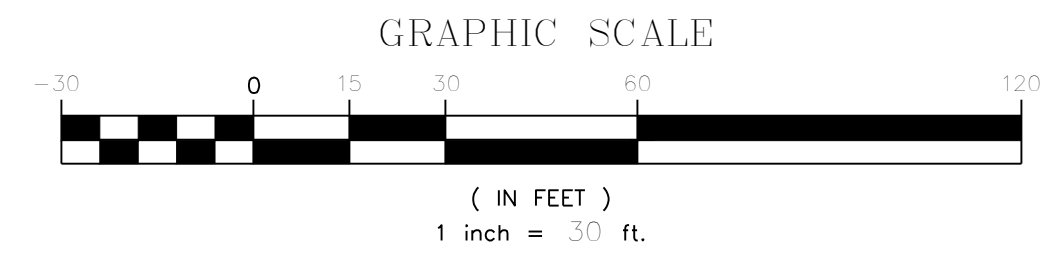
WOODED AREA

Soils:
36A Metamora Sandy Loam

LOT

LOT

13 MILE ROAD
(WIDTH VARIES)



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DESIGN, INSTALL, MAINTAIN AND HOLD IN GOOD PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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(586) 216-1043
www.storeyengineering.com

KELLIE McDONALD
 935 E SILVERBELL ROAD
 LAKE ORION, MI 48360

ORIGINAL ISSUE DATE:
12/27/2019

Project No. 2019-027

SCALE: 1" = 30'

DRAWING NUMBER:

C-1.0

REVISIONS

No.	DATE	BY	DESCRIPTION
REV			

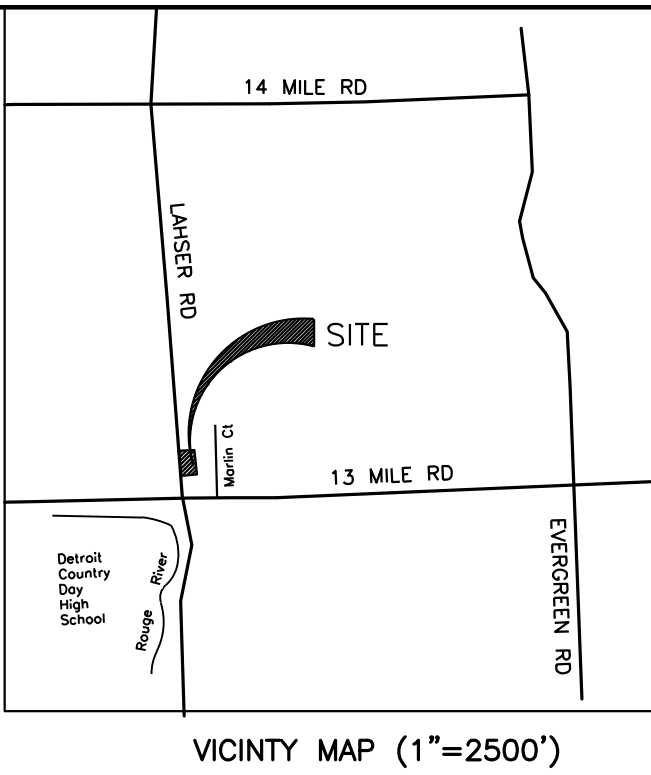
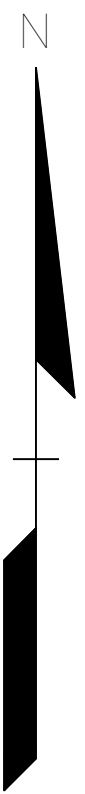
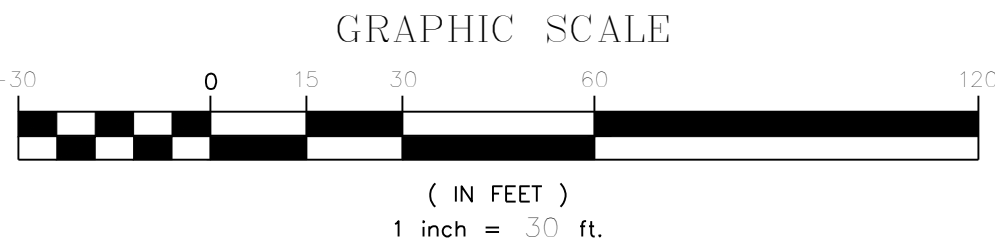
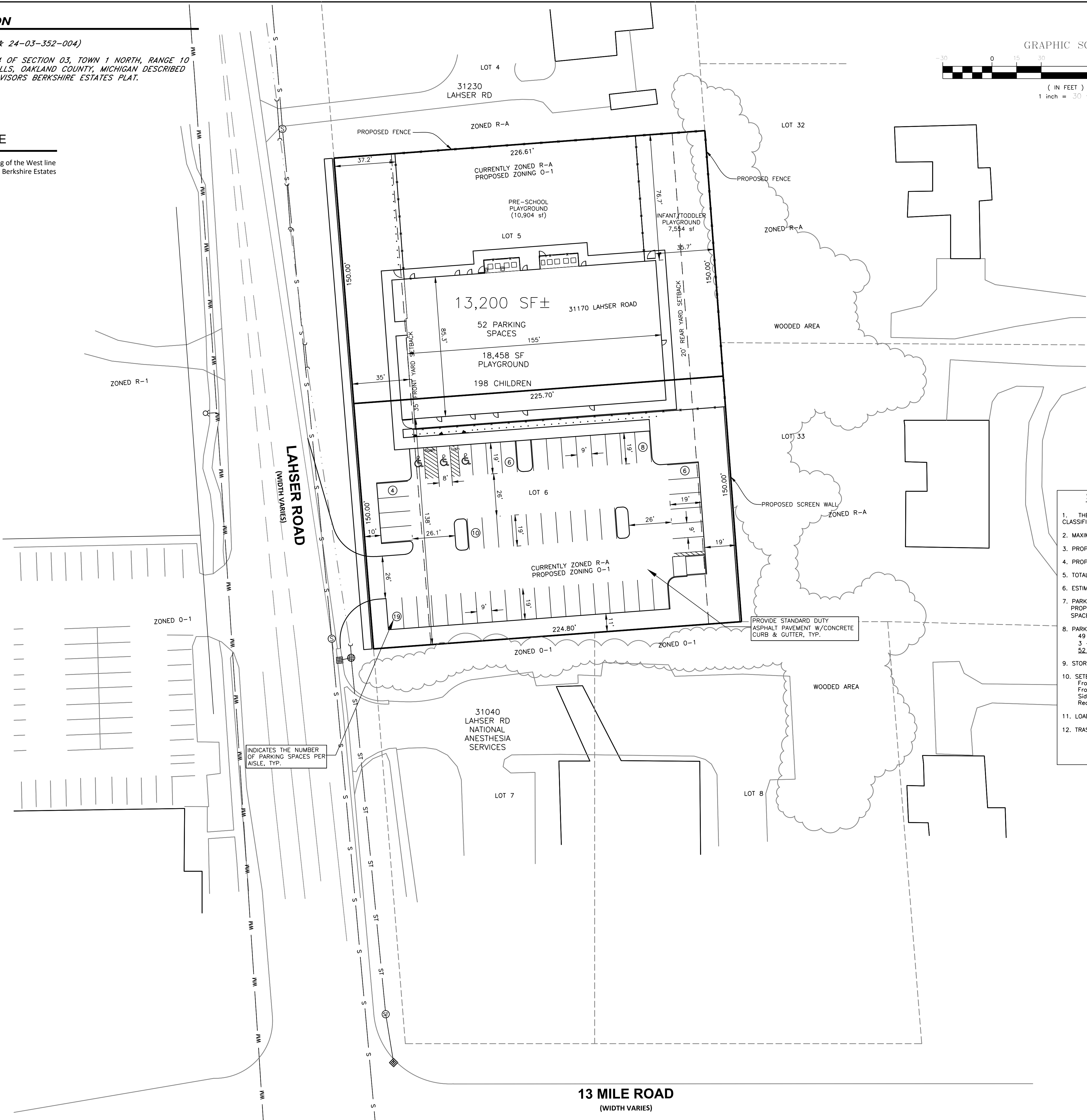
LEGAL DESCRIPTION

(TAX ID#S 24-03-352-003 & 24-03-352-004)

PART OF THE SOUTHWEST 1/4 OF SECTION 03, TOWN 1 NORTH, RANGE 10 EAST, VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: LOTS 5 AND 6 OF SUPERVISORS BERKSHIRE ESTATES PLAT.

BEARING REFERENCE

Bearings are based on the record bearing of the West line of Section 3 as recorded on Supervisor's Berkshire Estates Plat.



- SITE INFORMATION:**
- THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY IS R-A. THE PROPOSED ZONING CLASSIFICATION OF THE PROPERTY IS O-1.
 - MAXIMUM ALLOWABLE BUILDING HEIGHT IN O-1 IS 30 FEET (2 STORES).
 - PROPOSED BUILDING AREA SHOWN = 13,200 SF.
 - PROPOSED % LOT COVERAGE BY ALL BUILDINGS = 19.5%
 - TOTAL GROSS SITE AREA = NET SITE AREA = 67,710 sq. ft. = 1.55 acres
 - ESTIMATED MAX NUMBER OF EMPLOYEES = 30
 - PARKING REQUIRED BY VILLAGE OF BEVERLY HILLS ZONING ORDINANCE:
PROPOSED CHILD CARE CENTER: 1/20 STUDENTS PLUS 1 PER EMPLOYEE PLUS 3 DROP OFF SPACES = (198/20) + 30 + 3 = 43 SPACES REQUIRED.
 - PARKING PROPOSED:
49 - 9' x 19' SPACES
3 - 8' x 19' BARRIER FREE SPACES
52 TOTAL PARKING SPACES PROPOSED
 - STORM WATER DETENTION PROPOSED TO BE PROVIDED UNDERGROUND.
 - SETBACKS:
Front Building Setback = 35 feet
Front Parking Setback = 10 feet
Side Yard Building Setback = NONE
Rear Building Setback = 20 feet
 - LOADING/UNLOADING WILL BE PROVIDED WITHIN PARKING AREA.
 - TRASH WILL BE CONTAINED WITHIN A SCREENED TRASH ENCLOSURE.



CAUTION!!
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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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KELLIE McDONALD 935 E. SHERBELL ROAD LAKE ORION, MI 48060	PRELIMINARY SITE PLAN THE GODDARD SCHOOL - BEVERLY HILLS									
	TIN. R10E, SECTION 03, VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MI									
	DES.	TSS	TSS	DN.	TSS	SUR.	TSS	TSS	P.M.	TSS
	8/5/2019 PROJECTS 2019-027 BEVERLY HILLS GODDARD SCHOOL UMMA SITE PLAN-C-3.0 SITE PLAN									

ORIGINAL ISSUE DATE: 12/27/2019
Project No. 2019-027
SCALE: 1" = 30'
DRAWING NUMBER: C-3.0



STOREY ENGINEERING GROUP, LLC

CIVIL ENGINEERS / LAND SURVEYORS

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*Tim S. Storey, PE
President*

Ms. Erin LaPere
Planning & Zoning Administrator
Village of Beverly Hills
18500 W. 13 Mile Road
Beverly Hills, MI 48025

December 26, 2019
SEG Project No. 2019-027

**RE: ENVIRONMENTAL ASSESSMENT
31170 LAHSER ROAD
TAX PARCELS 24-03-352-003 & 24-03-352-004
VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN**

Dear Ms. LaPere:

The following is a brief assessment of the environmental impacts that may be anticipated by the host of uses permitted in the O-1 District at the subject property.

Refer to the attached Site Analysis for a detailed description of the existing conditions at the properties.

ENVIRONMENTAL IMPACTS

As a result of re-zoning the properties to O-1 (Office) it is understood that the intensity of the development will be greater than the existing single-family zoning district but is aligned with the intent of the Master Plan Land Use Map. The area of the proposed building will be roughly 13,200 square feet. With the current proposed site plan, the parking will be placed next to existing commercial parking. The vacant lot in question has recently been cleared by the existing owner. Also, given that most residential lots do not contain large areas of woodlands, the impact to woodlands will be minimal.

There are no wetlands on the property or adjacent, so there is no proposed wetland impact associated with the zoning change.

There are no natural features on the property, so there will be no impact to natural features.

The amount of traffic during business hours will also see an increase compared to the existing residential zoning (see attached Day Care Traffic Generation Data Plots from the Institute of Transportation Engineers (ITE) Manual). However, the amount of traffic anticipated at 810 is well below the 1,000 max daily trips cited in the ordinance and at 83 directional peak hour trips is well below the 100 peak hour directional trips cited in the ordinance. The petitioner currently operates the same business in a residential area on a major thorough fare same as Lahser Road. It has been her experience that the majority of the customers entering the Center live within a few miles of the location and are already driving by the site, so the impact of traffic will probably not be noticed due to the high traffic volume already in the area. During the weekends, the site will be closed so the weekends will generate less traffic. The proposed Office use will be required to collect and treat the storm water runoff, which is not required if the lots were to remain as single-family. Therefore, it is less of an impact on the surrounding properties from a storm water perspective than the single-family use. Use of water and sanitary sewer facilities will be approximately the same for single-family use compared to the development as office or day care, so no additional impact is anticipated in this respect. The parking lot will be lit in the morning business hours and early evening business hours however with the location of the parking lot next to an existing parking lot, there will be minimal, if any impact on surrounding homes. There are no anticipated outdoor storage of chemicals or fuel or other materials that would be considered environmental concerns in the Office or Day Care uses and the trash enclosure will be contained and emptied weekly of the

typical office refuse that mostly consists of paper, so there are no outdoor storage or waste related impacts anticipated for the proposed change in zoning.

Should there be any questions regarding this site analysis please do not hesitate to contact our office at 586-216-1043.

Thank you!

Sincerely,

STOREY ENGINEERING GROUP, LLC

A handwritten signature in blue ink, appearing to read 'T. Storey', with a horizontal line extending to the right.

Tim S. Storey, PE, LEED AP
President

CC: Kellie McDonald



STOREY ENGINEERING GROUP, LLC

CIVIL ENGINEERS / LAND SURVEYORS

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(586) 216-1043

www.storeyengineering.com

*Tim S. Storey, PE
President*

Ms. Erin LaPere
Planning & Zoning Administrator
Village of Beverly Hills
18500 W. 13 Mile Road
Beverly Hills, MI 48025

December 26, 2019
SEG Project No. 2019-027

**RE: TRAFFIC ANALYSIS
31170 LAHSER ROAD
TAX PARCELS 24-03-352-003 & 24-03-352-004
VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN**

Dear Ms. LaPere:

The following is a brief analysis of the proposed traffic impacts that may be anticipated by the host of uses permitted in the O-1 District at the subject property.

Refer to the attached Site Analysis for a detailed description of the existing conditions at the properties.

TRAFFIC IMPACTS

As a result of re-zoning the properties to O-1 (Office) it is understood that the intensity of the development will be greater than the existing single-family zoning district. Please see attached Office and Day Care Traffic Generation Data Plots from the Institute of Transportation Engineers (ITE) Manual). The amount of traffic anticipated for Day Care/Child Care use, is 810 total weekday trips. Which is well below the 1,000 max daily trips cited in the ordinance and at 83 directional peak hour trips, this is also well below the 100 peak hour directional trips cited in the ordinance. In comparison, during the weekends, the business will be closed, so the weekends will generate less traffic.

Should there be any questions regarding this site analysis please do not hesitate to contact our office at 586-216-1043.

Thank you!

Sincerely,

STOREY ENGINEERING GROUP, LLC

Tim S. Storey, PE, LEED AP
President

Attachments: ITE Trip Data Plots

CC: Kellie McDonald

S:\SEG\2019 Projects\2019-027 Beverly Hills Goddard School\Re-zoning\Traffic Analysis.doc

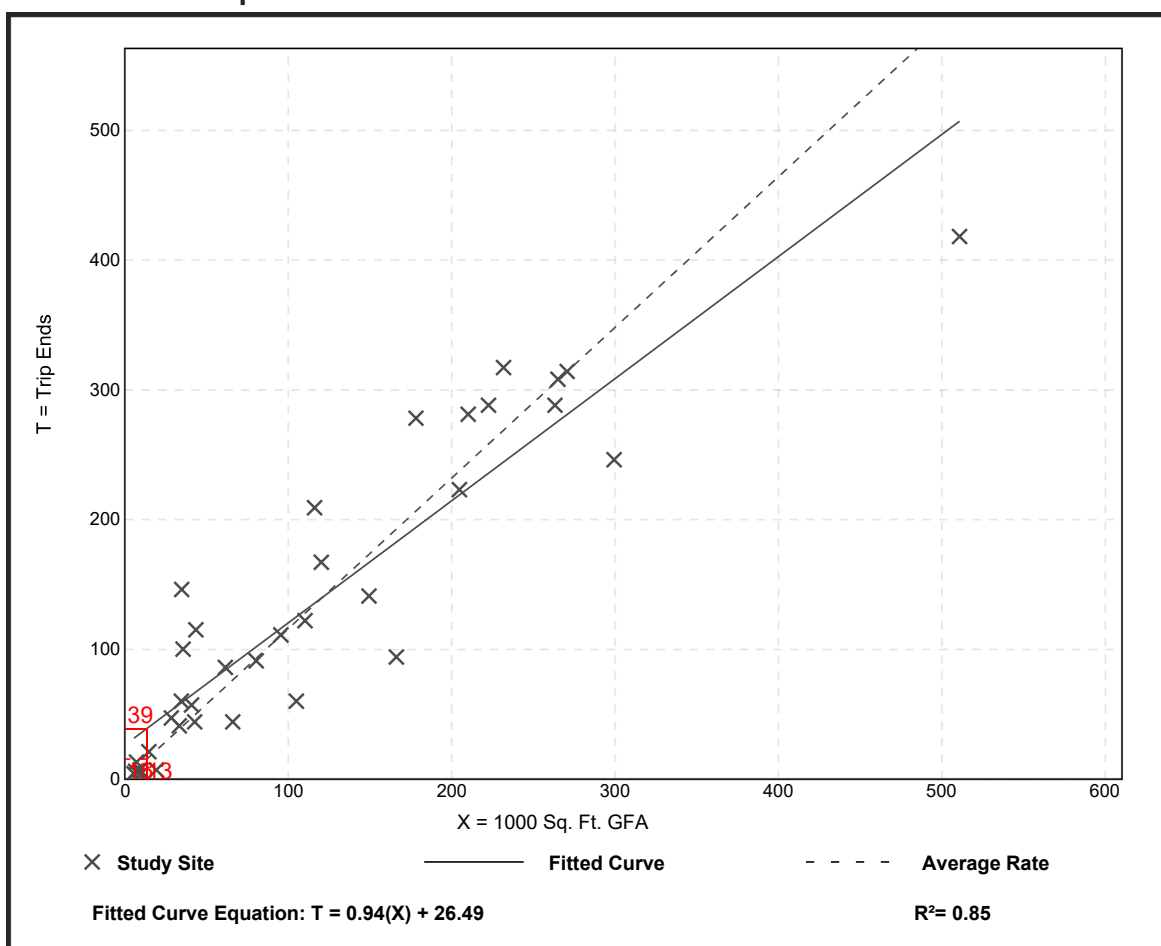
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

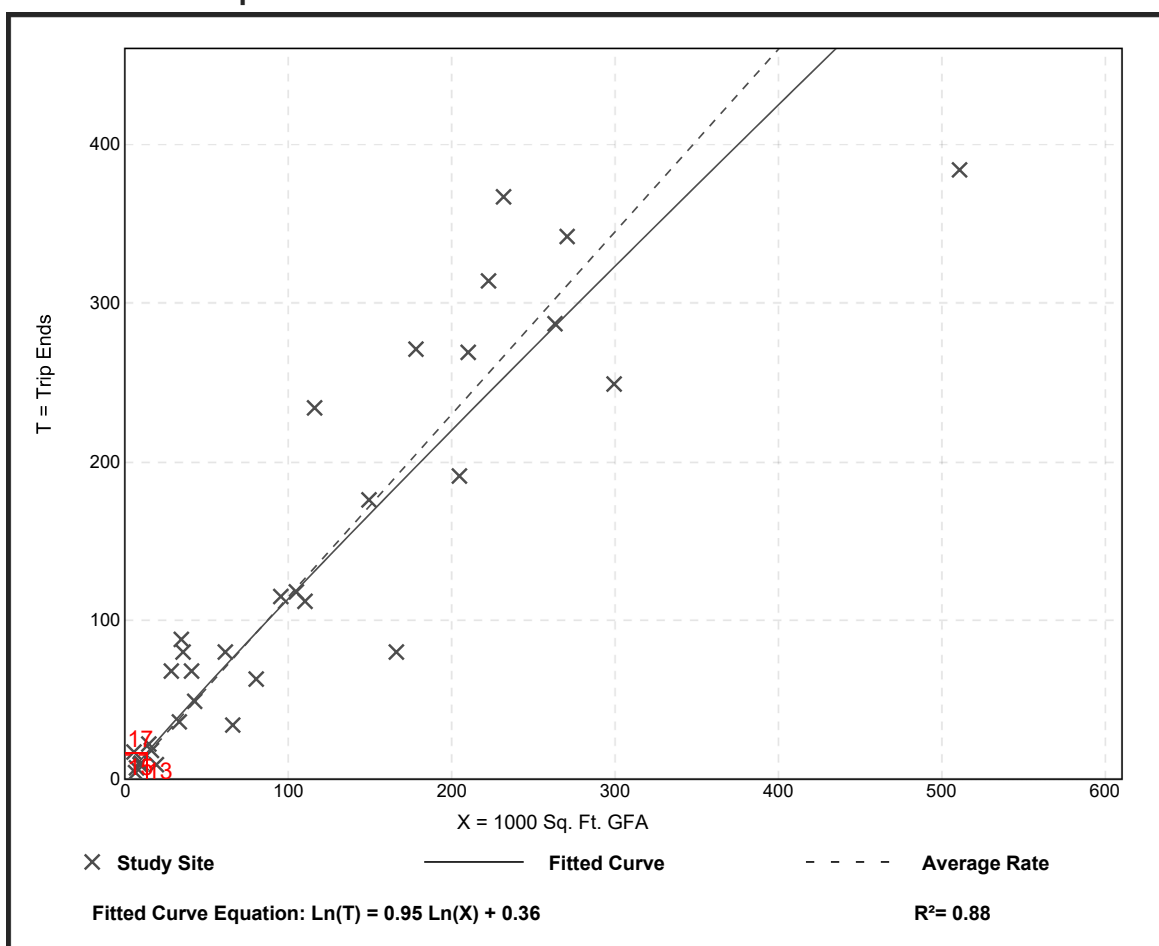
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 114
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

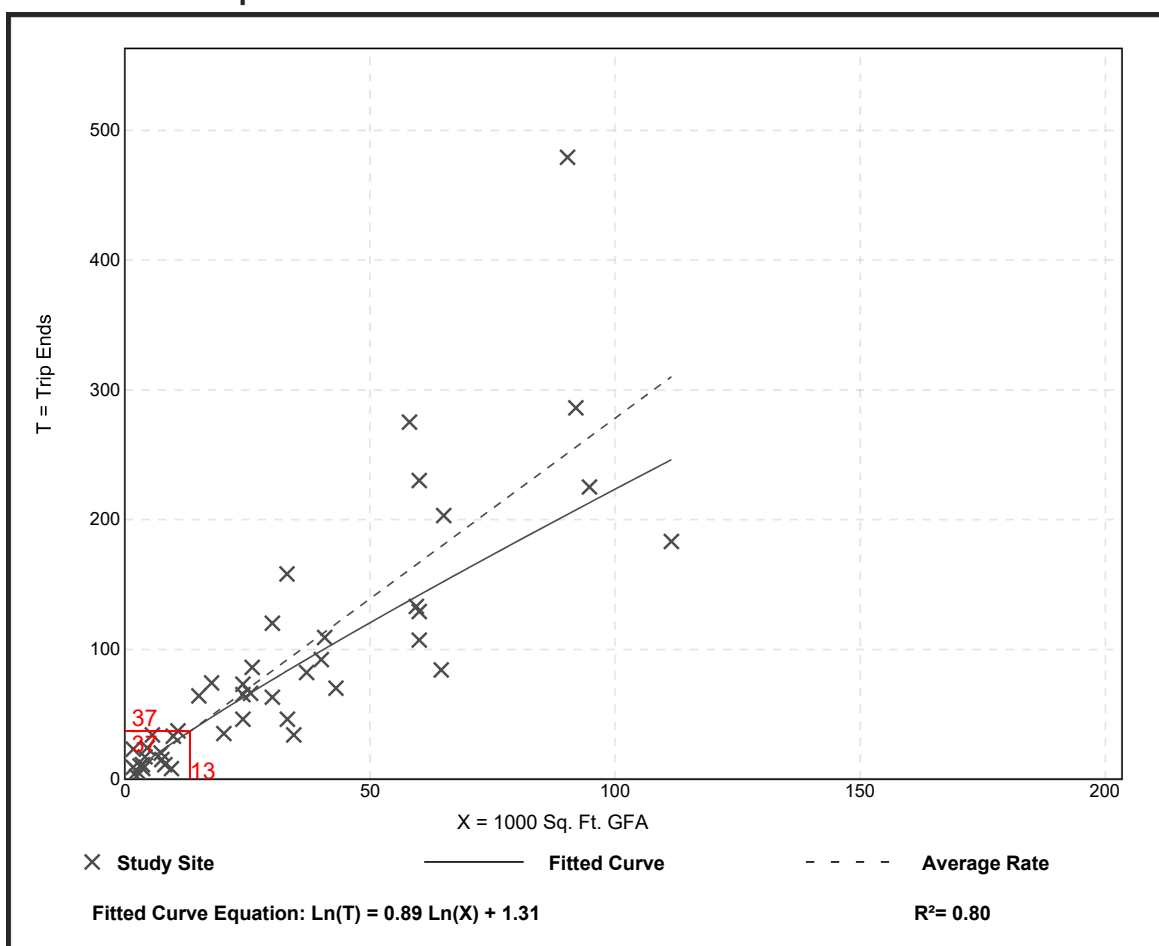
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 44
 Avg. 1000 Sq. Ft. GFA: 32
 Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

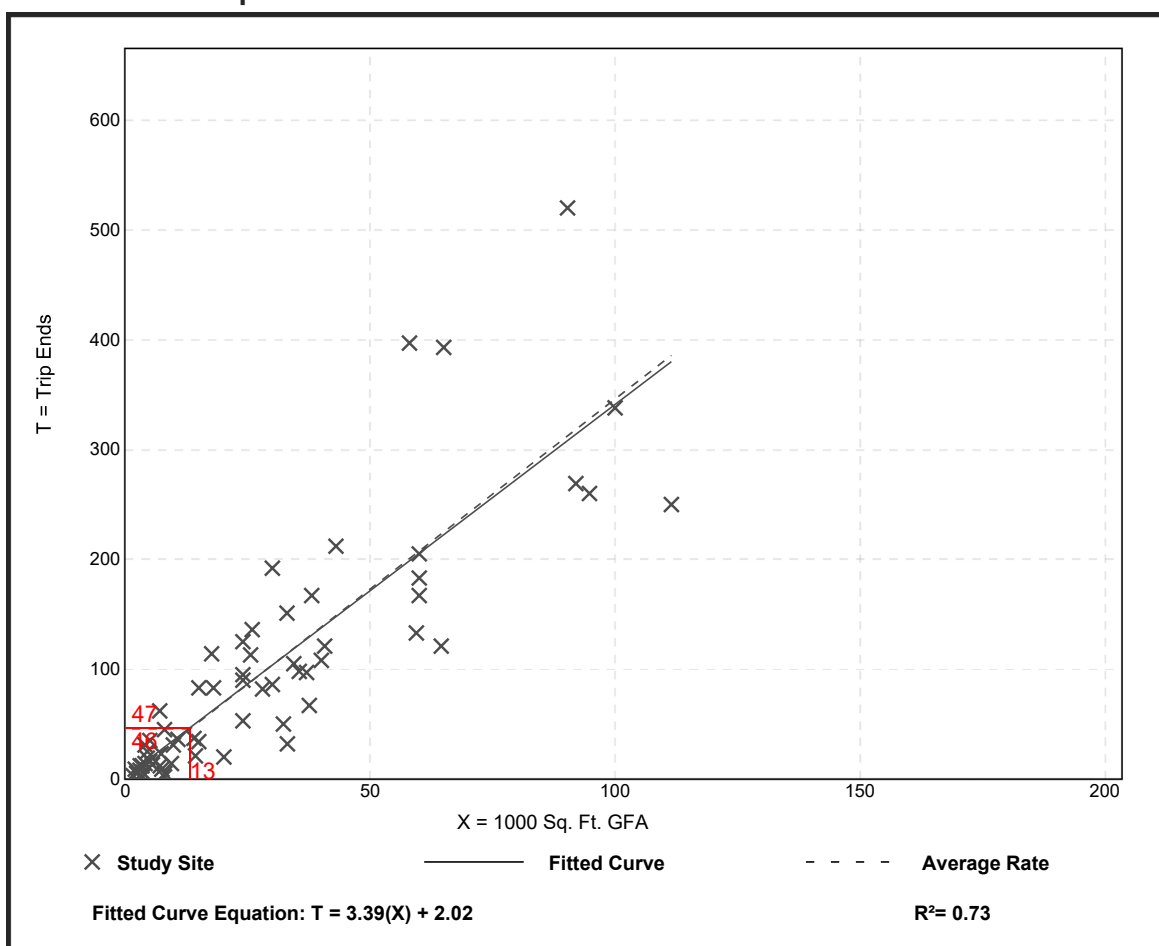
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 65
 Avg. 1000 Sq. Ft. GFA: 28
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Day Care Center (565)

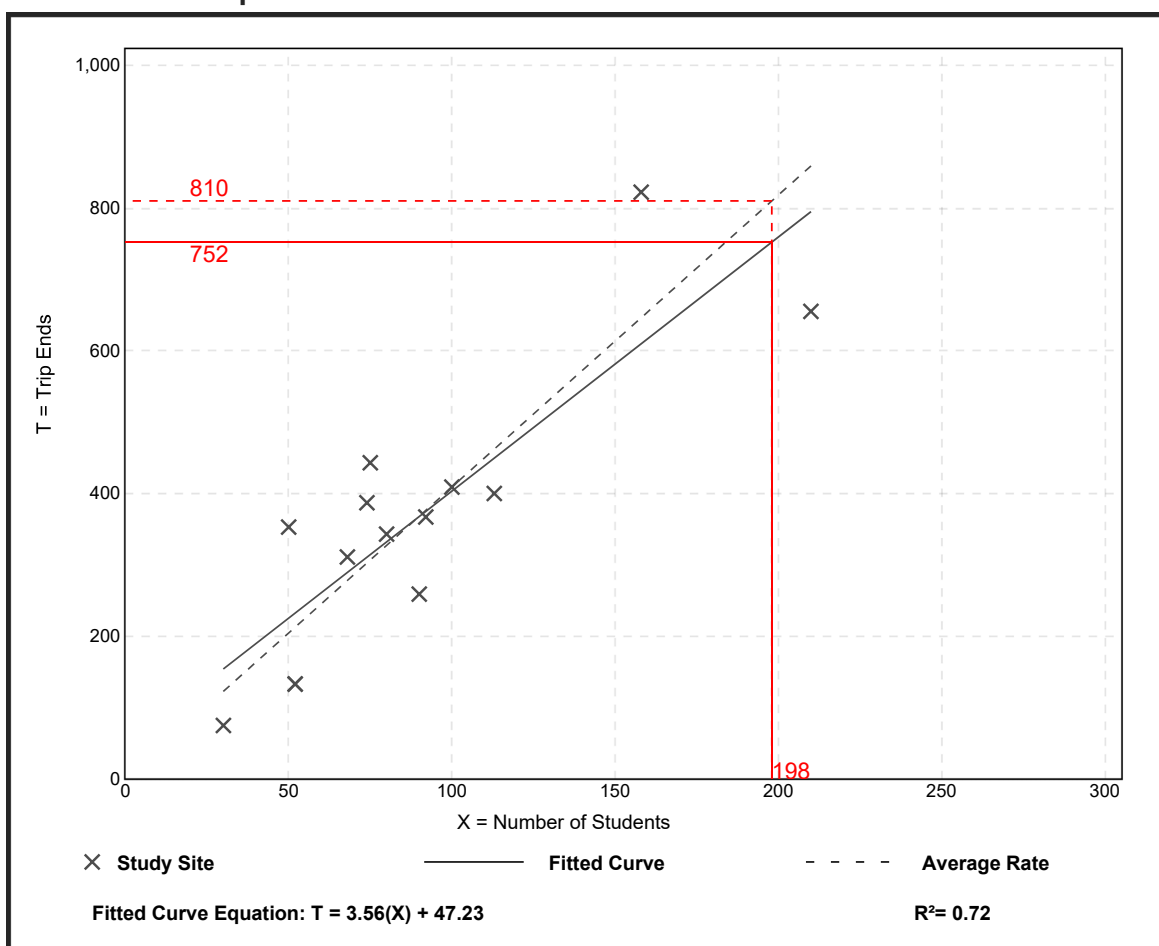
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

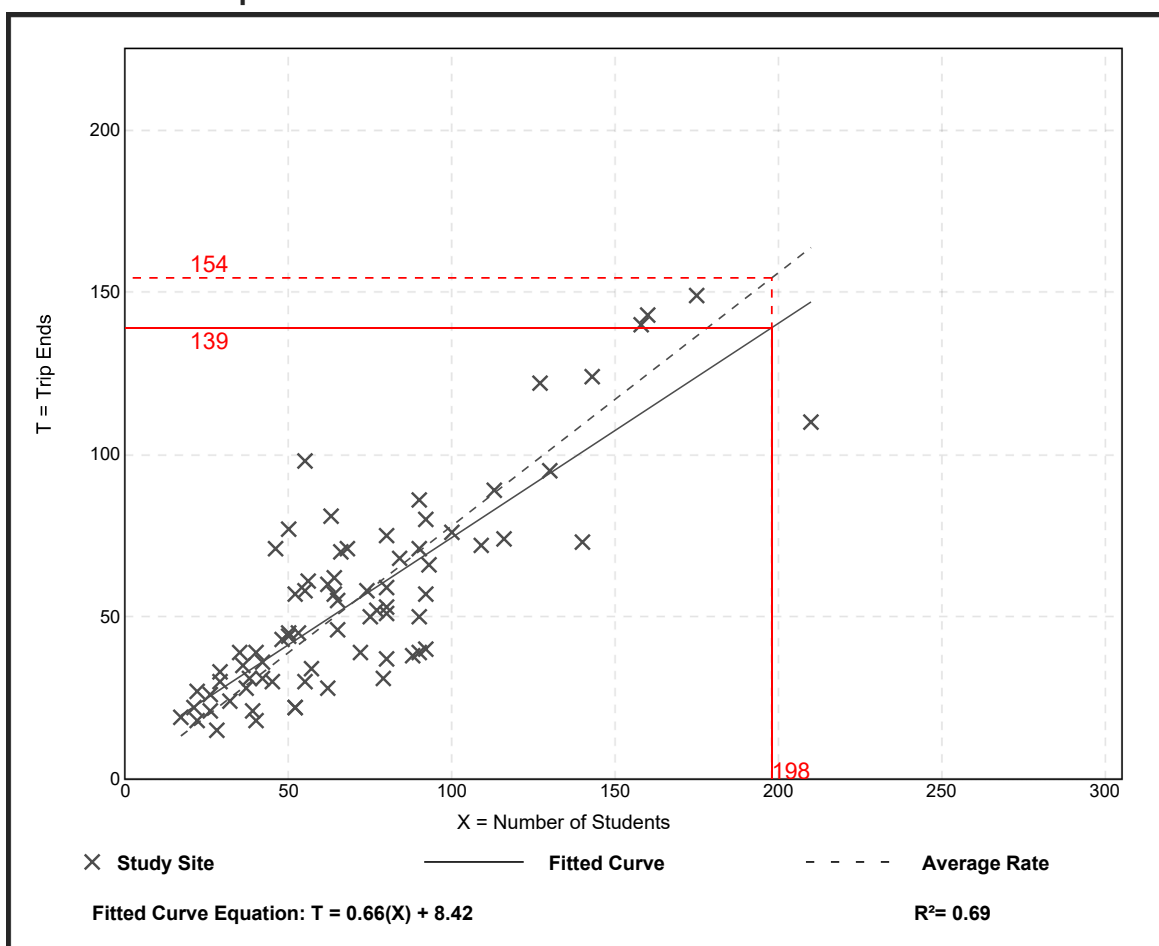
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



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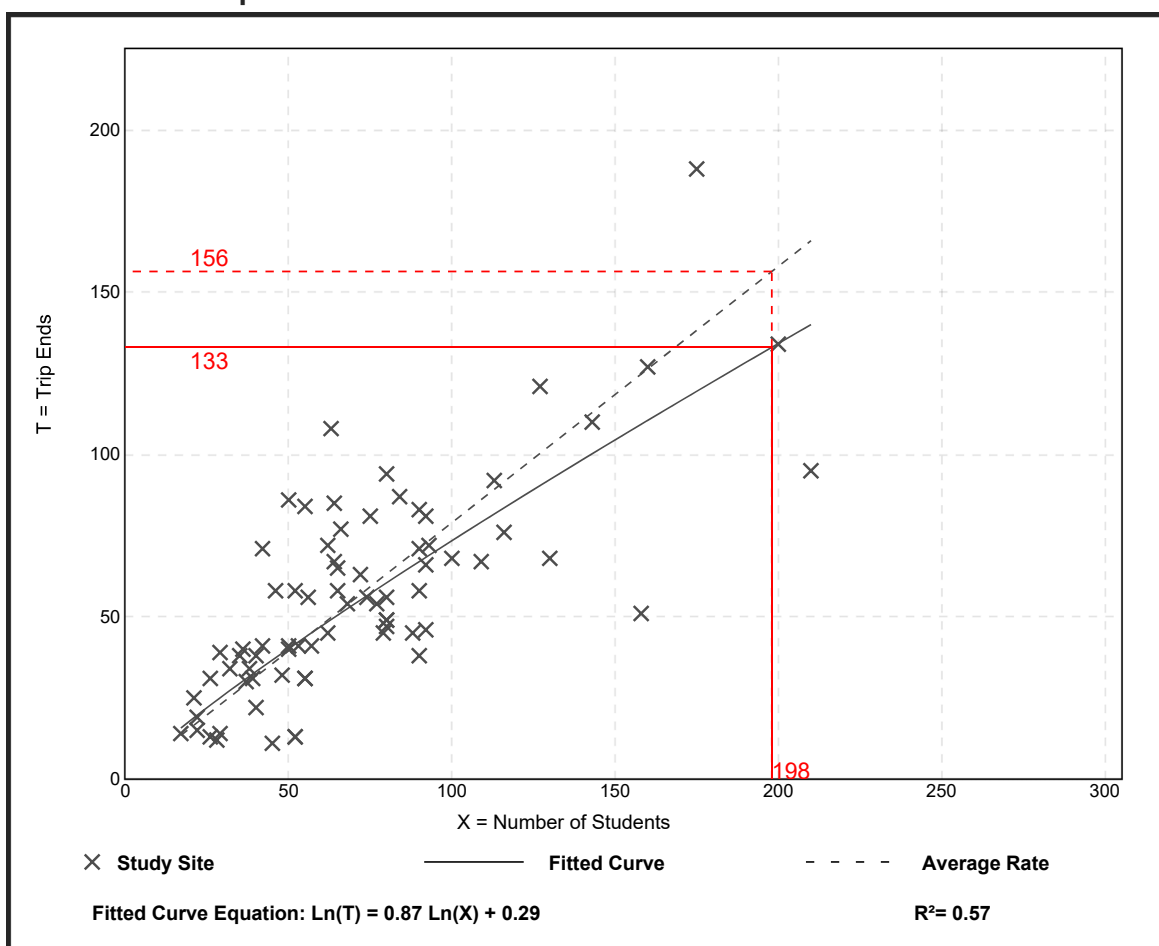
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 72
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers



STOREY ENGINEERING GROUP, LLC

CIVIL ENGINEERS / LAND SURVEYORS

48264 Manchester, Macomb, MI 48044

(586) 216-1043

www.storeyengineering.com

Tim S. Storey, PE
President

Ms. Erin LaPere
Planning & Zoning Administrator
Village of Beverly Hills
18500 W. 13 Mile Road
Beverly Hills, MI 48025

December 26, 2019
SEG Project No. 2019-027

**RE: CRITERIA FOR AMENDMENT TO THE VILLAGE ZONING MAP
31170 LAHSER ROAD
TAX PARCELS 24-03-352-003 & 24-03-352-004
VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN**

Dear Ms. LaPere:

The following is an itemized list addressing the criteria noted in Section 22.40.040 of the zoning ordinance:

a. The proposed amendment shall be consistent with the goals, policies, and future land use map of the Master Plan.

The proposed amendment to change the zoning to O-1 for the two lots is consistent with the Future Land Use Map in the Master Plan. The area around the intersection of Lahser and 13 Mile Road is identified as a Redevelopment Transition Area. The future land use intent of these transitional redevelopment areas is to provide an opportunity for intensification of use from their current zoning as single-family uses.

b. The proposed amendment shall be in accordance with the intent and purpose of the Zoning Ordinance.

The proposed amendment to change the zoning to O-1 for the two lots is in accordance with the intent and purpose of the Zoning Ordinance. The materials submitted are in accordance with the information required by the ordinance and it meets the criteria for the requested re-zoning.

c. The proposed amendment shall comply with all requirements of the zoning classification.

The proposed amendment to change the zoning to O-1 for the two lots will comply with all requirements of the zoning classification. It is understood that the proposed development will be required to meet the requirements of the zoning classification in order to obtain site plan approval.

d. The Planning Commission and Village Council may consider how the proposed zoning may be consistent with the trends in land development in the general vicinity of the property in question.

The proposed amendment to change the zoning to O-1 for the two lots is consistent with the trends in land development in the general vicinity of the site. The proposed location is immediately north of an existing medical office building and is across the street from the Oakland County Road Commission Office Building. There is another medical office building on the southeast corner of Lahser and 13 Mile and the southwest corner is the location of the Detroit Country Day High School. Therefore, the area is already being used as an area for the location of

office and school uses, so the re-zoning to allow an O-1 use makes sense and the ultimate intended use as a Child Care Center is ideally located when considering the proximity to the High School use and other office uses.

e. The proposed zoning is consistent with or provides a beneficial transition to the zoning classification of surrounding land.

The proposed amendment to change the zoning to O-1 for the two lots is consistent with the Master Plan Use Map and provides a beneficial transition from single-family residential. The intended use of a Child Care Center is a softer transition to residential than an office use would be. It also provides a convenient, valuable service to the families in the community. Petitioner currently owns and operates the same business surrounded by all residential homes. This use has been proven to exist harmoniously in residential areas and improves the community by adding a sought-after service.

f. The proposed zoning is compatible with the site's physical, geological, hydrological and other environmental features, and with the uses permitted in the proposed zoning district.

The proposed amendment to change the zoning to O-1 for the two lots is compatible with the site's physical, geological, hydrological and other environmental features. Vacant Land Parcel #24-03-352-004 is functionally obsolete as it currently exists as a residentially zoned parcel. It has been on the market for well over a year, proven to be an undesirable residential building site. The rezoning of the two parcels would solve that problem. There is also currently standing water on the parcel. The redevelopment of the site would resolve this issue by proper use of drainage. The soils are predominantly sandy loam and there is NOT a high-water table. The site has full access to all utilities as well as vehicular access to a major corridor (Lahser Road). The proposed building and parking area fit well on the site and the required items can be comfortably provided along with a new public sidewalk along Lahser and generous landscaping to further beautify the Village.

g. All the potential uses allowed in the proposed zoning district are compatible with surrounding uses and zoning in terms of environmental impacts, density, nature of use, traffic impacts, and infrastructure.

All the potential uses allowed in the proposed zoning district (O-1) are compatible with the surrounding uses. The environmental impacts are very low to non-existent, the proposed density is low (max allowable height of 30 feet, 2 stories), nature of use is that of a small office building with business hours that do not conflict with evening and weekend residential activities, relatively low traffic impacts and minimal impact to the infrastructure of the surrounding area.

h. The impact, if any, of the proposed zoning on public health, safety and welfare on the capacity of public utilities and services to accommodate the uses permitted in the proposed zoning district.

The impact of the proposed zoning of the properties to O-1 is a net positive impact for the area. It will provide additional opportunities for residents to work close to home while extending the public sidewalk farther to the north along Lahser Road. All utilities are available at the property and have more than adequate capacity for the small development. The impacts to public utilities and services are very low to non-existent.

Should there be any questions regarding this site analysis please do not hesitate to contact our office at 586-216-1043.

Thank you!

Sincerely,

STOREY ENGINEERING GROUP, LLC

A handwritten signature in blue ink, appearing to read 'T. Storey', with a long horizontal line extending to the right.

Tim S. Storey, PE, LEED AP
President

CC: Kellie McDonald

S:\SEG\2019 Projects\2019-027 Beverly Hills Goddard School\Re-zoning\Criteria Analysis.doc



To: Honorable President Peddie; Village Council
Chris Wilson, Village Manager

From: Erin LaPere, Planning & Zoning Administrator

Date: January 13, 2020

Re: Refer Request for Site Plan Approval for 31201 Southfield Rd, Market Fresh Vestibule Enclosure

On behalf of the property owner, the Village has received a request for site plan approval from the architects for Market Fresh, 31201 Southfield Road, to construct a vestibule enclosure at the existing front entranceway. The proposal details an addition at the storefront that will be a glass enclosure of existing paved walkway/entrance. Additionally, the proposal would replace the existing cloth canopy along the Southfield Road side of the building with a steel canopy and a partial restriping of the pedestrian walkways and parking spaces near the entrance to direct pedestrians to the relocated doors. A copy of the application and plans are attached.

Procedurally, the application will be reviewed by the Planning Commission for a recommendation and then Village Council will review and consider approval of the proposed site plan.

Suggested Motion

Village Council refers plans submitted for vestibule enclosure at Market Fresh, 31201 Southfield Road, to the Planning Commission for review and recommendation.

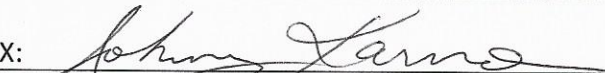
eel

attachment

Village of Beverly Hills
 Building & Planning
 18500 W 13 Mile Rd
 Beverly Hills, MI 48025
 Phone: (248) 646-6404 Fax: (248) 646-3703
www.villagebeverlyhills.com

****Staff Use Only****

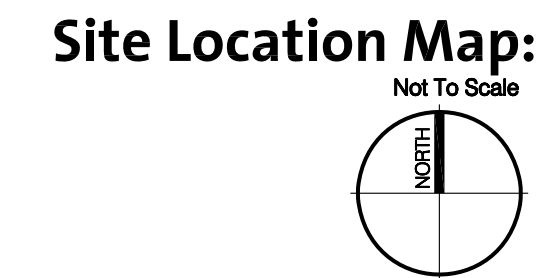
Date Received: _____
 Review/Mtg Date: _____
 Decision: _____
☐ Approved ☐ Denied ☐ ZBA
 Notes: _____

Application for Site Plan Review and Special Land Use	
Property Address & Parcel I.D. Number(s)	Address: 31201 Southfield Rd. Beverly Hills, MI 48025
	Parcel ID(s): 24-02-480-013
Project Description (Attach additional pages if necessary)	Addition of storefront glazing system entry enclosure, steel canopies at front façade and partial restriping of pedestrian walkways and vehicular parking. Storefront glazing system adds approximately 1,232 SF to building footprint. Partial restriping does not add or remove any vehicular parking.
Applicant (must have legal interest in property)	Name: John Karmo
	Business: Market Fresh
	Address: 31201 Southfield Rd.
	City: Beverly Hills State: MI Zip: 48025
	Phone: 248.647.4646 Email: jkarmo@marketsquarestores.com
	Legal Interest: <input checked="" type="checkbox"/> Own Property <input type="checkbox"/> Lease Property <input type="checkbox"/> Offer to Purchase (please attach) <input type="checkbox"/> Other (e.g. attorney, architect, etc.):
Primary Contact <input type="checkbox"/> Same as Applicant	Name: Victor Saroki
	Business: Saroki Architecture
	Address: 430 N. Old Woodward
	City: Birmingham State: MI Zip: 48009
	Phone: 248.258.5707 Email: vsaroki@sarokiarchitecture.com
	Relationship to Applicant (e.g. architect, attorney, etc.): Architect
Property Owner <input checked="" type="checkbox"/> Same as Applicant	Name: Johnny Karmo, J&D Karmo Real Estate LLC
	Business: Market Fresh
	Address: 31201 Southfield Rd.
	City: Beverly Hills State: MI Zip: 48025
	Phone: 248.647.4646 Email: jkarmo@marketsquarestores.com
	Property Owner Signature (if other than applicant):
Applicant Signature	X: 

In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Council, Planning Commission, and/or Zoning Board of Appeals. Submittal by deadline does not guarantee placement on the agenda. Please refer to Sections 22.08.290 and 22.08.300. Incomplete submittals will not be considered.

Note: the applicant or a representative must be present at all meetings.

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The following drawings refer to the alteration of the existing storefront at Market Fresh. The proposed drawings illustrate a new building entry enclosure that will add 1,232 SF to the building area.

Market Square of Beverly Hills, Inc. DBA Market Fresh
31201 Southfield Road
Beverly Hills, MI 48025
T: 248.647.4646
Contact: Johnny Karmo

Saroki Architecture
430 N. Old Woodward Avenue / Suite 300
Birmingham, Michigan 48009
T: 248.258.5707
Contact: Victor Saroki, FAIA

T.B.D.

T.B.D.

2015 Michigan Building Code
2015 Michigan Plumbing Code
2015 Michigan Mechanical Code
2014 National Electric Code
ASHRAE 2013
2015 Edition NFPA 101
Barrier Free Requirements per PA Act 1 of 1966 as amended,
ADAAG 2010, and ICC / ANSI A117.1-2009 Edition

Primary: M (Mercantile)
Incidental: S-2 (Storage), A-2 (Assembly)

Construction Type:	Type IIIB	(Assumed Existing) No Change
Fire Protection:	Existing is sprinklered	

Allowable Height:	2 Stories or 30 Feet		
Building Height	26'-6"		
Site Area	85, 461.73 S.F. or 1.961 Acres	(Existing)	No Change
Parking Requirements	See Site Plan		
Loading Space Provided	2 Required, 2 Provided		

Gross Floor Area Calculations			
Market Fresh	21,359 G.S.F. (Existing)	22,591 G.S.F. (With Proposed Entry Addition)	
Pharmacy	1,776 G.S.F. (Existing)	1,776 G.S.F. No Change	
Total (building area)	23,135 G.S.F. (Existing)	24,367 G.S.F. (Proposed Total)	

Use Group:		
Proposed Sales Area	1,232 GSF / 30 GSF	= 41 occupants
Existing Sales Area	14,042 GSF / 30 GSF	= 469 occupants
Existing Storage Area	2,080 GSF / 300 GSF	= 7 occupants
Existing Kitchen Area	2,532 GSF / 200 GSF	= 13 occupants
Existing Assembly Area	673 NSF / 15 NSF	= 45 occupants (Starbucks)
Total Occupant Load for Market Fresh & Pharmacy		= 575 occupants

Existing (No new Plumbing Fixtures are proposed)

[illegible]

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Market Fresh
31201 Southfield Road
Beverly Hills, MI 48025

Date: 12-30-2019 **Issued For:** SITE PLAN REVIEW

Sheet No.:

A000

A
B
C
D
E
F
G
H

THIRTEEN MILE ROAD
(F.O.W. WIDTH VARIES)

ZONED O-1

ZONED RM

MARKET FRESH
ONE STORY
MARKET FRESH: 21,359 S.F.
PHARMACY: 1,776 S.F.
TOTAL: 23,135 S.F.

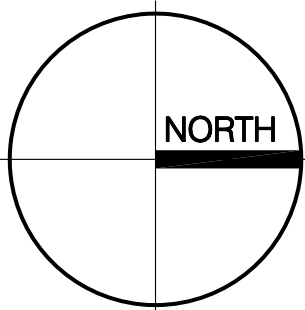
ZONED B

Shopping Center

ZONED B

B.P. Gas Station

SOUTHFIELD ROAD
R.C.O.C. (126' R.O.W.)



Existing Site Plan
SCALE: 1" = 30'-0"



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:

Market Fresh
31201 Southfield Road
Beverly Hills, MI 48025

Date: Issued For:

12-30-2019 SITE PLAN REVIEW

Sheet No.:

A001

EXISTING SITE PLAN

1 2 3 4 5 6 7 8 9 10

A
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THIRTEEN MILE ROAD
(R.O.W. WIDTH VARIES)

ZONED O-1

ZONED RM

ZONED B

ZONED B

ZONED B

B.P. Gas Station

MARKET FRESH

ONE STORY
MARKET FRESH: 21,359 S.F.
PHARMACY: 1,776 S.F.
NEW ENTRY ENCLOSURE: 1,232 S.F.
TOTAL: 24,367 S.F.

Shopping Center

SOUTHFIELD ROAD
R.C.O.C. (126' R.O.W.)

PARKING REQUIREMENTS:	
Market Fresh:	22,591 S.F.
Pharmacy:	1,776 S.F.
$22,591 + 1,776 = 24,367 \text{ S.F.} / 250 = 97.5$	
TOTAL PARKING REQUIRED:	98 Cars
BARRIER-FREE PARKING REQUIRED:	5 Cars
BARRIER-FREE PARKING PROVIDED:	5 Cars
TOTAL PARKING PROVIDED:	114 Cars



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515

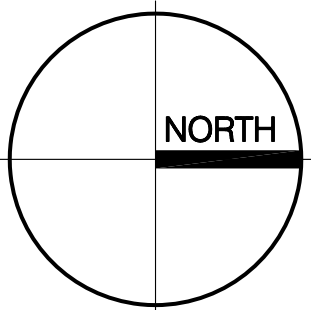
SarokiArchitecture.com

Project:
Market Fresh
31201 Southfield Road
Beverly Hills, MI 48025

Date: 12-30-2019
Issued For: SITE PLAN REVIEW

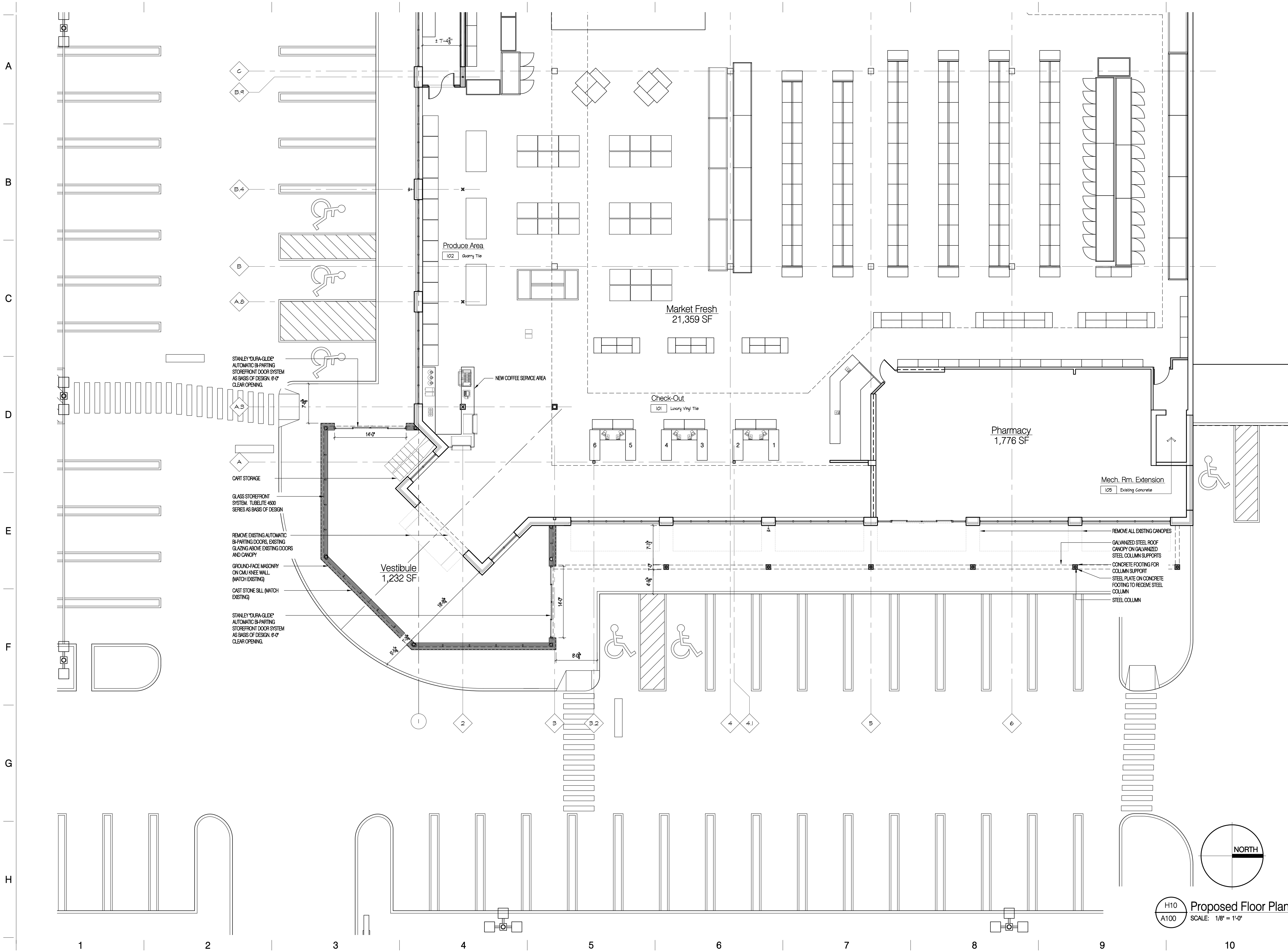
Sheet No.:

A001
PROPOSED SITE PLAN



H9
A001
Proposed Site Plan
SCALE: 1" = 30'-0"

1 2 3 4 5 6 7 8 9 10



STANLEY "DURA-GUIDE" AUTOMATIC BI-PARTING STOREFRONT DOOR SYSTEM AS BASIS OF DESIGN. 8'-0" CLEAR OPENING.

CART STORAGE

GLASS STOREFRONT SYSTEM. TUBELITE 4500 SERIES AS BASIS OF DESIGN

REMOVE EXISTING AUTOMATIC BI-PARTING DOORS, EXISTING GLAZING ABOVE EXISTING DOORS AND CANOPY

GROUND-FACE MASONRY ON CMU KNEE WALL (MATCH EXISTING)

CAST STONE SILL (MATCH EXISTING)

STANLEY "DURA-GUIDE" AUTOMATIC BI-PARTING STOREFRONT DOOR SYSTEM AS BASIS OF DESIGN. 8'-0" CLEAR OPENING.

REMOVE ALL EXISTING CANOPIES

GALVANIZED STEEL ROOF CANOPY ON GALVANIZED STEEL COLUMN SUPPORTS

CONCRETE FOOTING FOR COLUMN SUPPORT

STEEL PLATE ON CONCRETE FOOTING TO RECEIVE STEEL COLUMN

STEEL COLUMN



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

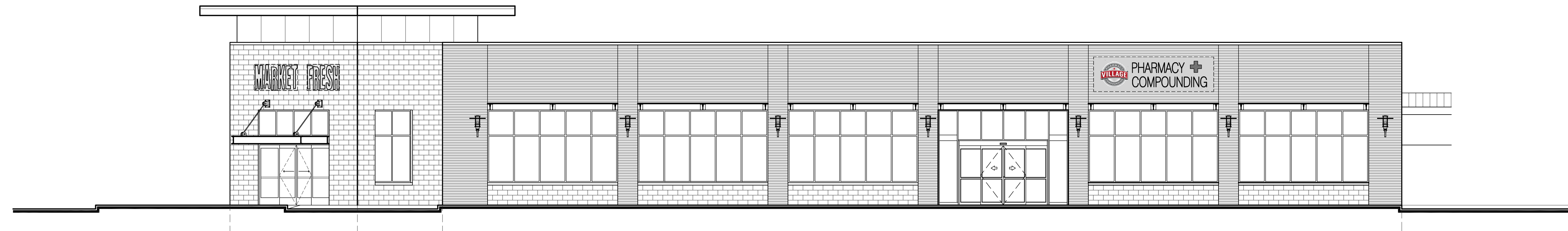
SarokiArchitecture.com

Project:
Market Fresh
31201 Southfield Road
Beverly Hills, MI 48025

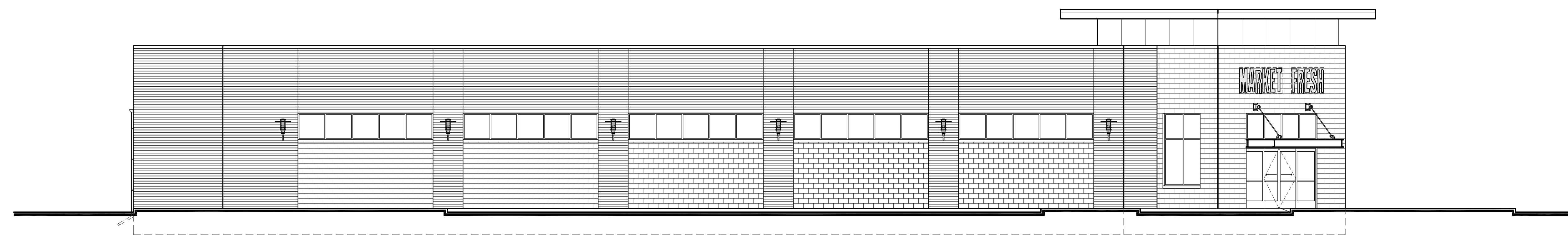
Date: 12-30-2019 **Issued For:** SITE PLAN REVIEW

Sheet No.:
A100
PROPOSED FLOOR PLAN

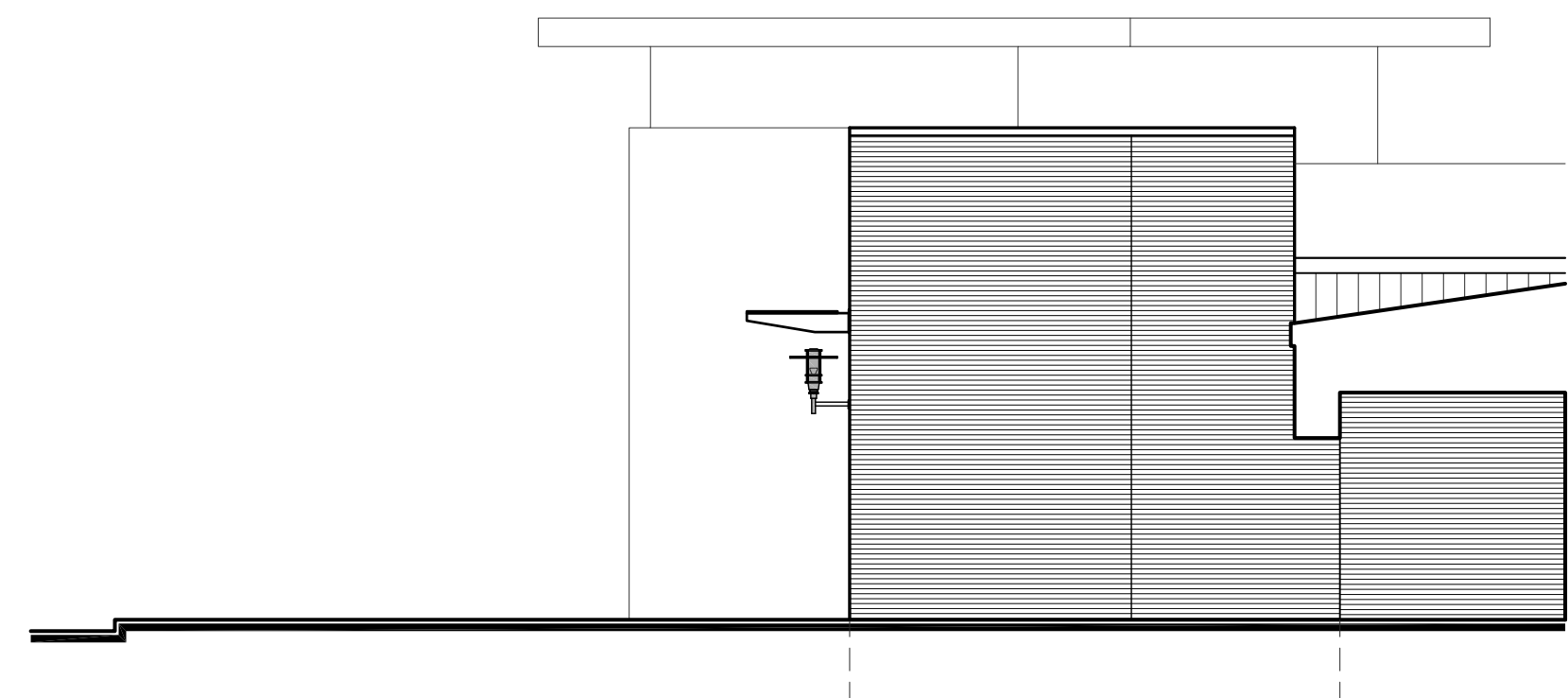
H10
A100
Proposed Floor Plan
SCALE: 1/8" = 1'-0"



CB Existing East Elevation
A200 SCALE: 1/8" = 1'-0"



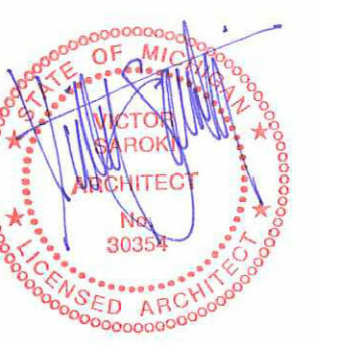
FB Existing South Elevation
A200 SCALE: 1/8" = 1'-0"



H5 Existing North Elevation
A200 SCALE: 1/8" = 1'-0"



H8 Existing South-East Elevation (Entry)
A200 SCALE: 1/8" = 1'-0"



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F. 248.258.5515
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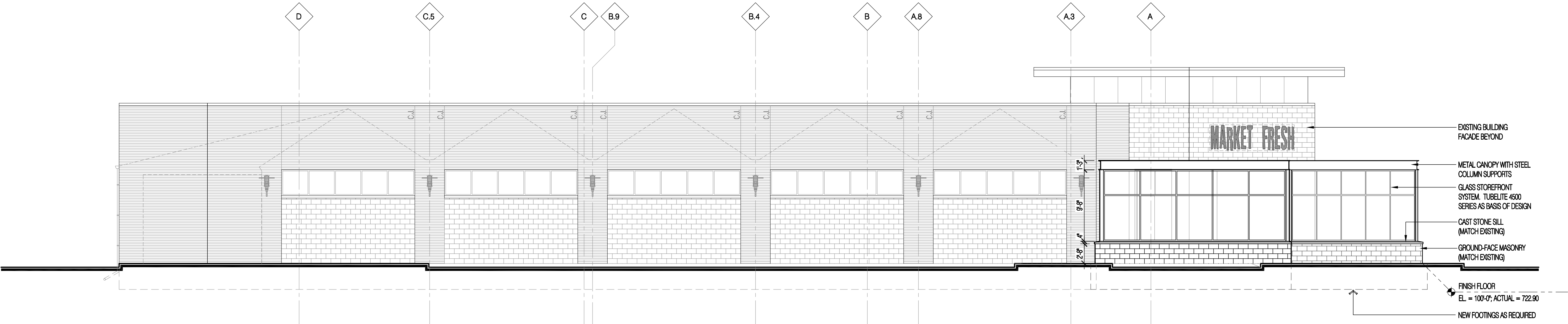
Project:
Market Fresh
31201 Southfield Road
Beverly Hills, MI 48025

Date: 12-30-2019 **Issued For:** SITE PLAN REVIEW

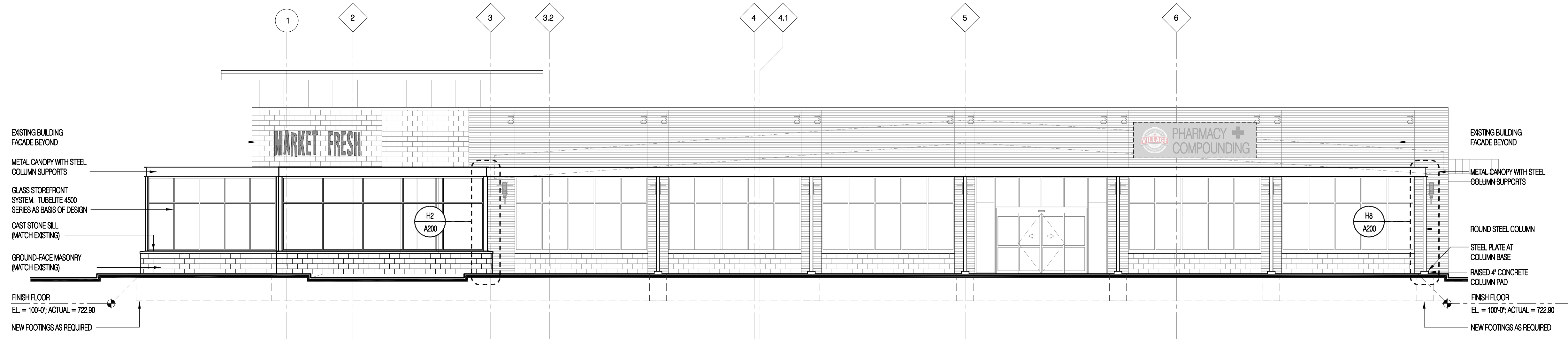
Sheet No.:

x**A200**
EXTERIOR ELEVATIONS

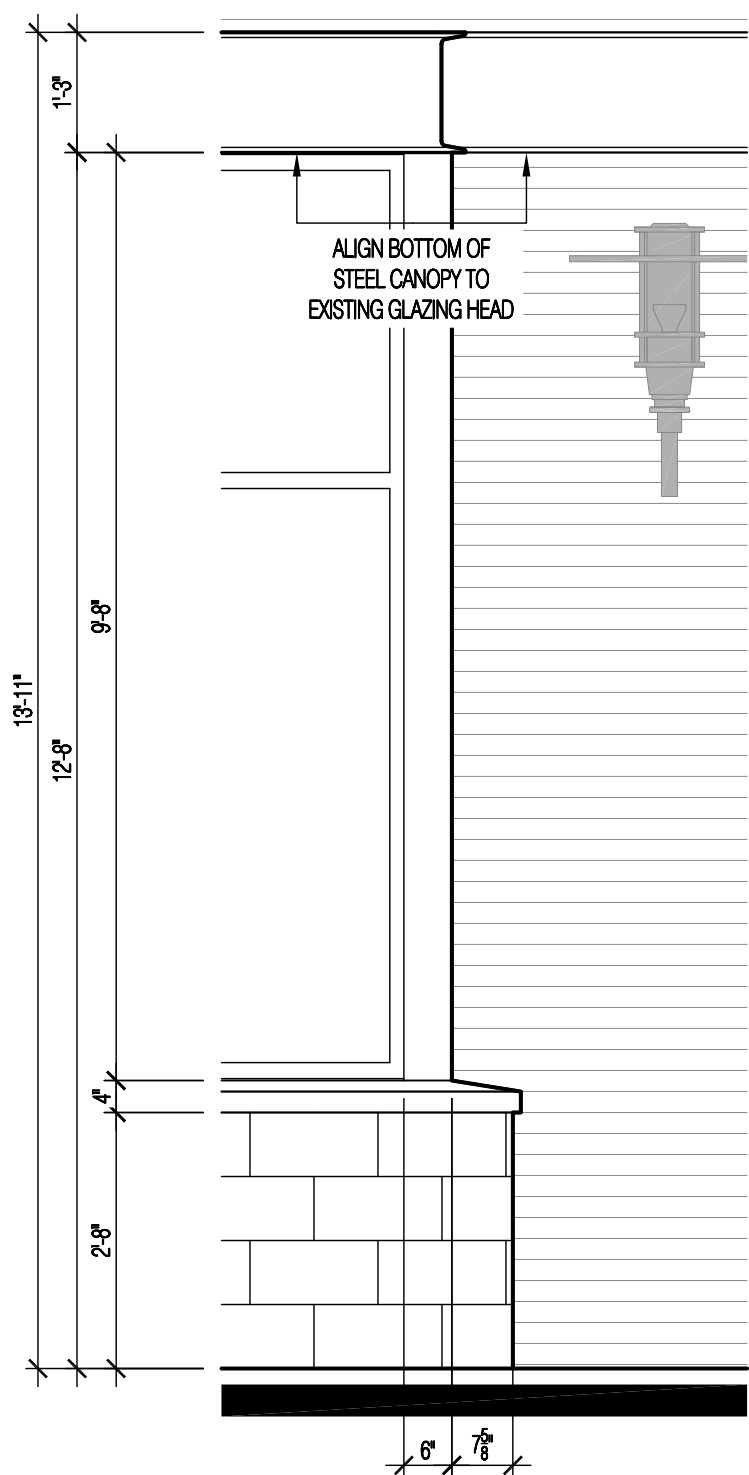
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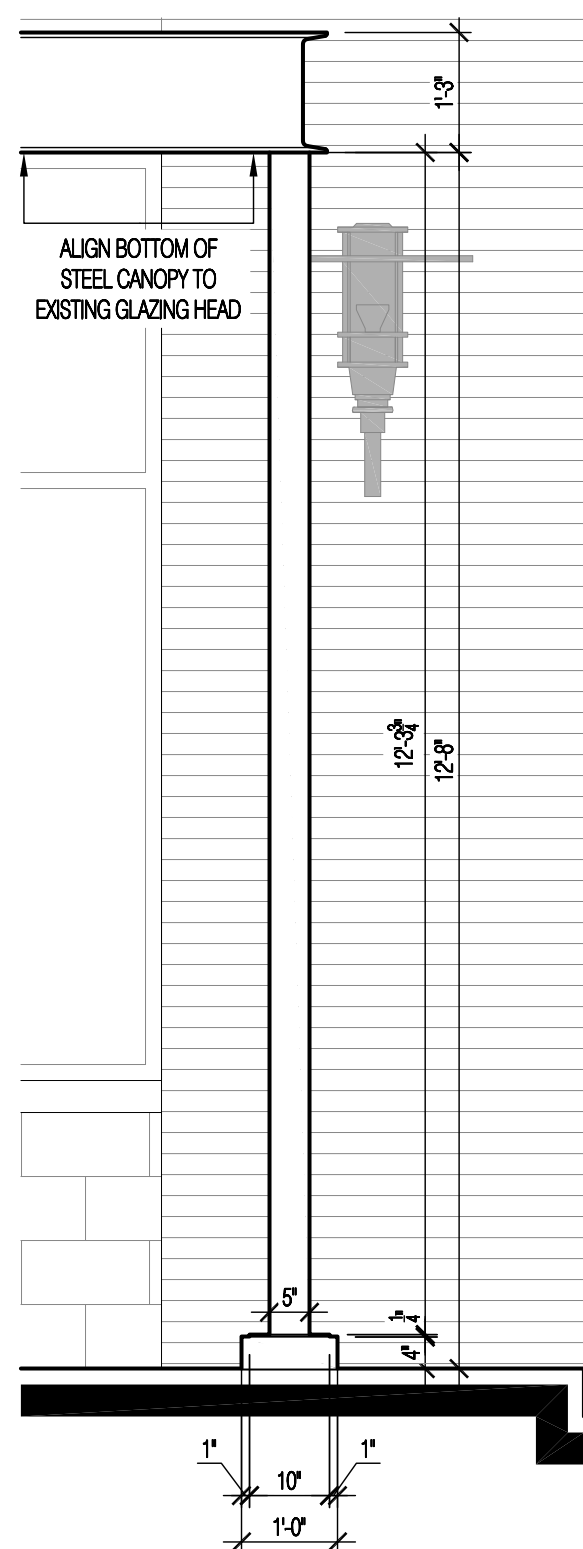
B8
A200
Proposed South Elevation (Entry)
SCALE: 1/8" = 1'-0"



E8
A200
Proposed East Elevation (Entry)
SCALE: 1/8" = 1'-0"



H2
A200
Proposed Enlarged Enclosure Elevation
SCALE: 1/2" = 1'-0"



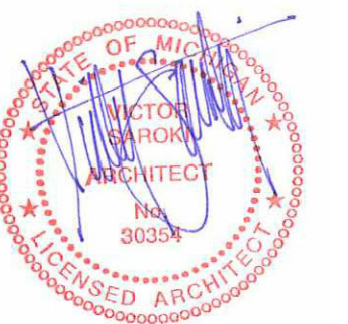
H8
A200
Proposed Canopy Enlarged Elevation
SCALE: 1/2" = 1'-0"



H8
A200
Proposed South-East Elevation (Entry)
SCALE: 1/8" = 1'-0"

BRICK:
"GLEN-GERRY" 4"x8"x4" (NOMINAL)
COLOR: TOASTED FINE ARTS VELOUR
CONTACT: KIM MEHL
BRICK TECH ARCHITECTURAL
248-548-0777

GROUND-FACE MASONRY UNITS:
"MALE" 4"x16"x4" (NOMINAL)
COLOR: HARLEY
CONTACT: DAVID ARTHUR
VAN POPPEL BROS., INC.
800-826-2582



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Market Fresh
31201 Southfield Road
Beverly Hills, MI 48025

Date: 12-30-2019
Issued For: SITE PLAN REVIEW

Sheet No.:
A200
EXTERIOR ELEVATIONS

A

B

C



B2 Proposed Perspective
A900 SCALE: N.T.S.



B8 Proposed Perspective
A900 SCALE: N.T.S.

D



E2 Proposed Perspective
A900 SCALE: N.T.S.



E8 Proposed Perspective
A900 SCALE: N.T.S.

G



H1 Existing Perspectives
A900 SCALE: N.T.S.



H8 Existing Perspectives
A900 SCALE: N.T.S.



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Market Fresh
31201 Southfield Road
Beverly Hills, MI 48025

Date: 12-30-2019 **Issued For:** SITE PLAN REVIEW

Sheet No.:
A900
PERSPECTIVE VIEWS



MARKET FRESH - BEVERLY HILLS, MI

SITE LIGHTING PHOTOMETRIC VALUES
PREPARED FOR: VICTOR SAROKI & ASSOCIATES
GASSER BUSH ASSOCIATES

Designer

MSM/JAB

Date

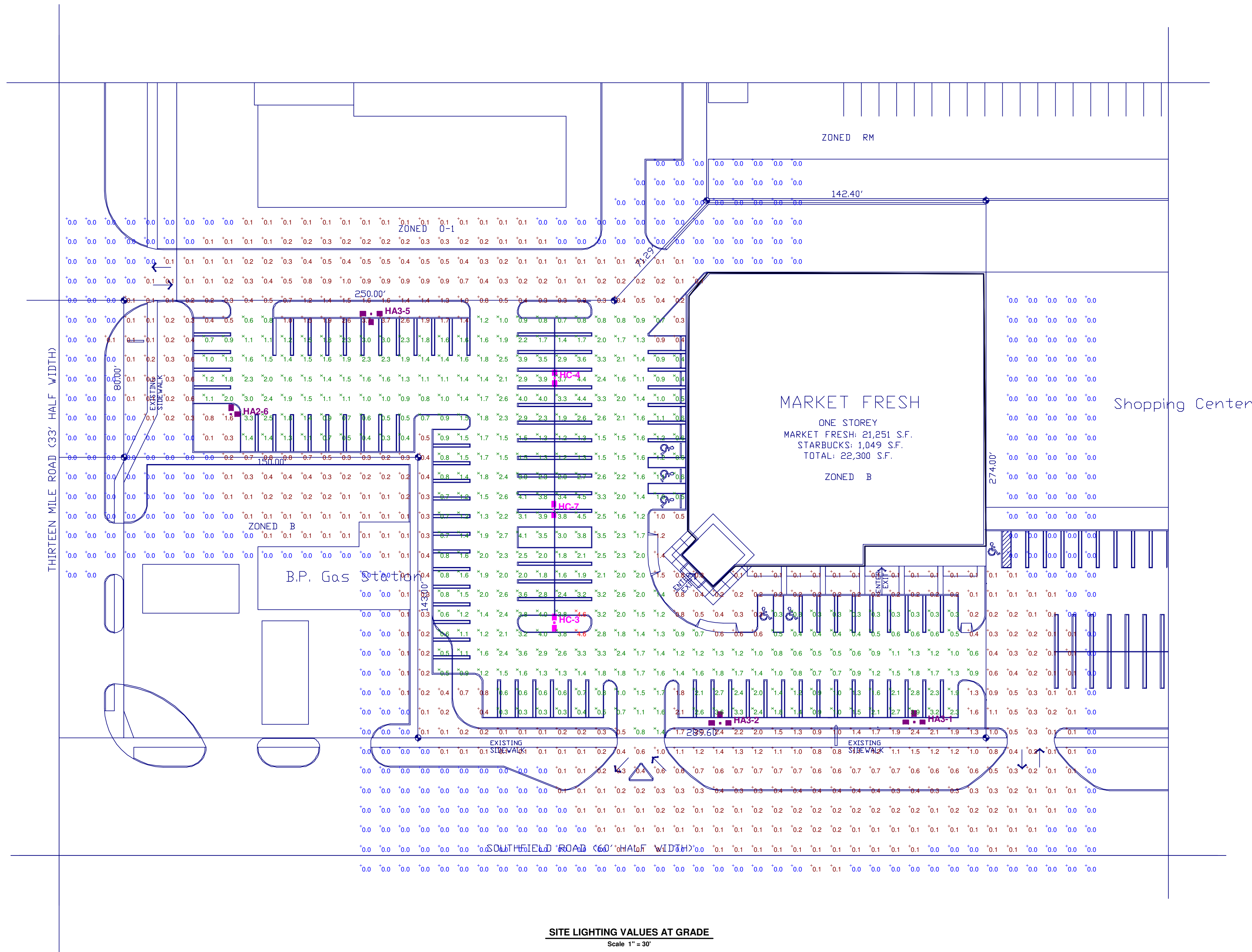
JAN 24 2011

Scale

AS NOTED

Drawing No.

GBA11-27244-V3



SITE LIGHTING VALUES AT GRADE
Scale 1" = 30'

NOTES

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. GBA DOES NOT ACT AS THE CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS. POLES SPECIFICATIONS ARE NOT INCLUDED WITH EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE - VALLUES AT GRADE	✕	1.7 fc	4.6 fc	0.3 fc	15.3:1	5.7:1
SITE VALUES AT GRADE	+	0.7 fc	4.6 fc	0.0 fc	N / A	N / A

LUMINAIRE LOCATIONS

No.	Label	X	Location Y	Z	MH	Orientation	Tilt
1	HA3	152.6	630.3	22.5	20.0	0.0	0.0
2	HA3	53.6	629.8	22.5	20.0	0.0	0.0
3	HC	-30.9	681.0	22.5	20.0	0.0	0.0
4	HC	-30.8	805.7	22.5	20.0	0.0	0.0
5	HA3	-124.3	838.6	22.5	20.0	180.0	0.0
6	HA2	-195.8	787.3	22.5	20.0	0.0	0.0
7	HC	-31.2	738.7	22.5	20.0	0.0	0.0

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	HA2	1	LITHONIA #KSF1 175M R4SC (PULSE START) (TWIN @ 90 - 20' POLE HTG)	Specification Area Luminaire, 175W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	TWO 175-WATT CLEAR BT-28 METAL HALIDE. HORIZONTAL POSITION.	KSF1_175M_R 4SC (PULSE START).ies	14400	0.72	416
■	HA3	3	LITHONIA #KSF1 175M R4SC (PULSE START) (TWIN @ 90 - 20' POLE HTG)	Specification Area Luminaire, 175W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	THREE 175-WATT CLEAR BT-28 METAL HALIDE. HORIZONTAL POSITION.	KSF1_175M_R 4SC (PULSE START).ies	14400	0.72	624
■	HC	3	LITHONIA #KSF1 175M R3 (PULSE START) (TWIN @ 180 - 20' POLE HTG)	Specification Area Luminaire, 175W Metal Halide, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	TWO 175-WATT CLEAR BT-28 METAL HALIDE. HORIZONTAL POSITION.	KSF1_175M_R 3 (PULSE START).ies	14400	0.72	416

VILLAGE MANAGER'S REPORT
CHRIS D. WILSON
JANUARY 17, 2020

Breathalyzer Machine Calibration – Council has been made aware of issues regarding an outside contractor and discrepancies with the testing and calibration of breathalyzer equipment in multiple law enforcement agencies in Michigan. Unfortunately, the Village of Beverly Hills Public Safety Department was one of the law enforcement agencies such discrepancies may have occurred. The Michigan State Police are currently investigating these matters. The Village of Beverly Hills Public Safety Department is cooperating fully in this investigation. No Village employee or member of the Public Safety Department is under investigation nor accused of any wrongdoing. In the interim, the Village has taken the equipment in question out of service and will be utilizing blood draws for instances of suspected driving under the influence. A copy of a memo from Deputy Director Howard Shock has been included for your review.

Joint Parks and Council Meeting – The annual joint meeting between the Village Council and the Parks and Recreation Board will be held on Thursday, January 23rd at 7:30 PM in the Village Chambers.

Joint Planning and Council Meeting – The annual joint meeting between the Village Council and the Planning Commission will be held on Wednesday, February 12th at 7:30 PM in the Village Chambers.

November Ballot Issue – Based upon the direction provided by Council at the annual strategy session Village Administration has begun working on the language and formatting for a Charter Amendment for the November 2020 ballot. Administration will work with Mr. Ryan to get this language before Council for review and consideration in the coming weeks.



Beverly Hills Department of Public Safety

Memo

To: Chris Wilson, Village Manager

From: Howard Shock, Deputy Director

Date: January 16, 2020

Re: Michigan State Police Datamaster Investigation

Background:

The Beverly Hills Public Safety Department has one Datamaster (DMT) machine located in the department Booking Room. This area is designed to process those individuals arrested. The Datamaster machine is used to measure the breath samples of individuals arrested for intoxicated driving. The Michigan State Police (MSP) is statutorily responsible for the purchase, certification, and maintenance of evidential breath alcohol testing instruments, located at law enforcement agencies across the state (MCL 257.625h, and administrative Rules R 257.991-996, 325.2651-2658). For more than 20 years, the MSP has contracted the service work (120-day certifications, service calls, and maintenance) for the state's 203 Datamaster DMTs to a vendor.

On January 12th I receive a letter from the Michigan State Police indicating on January 7th, 2020 a stop order had been issued on the vendors contract due to performance-related issues. The Michigan State Police would be assuming the duties previously contracted to the vendor, Intoximeters.

On January 13th I received a second letter from the Michigan State Police advising law enforcement agencies across the state to take the Datamaster out of service. An investigation had been opened into potential fraud committed by contract employees of the state's Datamaster vendor. The investigation involves two contract employees who were hired in 2018. Beverly Hills has been identified as a site of potential fraud by these contract employees.

Actions Taken

The Village Manager, Director, the Village and Oakland County Prosecutors have been notified. I have provided the Village Manager with correspondence from the State Police. The Datamaster was immediately taken out of service. The department is utilizing blood draws until prosecutor's direct administration to place the Datamaster

back in service. The State Police arrived on January 14th, 2020 to complete a 120-day certification. Log books used by the contracted vendor have been preserved as evidence. Beverly Hills Public Safety Officer's are not responsible for the discrepancies or potential fraud. Officers have acted in accordance with state law and administrative guidelines. We will continue to work with prosecutors on this matter.



From: Sheila McCarthy, Finance Director

Subject: Cash and Investment Summary as of 12/31/2019
Revenue and Expenditure Report for the 6 months ended 12/31/2019

Date: January 16, 2020

Presented is the *Cash and Investment Summary* which includes all cash accounts and CD's as of December 31, 2019 for all funds.

Also presented is the *Revenue and Expenditure Report* which includes revenue and expenditures for the General Fund, Major Road Fund, Local Street Fund, Public Safety Department, Library Fund and Water/Sewer Operation Fund for the 6 months ended December 31, 2019. The *Revenue and Expenditure Report* does not include prepaid and accrual adjustments that are reflected in the year end audited financial statements. Actual compared to budget financial results are monitored and budget amendments presented for approval as necessary.

CASH SUMMARY BY FUND FOR VILLAGE OF BEVERLY HILLS

FROM 07/01/2019 TO 12/31/2019

FUND: 101 202 203 205 265 268 285 290 295 301 392 393 401 402 404 408 592 593 701 703 732 806 814 815 900 901

CASH AND INVESTMENT ACCOUNTS

Fund	Description	Beginning Balance 07/01/2019	Total Debits	Total Credits	Ending Balance 12/31/2019
101	GENERAL FUND	2,247,438.31	3,227,600.05	1,986,407.23	3,488,631.13
202	MAJOR ROAD FUND	280,994.98	449,781.56	532,456.09	198,320.45
203	LOCAL STREET FUND	579,671.28	673,258.31	425,706.40	827,223.19
205	PUBLIC SAFETY DEPARTMENT	780,806.23	5,755,487.20	2,905,792.03	3,630,501.40
265	DRUG LAW ENFORCEMENT FUND	52,518.27	0.00	0.00	52,518.27
268	LIBRARY	10,959.85	497,013.96	252,460.50	255,513.31
285	RETIREE HEALTH CARE FUND	239,716.04	12,102.53	8,055.08	243,763.49
290	VACATION RESERVE FUND	87,121.90	24,942.84	3,034.12	109,030.62
295	SICK PAY FUND	173,053.32	11,736.48	2,563.68	182,226.12
392	COMBINED SEWER OVERFLOW FUND	18,565.50	183.14	0.00	18,748.64
401	CAPITAL PROJECTS FUND	233,716.14	365,173.07	242,534.16	356,355.05
402	DEDICATED MILLAGE	12.62	0.13	0.00	12.75
408	SPECIAL PARK MILLAGE FUND	6,777.74	66.87	0.00	6,844.61
592	WATER/SEWER OPERATION FUND	0.00	2,477,960.63	2,351,685.25	126,275.38
701	TRUST & AGENCY FUND	306,127.65	1,045,163.26	1,101,386.24	249,904.67
703	TAX COLLECTIONS FUND	2,617.53	7,777,719.83	7,780,266.23	71.13
732	PUBLIC SAFETY RETIREMENT FUND	78.97	0.78	0.00	79.75
814	STAFFORD SAD	0.00	9,423.56	37,709.65	(28,286.09)
815	HUMMELL/CORYELL SAD	54,286.43	187.82	9.59	54,464.66
	TOTAL - ALL FUNDS	5,074,462.76	22,327,802.02	17,630,066.25	9,772,198.53

01/16/2020

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF BEVERLY HILLS

PERIOD ENDING 12/31/2019

GL NUMBER	DESCRIPTION	YTD BALANCE 12/31/2019	2019-20 AMENDED BUDGET
Fund 101 - GENERAL FUND			
Net - Dept 000 - FUND REVENUE		2,866,231	3,784,532
Net - Dept 101 - VILLAGE COUNCIL		(10,284)	(26,518)
Net - Dept 171 - VILLAGE MANAGER/CLERK		(152,048)	(368,232)
Net - Dept 215 - VILLAGE FINANCE		(132,511)	(278,378)
Net - Dept 248 - GENERAL ADMINISTRATION		(243,159)	(404,248)
Net - Dept 265 - BUILDING & GROUNDS MAINTENANCE		(23,403)	(56,144)
Net - Dept 371 - BUILDING, PLAN, ZONING DEPT		(191,070)	(451,707)
Net - Dept 440 - PUBLIC SERVICES		(450,001)	(1,028,864)
Net - Dept 747 - COMMUNITY ACTION PROGRAMS		(79,906)	(114,175)
Net - Dept 751 - PARKS & RECREATION		(20,943)	(51,352)
Net - Dept 900 - CAPITAL EXPENDITURES		(6,654)	(16,500)
Net - Dept 965 - TRANSFER TO OTHER FUNDS		(450,000)	(450,000)
TOTAL REVENUES		2,866,231	3,784,532
TOTAL EXPENDITURES		1,759,979	3,246,118
NET OF REVENUES & EXPENDITURES		1,106,252	538,414
Fund 202 - MAJOR ROAD FUND			
Net - Dept 000 - FUND REVENUE		257,459	867,835
Net - Dept 451 - CONSTRUCTION		(185,409)	(260,000)
Net - Dept 463 - ROUTINE MAINTENANCE		(68,769)	(150,200)
Net - Dept 474 - TRAFFIC SERVICES		(38,179)	(68,200)
Net - Dept 478 - WINTER MAINTENANCE		(16,210)	(97,500)
Net - Dept 482 - GENERAL ADMINISTRATION & ENG		(153,563)	(154,500)
Net - Dept 900 - CAPITAL EXPENDITURES		(12,687)	(8,458)
TOTAL REVENUES		257,459	867,835
TOTAL EXPENDITURES		474,818	738,858
NET OF REVENUES & EXPENDITURES		(217,359)	128,977
Fund 203 - LOCAL STREET FUND			
Net - Dept 000 - FUND REVENUE		580,450	822,729
Net - Dept 451 - CONSTRUCTION		(161,449)	(600,000)
Net - Dept 463 - ROUTINE MAINTENANCE		(191,102)	(426,500)
Net - Dept 474 - TRAFFIC SERVICES		(9,047)	(23,600)
Net - Dept 478 - WINTER MAINTENANCE		(9,897)	(54,000)
Net - Dept 482 - GENERAL ADMINISTRATION & ENG		(4,768)	(3,500)
TOTAL REVENUES		580,450	822,729
TOTAL EXPENDITURES		376,263	1,107,600
NET OF REVENUES & EXPENDITURES		204,186	(284,871)

01/16/2020

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF BEVERLY HILLS
PERIOD ENDING 12/31/2019

	YTD BALANCE	2019-20
Fund 205 - PUBLIC SAFETY DEPARTMENT		
Net - Dept 000 - FUND REVENUE	5,456,229	5,643,163
Net - Dept 345 - PUBLIC SAFETY DEPARTMENT	(2,264,636)	(4,861,821)
Net - Dept 346 - SCHOOL LIAISON OFFICER	(54,007)	(134,937)
Net - Dept 900 - CAPITAL EXPENDITURES	(338,986)	(454,985)
 TOTAL REVENUES	 5,456,229	 5,643,163
TOTAL EXPENDITURES	2,657,629	5,451,743
NET OF REVENUES & EXPENDITURES	2,798,600	191,420
 Fund 268 - LIBRARY		
Net - Dept 000 - FUND REVENUE	497,014	505,321
Net - Dept 790 - LIBRARY	(252,461)	(504,921)
 TOTAL REVENUES	 497,014	 505,321
TOTAL EXPENDITURES	252,461	504,921
NET OF REVENUES & EXPENDITURES	244,553	400
 Fund 592 - WATER/SEWER OPERATION FUND		
Net - Dept 000 - FUND REVENUE	1,702,993	5,024,010
Net - Dept 536 - DIRECT CHARGES	(1,290,241)	(2,915,529)
Net - Dept 537 - CAPITAL OUTLAY	0	(3,500)
Net - Dept 540 - OFFICE/ADMINISTRATION CHARGES	(104,192)	(212,000)
Net - Dept 543 - REPAIR & MAINTENANCE	(513,063)	(1,138,830)
Net - Dept 550 - OTHER EXPENSES	(6,859)	(32,600)
Net - Dept 559 - DEPRECIATION EXPENSE	(279,500)	(560,570)
Net - Dept 600 - GAIN/LOSS ON SALE OF ASSETS	(18,138)	0
 TOTAL REVENUES	 1,702,993	 5,024,010
TOTAL EXPENDITURES	2,211,992	4,863,029
NET OF REVENUES & EXPENDITURES	(508,999)	160,981
 TOTAL REVENUES - ALL FUNDS	 11,360,375	 16,647,590
TOTAL EXPENDITURES - ALL FUNDS	7,733,142	15,912,269
NET OF REVENUES & EXPENDITURES	3,627,233	735,321

Beverly Hills Public Safety Activity Report

January 2nd January 16th, 2020

- The Public Safety Department is currently looking for applicants for Public Safety Officer. Please visit our website, www.beverlyhillspolice.com to see if you qualify.
- Remember to lock your car and house doors.
- Do not leave valuables inside your car. Do not leave your keys in your car.
- Report suspicious activity.
- Check your battery in your smoke and carbon monoxide detectors.
- A smoke detector should be installed in every room of your home and a carbon monoxide detector should be installed on every floor.
- January is National Radon Action Month.
- What is radon? Radon is a radioactive gas you cannot see, smell or taste. Radon is formed by the natural radioactive decay of uranium in rock, soil, and water. It can move through soil and into outdoor air, or it can seep into homes and buildings through cracks in floors and walls, or gaps around service pipes. In outdoor air, radon gas is diluted to harmless levels. When trapped in an enclosed space like a home or building, radon gas can collect and can be harmful to human health.
- Purchase a radon test kit for \$10 (\$5 during the month of January only) at the following locations:

North Oakland Health Center
1200 N Telegraph, Bldg. 34 East
Pontiac, MI 48341
248-858-1312

South Oakland Health Center
27725 Greenfield Rd
Southfield, MI 48076
248-424-7190

CALLS FOR SERVICE

- 221 Calls for Service
- 9 Arrests
- 81 Tickets issued.
- 7 Walk in PBT's
- 6 Prescription pill drop offs.

- Vacation checks
- Car Seat Checks
- Gun Permit
- Crossing Guard on Beverly
- Motor Carrier enforcement
- 5 Prisoner transports to and from the Birmingham Police Department.
- Alarm on 13 Mile Rd.
- 6 Traffic Accidents on 13 Mile Rd.
- 6 Medicals on 13 Mile Rd.
- Parking complaint on 13 Mile Rd.
- 2 Traffic complaints on 13 Mile Rd.
- Road Hazard on 13 Mile Rd.
- Assault on 13 Mile Rd.
- 2 Citizen Assists on 13 Mile Rd.
- 2 Motorist Assists on 13 Mile Rd.
- 2 Larcenies on 13 Mile Rd.
- Assist Southfield Police with three traffic accidents on 13 Mile Rd.
- Water Main Break on 13 Mile Rd.
- 2 Traffic Accidents on Southfield
- 2 Traffic complaints on Southfield
- Traffic Investigation on Southfield
- Suspicious Vehicle on Southfield
- PPO served on Southfield
- 3 Suspicious Persons on Southfield
- Assist Southfield Police with a motorist assist on Southfield
- Citizen Assist on Southfield
- Road Hazard on Greenfield
- 2 Traffic Accidents on Evergreen
- Found Property on Lasher
- Traffic complaint on Beverly
- Welfare Check on Beverly
- Damage to Property on Beverly
- Motorist Assist on Saxon
- Parking complaint on Wetherby
- Harassing Phone Calls on Downing Pl.
- Traffic Accident on Huntley Sq. N.
- Odor Investigation on Pierce
- Natural Gas Leak on Lauderdale
- Fraud on Kirkshire
- Medical on W. Rutland
- Suspicious Circumstance on Beechwood
- Medical on Archers Ln.
- Officers investigating a traffic accident on 13 Mile were notified one of the drivers was wanted on a Detroit Warrant. The driver was arrested without incident.

- Suspicious Persons on Huntley Sq. E.
- Fire Alarm on Wellesley
- Assist Birmingham Police with peace officer duties
- Suspicious Circumstance complaint on Huntley Sq. N.
- Citizen Assist on Kennoway
- Officers stopped a vehicle on Greenfield for a traffic violation. The driver was operating on a suspended license. The driver was arrested without incident.
- Officers assisted Birmingham Police with a suspicious circumstance situation.
- Animal complaint on Beverly
- Welfare Check on Kirkshire
- Alarm on Lost Hollow
- Medical on E. Valley Woods
- Officers stopped a vehicle on 13 Mile for a traffic violation. The driver was operating on a suspended license. The driver was arrested without incident.
- Noise complaint on Birwood
- Found Property on Saxon
- 2 Fraud complaints on Eastlady
- False Alarm on Wellesley
- Medical on King Richard
- Officers stopped a vehicle on 14 Mile for a traffic violation. The driver was operating on a suspended license. The driver was arrested without incident.
- Medical on Nixon
- Animal complaint on Riverside
- Odor Investigation on Old Cannon
- Officers stopped a vehicle on 13 Mile for a traffic violation. The driver was operating without a license. The driver was arrested without incident.
- Animal complaint on Kirkshire
- Suspicious Circumstance on Turnberry
- Alarm on Metamora
- Fraud on Embassy
- Animal complaint on Vernon
- Welfare Check on W. Rutland
- Welfare Check on Chelton
- Medical on Locherbie
- Contempt of Court on Dunblaine
- Medical on Valley Oaks
- Welfare Check on Dunblaine
- Officers stopped a vehicle on Southfield for a traffic violation. The driver was operating on a suspended license and warrants for his arrest. The driver was arrested without incident.
- Suspicious Persons on Locherbie
- Medical on Huntley Sq. N.
- Civil Dispute on Huntley Sq. E.

- Officers stopped a vehicle on Southfield for a traffic violation. The driver was operating on a suspended license. The driver was arrested without incident.
- 2 Down Wire complaints on Birwood
- Medical on Nixon
- Alarm on Birwood
- Down Wires on Riverside
- Medical on Wetherby
- Road Hazard on Pierce
- 2 Citizen Assists on Robinhood
- Assist Birmingham Police with a burglary
- Welfare Check on Riverside
- Officers stopped a vehicle on Southfield for a traffic violation. The driver was operating on a suspended license and a warrant for her arrest. The driver was arrested without incident.
- Assist the Road Commission on Beverly
- Peace Officer on Huntley Sq. E.
- Suspicious Persons on Marguerite
- Suspicious Persons on Foxboro Way
- Suspicious Person on Glenhill
- Suspicious Persons on Bellvine Trail
- Officers stopped a vehicle on Greenfield for a traffic violation. The driver was operating on a suspended license. The driver was arrested without incident.

INVESTIGATIONS

- CFS Closed and Reviewed 213
- Reviewed 33 case reports for a disposition.
- Followed up and reviewed cases; of which 23 were closed and 10 remained open.
- 10 Case was assigned.
- 12 Reports written on current cases.
- 22 Current active investigations.
- 9 Current pending investigations.
- 2 LFA's
- 2 Larceny of mail complaints. Currently working with USPS investigators.
- 1 larceny of package.
- PPO Violation, sent to OCAPA for review.
- Assault investigation.
- Investigated road rage/PIA Southfield/13 Mile.
- Followed up on Family Trouble.
- Investigate ID Thefts.
- Investigate Trespass complaint.
- Larceny complaint.
- Follow up on Disturbing the Peace.

- Prisoner Transport.
- Traffic Conference at 46th District Court.
- DB responded to smoke investigation fire run.
- SLO attended Groves Basketball game.

Enforcement List - Inspection Summary

01/17/20

Enforcement Number	Address	Filed	Status	Closed	
E190209	18990 BEVERLY RD	12/05/19	Resolved	12/09/19	
TRASH COMPLAINT					
Code	Date Next Action		Next Action		
INT. CODE 29.31					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
SITE INSPECT	Completed	02	12/09/19	12/09/19	Dan Gosselin

Enforcement Number	Address	Filed	Status	Closed	
E190210	18136 KINROSS AVE	12/05/19	Notice Sent		
REMOVE UNPLATED VEHICLES					
Code	Date Next Action		Next Action		
22.08.460	01/17/2020		SITE INSPECTION		
Inspection Type	Status	Result	Scheduled	Completed	Inspector
SITE INSPECT	Scheduled	00	01/17/20		Dan Gosselin

Enforcement Number	Address	Filed	Status	Closed	
E190211	31771 TOPPER CT	12/11/19	Closed	12/17/19	
REMOVE STORED ITEMS					
Code	Date Next Action		Next Action		
302.8					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
SITE INSPECT	Completed	02	12/17/19	12/17/19	Dan Gosselin

Enforcement Number	Address	Filed	Status	Closed	
E190212	20724 KENNOWAY CIR	12/12/19	Closed	12/13/19	
REMOVE WASTE CONTAINERS					
Code	Date Next Action		Next Action		
13.11D					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
SITE INSPECT	Completed	02	12/13/19	12/13/19	Dan Gosselin

Enforcement Number	Address	Filed	Status	Closed	
E190213	22474 N NOTTINGHAM DR	12/17/19	Resolved	12/23/19	
REMOVE SNOWMOBILE AND TRAILER					
Code	Date Next Action		Next Action		
22.21.010					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Correction Noti	Completed	02	12/23/19	12/23/19	Dan Gosselin

Enforcement List - Inspection Summary

01/17/20

Enforcement Number	Address	Filed	Status	Closed	
E190214	17125 W 14 MILE RD	12/30/19	Closed	01/02/20	
REMOVE LEAF BAGS FROM STREET					
Code	Date Next Action		Next Action		
13.11					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Correction Noti	Completed	02	01/02/20	01/02/20	Dan Gosselin
Enforcement Number	Address	Filed	Status	Closed	
E200001	30645 LEEMOOR ST	01/03/20	Notice Sent	01/07/20	
TRASH COMPLAINT					
Code	Date Next Action		Next Action		
13.11					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Correction Noti	Completed	02	01/07/20	01/07/20	Dan Gosselin
Enforcement Number	Address	Filed	Status	Closed	
E200002	15573 BUCKINGHAM AVE	01/07/20	Notice Sent	01/09/20	
TRASH COMPLAINT					
Code	Date Next Action		Next Action		
13.11					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Correction Noti	Completed	02	01/09/20	01/09/20	Dan Gosselin
Enforcement Number	Address	Filed	Status	Closed	
E200003	17220 W 13 MILE RD	01/07/20	Notice Sent		
TRASH COMPLAINT					
Code	Date Next Action		Next Action		
13.11	01/17/2020		LETTER TO OWNER		
Inspection Type	Status	Result	Scheduled	Completed	Inspector
SITE INSPECT	Completed	03	01/13/20	01/13/20	Dan Gosselin
Enforcement Number	Address	Filed	Status	Closed	
E200004	16997 MADOLINE ST	01/10/20	Notice Sent		
FAILURE TO OBTAIN FENCE PERMIT					
Code	Date Next Action		Next Action		
22.08.150.A.1	01/17/2020		SITE INSPECTION		
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Correction Noti	Scheduled	00	01/17/20		Dan Gosselin

Enforcement List - Inspection Summary

01/17/20

Enforcement Number	Address	Filed	Status	Closed	
E200006	31125 SHERIDAN DR	01/13/20	Notice Sent		
REMOVE COMMERICAL TRAILER AND ITEMS STORED OUTSIDE					
Code	Date Next Action		Next Action		
22.08.330 & 29.3	01/21/2020		SITE INSPECTION: CLEAN UP AND TRAILER		
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Correction Noti	Scheduled	00	01/21/20		Dan Gosselin

Enforcement Number	Address	Filed	Status	Closed	
E200007	31220 CHURCHILL DR	01/15/20	Notice Sent		
TRASH CONTAINERS					
Code	Date Next Action		Next Action		
13.11	01/17/2020		SITE INSPECTION		
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Correction Noti	Scheduled	00	01/17/20		Dan Gosselin

Population: All Records

Enforcement.DateFiled Between 12/1/2019 12:00:00 AM AND 1/17/2020 11:59:59 PM



January 9, 2019

Ms. Kristin Rutkowski, Clerk
Village of Beverly Hills
18500 W. 13 Mile Road
Beverly Hills, MI 48025

Dear Ms. Rutkowski:

We are committed to keeping you and our customers informed about Xfinity TV changes. In order to improve the customer experience, we are in the process of updating how we deliver some of our programming over the cable system to enhance the quality and reliability of our services.

In the coming weeks, we plan to implement delivery updates for our non-Hispanic international programming networks (IPNs) such as: TV Asia, Zee TV, TV Japan, etc. and out of market (OOM) sports Pay Per View packages (initially NHL Center Ice and NBA League Pass, followed by MLB Extra Innings).

A limited number of customers may still have older devices that do not support these upgrades and will not be able to continue to view them until the devices are replaced. Customers with this older equipment who receive the impacted channels are being notified that they can swap their equipment at no cost so they can continue to enjoy these channels. Please note that since the spring of 2018, we have provided updated devices to all new IPN subscribers, and since September 2019, have provided updated devices to all OOM Sports PPV customers. Accordingly, we expect the number of impacted customers from these first two sets of changes to be very minimal.

Over the next two years, we plan to expand this enhancement of our services to include additional channels on additional tiers of service. In each case, we will communicate with impacted customers well in advance so they can continue to enjoy this programming in their homes.

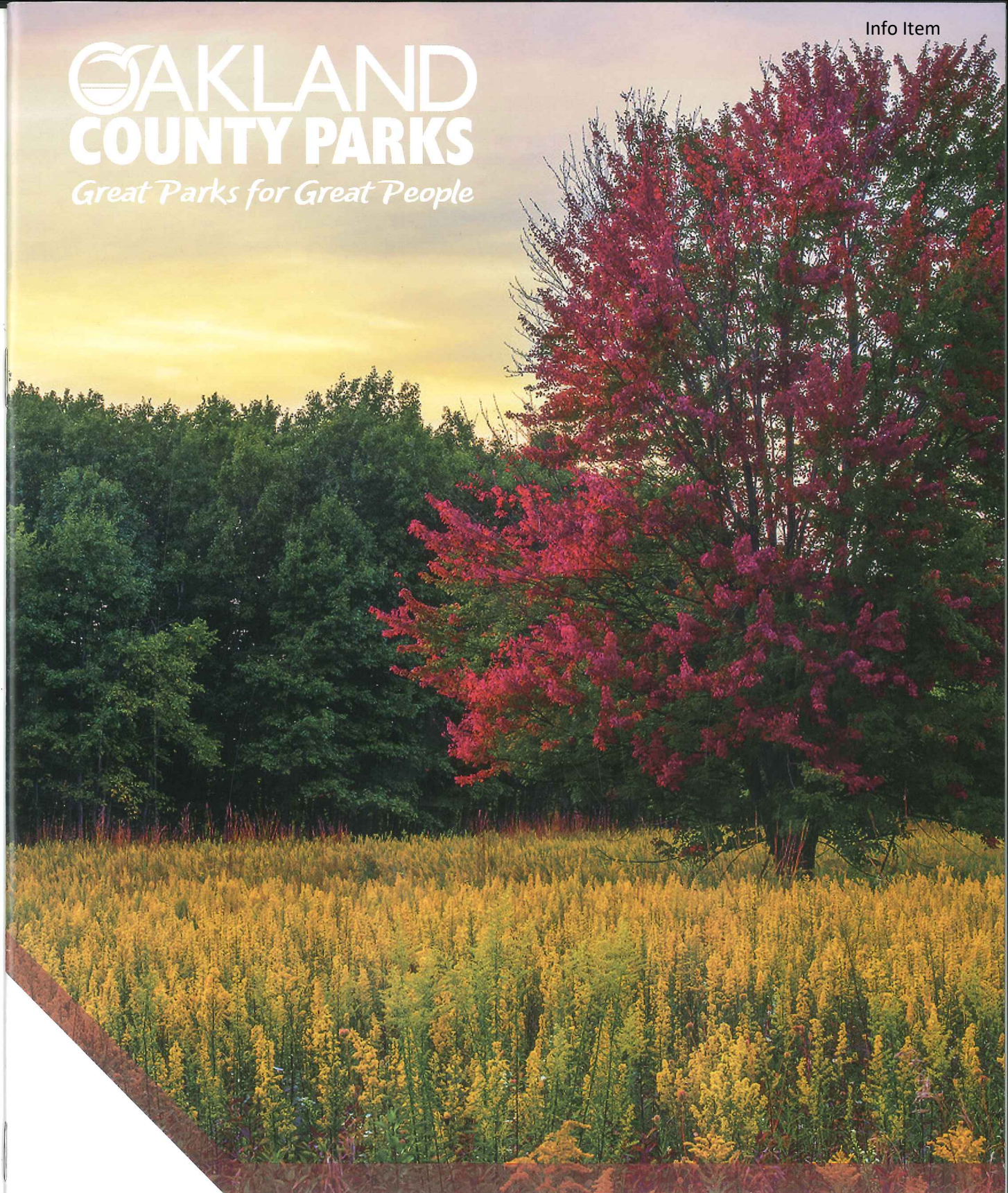
Please feel free to contact me at 734-359-2308 if you have any questions.

Sincerely,

Kyle V. Mazurek
Manager of External Affairs
Comcast, Heartland Region
41112 Concept Drive
Plymouth, MI 48170

OAKLAND COUNTY PARKS

Great Parks for Great People



2019 Annual Report

The Oakland County Parks and Recreation Commission is dedicated to providing all residents quality recreation experiences that encourage healthy lifestyles, support economic prosperity, promote the protection of natural resources and enhance the quality of life throughout Oakland County.

RECREATION INVESTMENTS ADD VALUE TO LIFE



Celebrate the value of parks and recreation

During the past 53 years, Oakland County Parks and Recreation has become an important part of life for the residents of Oakland County.

Generations of families and friends have incorporated the Oakland County Parks into their traditions, summer vacations and outdoor adventures.

There are moments shared over campfires, waves surfed at waterparks, fish hooked at lakes, scout badges earned, wedding vows exchanged, trails hiked, golf balls struck, first jobs worked, and snowshoes worn.

Whatever the reason, whatever the season, Oakland County Parks and Recreation adds value to life through its people, parks and programs.

Early Fall named Best of Show

Early Fall, pictured on the cover, was photographed at Independence Oaks County Park by Wai Nguyen of Troy. Spike, Radio Personality of Channel 955's *Mojo in the Morning Show*, selected the image as Best in Show in the sixth annual Pics of the Parks Photo Contest. Forty-one local photographers submitted 131 images.

"This year's entries were the most colorful I've seen," Spike said. "They reflected a variety of great recreational uses of the parks and showed some of the creatures big and small who enjoy Oakland County's wide-open spaces. But the image I chose highlights the real star attraction: nature. This photo perfectly captures the peaceful and colorful slow change of Autumn. The photographer did a great job of balancing the warm and cool colors – it makes me want to visit this park!"

Spike is a photographer in his own right; his work can be viewed at BuzzClickPhotography.com. His travel company, ExploreWithSpike.com, helps others create stunning photographs while exploring the world on exciting vacations.



All entries are available for viewing online at OaklandCountyParks.SmugMug.com. All entries were blind-judged by members of the Oakland Camera Club. The Best of Show and First Place winners in each category received canvas prints of their entries, generously donated by Hite Photo of Bloomfield Hills. The winning prints were displayed in the Wint Nature Center Great Hall at Independence Oaks County Park.

2019 Oakland County Parks and Recreation Commission



Pictured left to right:
Ron Fowkes, Nancy L. Quarles,
Vice Chairman J. David VanderVeen,
Chairman Gerald A. Fisher,
Executive Committee Member Christine
Long, Secretary Gary R. McGillivray,
Andrea LaFontaine, Robert E. Kostin,
Ebony Bagley and Jim Nash.
The commission was photographed at
Springfield Oaks County Park.

Oakland County Parks, programs,
services and facilities are made possible
by millage funds supported by Oakland
County residents. For a home valued at
\$200,000, the homeowner pays less than
\$25/year to support Oakland County
Parks and Recreation.

Chairman's Message

Budgeting wisely for Oakland County Parks and Recreation is a key role for the Commission.

Park Commissioners have the task of approving an annual budget for Oakland County Parks and Recreation. Each year, we find ourselves in the same position as most government budgeters: there's so much we need to do with limited funds. This creates the responsibility for wise and careful decision making, leading to consensus on priorities that will promote and maintain our first-class parks system that serves a diverse public.

Your first thought is that making these decisions should be easy: simply look for facilities and services that provide the most fun! How can you miss with this formula? Of course, the 'fun factor' can't be ignored. But there is so much more to consider. High on the list is making sure that our facilities are safe, and that park and recreation experiences are accessible to as many people as reasonably feasible. These have been very high priorities and are represented in expenditures for such things as safe drinking water, accessible trails, and docks designed to allow individuals of all abilities to enjoy the experience of boating and kayaking.

Commissioners have also adopted a guiding policy that we need to serve the needs and desires of the greatest number of users. One of the expenditures in this category, which hits the jackpot by providing the most demanded facility in our parks, is for safe, accessible and scenic trails for hiking, family outings, cross-country skiing, dog walking, bird watching and jogging – something for nearly everyone!

Don't forget the important goal of fulfilling the responsibility for good stewardship of the natural resources in our parklands. A conscientious job on this front calls for preserving open space and wooded areas, eliminating invasive plant species, protecting animals that reside in our spaces, and generally doing no harm as we use and maintain the parks.

Other complicated budgeting must be done to provide focused programs for affordable youth recreation, golf courses, waterparks, a farmers market, conference centers and campgrounds – and concessions that go with many of these activities. We are now in

the final stages of planning and development with the Michigan Department of Natural Resources of an off-road vehicle facility which will be unique and exciting for the County. And, speaking of a focused use: did you know that you can play 'cricket' in an Oakland County Park?

All these budget decisions must be made within the context of ensuring that our programs are both attractive and affordable, and at the same time not unreasonably competitive with similar privately owned facilities.

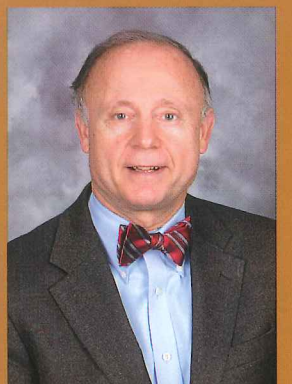
Of course, an all important part of the budget is to provide funding for the talented individuals engaged in parks and recreation programs: our fantastic full- and part-time employees, and resources for our extensive contingent of volunteers – all of whom perform well beyond expectation to provide consistently outstanding experiences for our users. When you visit our park facilities and programs, or attend events like the Oakland County Fair, Fire & Ice, or Arts Beats & Eats, you will find Oakland County Parks people in the thick of things . . . and this includes nights and weekends that are given up by these individuals to serve the public. The County is so fortunate to have such a dedicated group of people.

As 2019 closes, and we head into 2020, Oakland County is preparing to celebrate a major milestone – its 200th birthday. The Parks and Recreation Commission wishes Oakland County a 'Happy Birthday,' and congratulations on a job well done!

The Oakland County Parks and Recreation Commission was not around when the County was 'born,' having passed our first millage in November of 1966. Voters have consistently approved every millage since then. In 2020, voters will again be asked to approve a millage to support their parks and recreation system.

Please take advantage of our great parks and recreation opportunities and thank you for your support.

Gerald Fisher,
Chairperson



The Oakland County Parks and Recreation Commission was established by Public Act 261 of 1965. Founded in 1966, the commission is the policy-making board that oversees the parks system's 6,700 acres. Commissioners are tasked with allocating resources throughout 13 parks and making decisions about purchasing park land



Projects meet need for trails, soccer fields

Investment in southeast Oakland County included a walking trail and improvements to two soccer fields at Catalpa Oaks County Park in Southfield.

A 2018 project survey and open house public engagement indicated multi-use trails as the highest requested development priority. Historically, a berm was used by walkers resulting in an informal dirt path.

“Formalizing the walking trail around the park perimeter is an improvement for all users,” Tom Hughes, Chief of Operations and Maintenance – South District, said. “Installing a crushed stone path which has Americans with Disabilities Act-compliant grades and accessible concrete entry points will allow users of all abilities to enjoy the perimeter trail.”

The soccer fields, created prior to OCPR’s management, were built using clay construction material from the 1-696 freeway development. The fields log more than 30,000 annual visits with league play. Quality turf condition was difficult to maintain, with lack of irrigation and poor drainage.

“Providing quality athletic fields will attract multiple user groups looking for well-maintained athletic fields. Irrigation will improve the turf quality and permit staff to seed, repair and maintain high traffic areas keeping the grass green and healthy the entire season,” Hughes said. “These improvements will create a welcoming atmosphere for all our visitors.”

Most of the project’s \$702,000 investment was \$421,000 for the soccer field improvements. Due to the expense and other project commitments, only two of the four fields were being improved at this time.



Oakland County Parks and Recreation investing \$1 million in south Oakland County

In March, the Oakland County Board of Commissioners voted to approve making a \$1 million investment in Normandy Oaks, a park owned and operated by the City of Royal Oak, in the highly populated southeast quadrant of Oakland County where green space is limited.

The investment, over three fiscal years, will fund park trails, a nature area and a bridge providing trail access to the park from the adjacent Elks Park into the nature area. The investment will come directly from the Oakland County Parks and Recreation Commission budget: \$521,250 in FY2020; \$276,320 in FY2021; and \$213,080 in FY2022. Although the park name ends in “Oaks”, it is not and will not be owned or managed by the Oakland County Parks and Recreation Commission system, whose 13 parks all feature the word “Oaks”.

Additionally, OCPR is committed to hosting programs and special events at the park, like “Come Out and Play” which takes inflatable units and retro games to locations around Oakland County.

In the south end of Oakland County, OCPR currently operates Catalpa Oaks County Park in Southfield, Red Oaks Dog Park, Golf Course, Nature Center and Waterpark in Madison Heights and Glen Oaks Golf Course in Farmington Hills. However, the Oakland County Parks and Recreation Commission believed investing in Normandy Oaks would provide a regional facility in a central area of the county.

Trails are the number one reason people visit the Oakland County Parks, and the city has identified trails as its top need as well. Trails are also a top priority across the state and the nation. The Normandy Oaks project is expected to feature approximately two

OCPR will provide recommendations to the City of Royal Oak on native trees, shrubs and grasses to plant in the natural area and provide educational interpretive signage for park users.



Holly Oaks ORV Park Gearing Up for 2020



In 2019, the park was open to special permit test events to help OCPR and MDNR test the site. OCPR takes control of the site Jan. 1, 2020. Great Lakes Four Wheel Drive Association hosted an event in February, the Bent Wheels Motorcycle Club held a motorcycle event in May, and Z Performance held a mixed-use event (Detroit 4Fest) in September. Participants were surveyed for their feedback on amenities like parking, signage and course challenges.

While not opening to the public until 2020, Holly Oaks ORV Park hosted strategic test events to assess existing features and plan activities to form future operations.

Three events were held in 2019, each of which was permitted through the Michigan Department of Natural Resources (DNR), bringing full-size vehicles, side-by-sides, ATVs and motorcycles to the park. Not only did these events provide a unique and exciting experience for participants, but they also provided planning and operations staff with critical feedback.

The park will open with 113 acres of off-road vehicle riding in Groveland and Holly townships, adjacent to Mt. Holly Ski and Snowboard Resort. The remaining property (currently being mined) will come online over the next five years, ultimately creating a 235-acre ORV playground serving residents of southeast Michigan as well as visitors from across the country and Canada.

When the DNR acquired the park property in 2017, it already looked like the beginning of an ORV Park. One of the property owners, Steve Stolaruk, who was excited to see the recently mined property turned into an ORV Park, left his parcels with dramatic hills and valleys, bodies of water, and even some ORV challenge features he created before his passing in 2018.

“Our main goal over this past year has been to determine what we need to do in order to open an exciting and sustainable park in 2020,” Principal Planner for Oakland County Parks and Recreation Jon Noyes said. “Sustainability will be key to the planning and operations.”



Oakland County has the highest percent of licensed ORVs in the state and residents purchase the highest percent of ORV trail permits, with no legal riding areas. Holly Oaks ORV Park will fill a

ORV features and trails are created largely out of material on the site, including clay and sand. Ongoing site maintenance will be required to keep features and trails in good, usable condition.

The park will benefit not only from OCPR staff expertise in high-quality park operations in Oakland County, but also from the years of experience DNR staff brings to this unique partnership as well.

The DNR operates several ORV recreation areas in the state, the most notable being Silver Lake Recreation Area. Staff from both OCPR and the DNR have been working together for more than five years to develop Holly Oaks ORV Park. Through this partnership, OCPR will operate the park as the 14th Oakland County Park, in partnership with the DNR, which not only owns the property, but has been a partner contributing expertise on everything from staffing to design and the best ways to handle ticket sales.

“Overall this has been a great experience working with the DNR,” Melissa Prowse, Supervisor – Planning said. “We’ve had a long, positive relationship with the DNR, but this project takes that to a new level. We’ve been meeting and talking with our counterparts at DNR weekly for the past two years as we’ve worked through all of the details from the grant to purchase the land all the way through the nitty-gritty details we’re working to finalize now.”

Both OCPR and the DNR will promote Holly Oaks ORV Park through their websites, social media and other outlets.

The park will have an entry fee that is still being determined, and DNR ORV stickers will be required. However, an OCPR vehicle permit and DNR Recreation Passport will not be required for entry.

For the latest updates follow Holly Oaks ORV Park on Facebook.



Oakland County Parks and Recreation Commissioners and staff, Michigan Department of Natural Resources staff, several Oakland County Board of Commissioners and officials from Holly and Groveland townships gathered



Safety top priority for park guests

“The Parks Commission and staff must look at the needs of 13 parks and 7,000 acres to make critical decisions about the investment of taxpayer dollars,” Stencil said. “We survey to determine the greatest demands, follow current recreation trends and strive to serve the most Oakland County residents we can through our parks, programs, special events and outreach services.”

Working in the recreation business isn’t always fun and games, Executive Officer Dan Stencil mused, especially when strategic business decisions remove attractions that generations of visitors love.

Stencil, parks commissioners and parks staff found themselves in that quandary when two of the parks system’s beloved waterslides failed structural inspections. “It was the perfect storm. We were months from our opening when we received news that the 36-year-old waterslide at Groveland Oaks County Park and Campground and the 22-year-old waterslide at Waterford Oaks Waterpark both had to be torn down. It was devastating.”

Despite annual inspections and diligent maintenance, the structures were simply worn out. The wood and concrete structures supporting the waterslides had been eroded by age, water, chlorine and Michigan winters. Replacement was not viable – the cost would run in the millions for only three months of operation a year.

\$1.5 million invested to keep on trend with camper needs

Fifty-two campsites at Groveland Oaks County Park were improved with upgraded electrical and new sanitary hookups, providing campers the comforts of home.

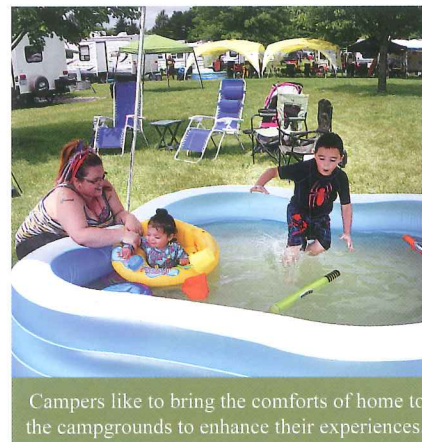
The Oakland County Parks and Recreation Commission allocated \$1.5 million to the upgrade project in sections A & B of the popular campground near Holly. The park’s existing electrical service, installed in the 1980s, could not keep up with the amenities of today’s RVs and their components, such as microwaves and washer/dryer units.

Prior to the upgrade, high demand caused electrical outages and melted electrical circuits, posing a safety hazard to staff and guests.

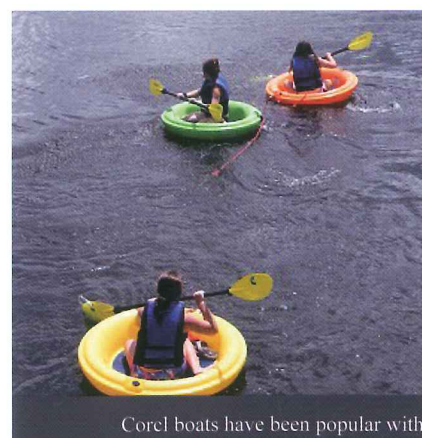
After reviewing plans for the electrical improvements, the parks commission decided to include the installation of sanitary hook-ups at each campsite, enhancing camper convenience.

An unusually wet spring and existing groundwater made the project a challenge and delayed the planned opening. The project was completed in September.

The upgraded sites now include water, sewer and 50 amps of electricity. In 2014, the commission approved a similar project with 60 campsites, upgraded with electrical and sanitary service, at a cost of \$1.5 million.



Camper like to bring the comforts of home to the campgrounds to enhance their experiences.



Corel boats have been popular with

Oak wilt is a fatal vascular disease that spreads rapidly in red, and often white oak trees, starting with discoloration in the canopy and resulting in defoliation and death in as soon as eight weeks. The disease is spread through the grafting of oak roots or by beetles that can travel many miles from infected trees to wounds on healthy trees.

Since there is no cure or treatment for oak wilt, prevention is essential to slow the spread between oak trees and within forests. Oakland County Parks and Recreation Groundskeeper II Luke Murchie who is a certified arborist injects a fungicide (Propiconazole) into a healthy at-risk oak tree.



Managing ecosystems top priority for parks staff

The Oakland County Parks function as major ecological hubs within Southeast Michigan by supporting important ecosystems, protecting air and water quality and providing wildlife habitat.

OCPR’s Natural Resources Management program focuses on an ecosystem approach to ensuring the health and function of 21 distinct natural communities.

A few initiatives staff undertook in 2019 included combatting oak wilt disease within park borders. A vascular disease, oak wilt is caused by the fungus, *Bretziella fagacearum*, which prevents water from moving through a tree. Once contracted, oak wilt is lethal to trees in the red oak family (red oak, black oak, pin oak, etc.) and can be recognized first in the canopy as leaves turn army-green then brown, and quickly drop.

Oakland County Parks and Recreation has lost many old majestic oaks as a result of this disease. Staff has used several methods of managing the disease in the parks, including injection of a fungicide, trenching and removals.

“OCPR takes a cautious approach to oak wilt and limits trimming and pruning to the winter months only. Oak wilt is spreading quickly across the parks system and Oakland County, so our staff is working to limit the impacts on our oak dominated natural communities,” Sarah Cook-Maylen, OCPR Natural Resources Coordinator said.

Natural Resources staff regularly spread native seed across the park system and has recently expanded those efforts into new no-mow zones. At Waterford Oaks County Park, an area that was formerly mowed was tilled and seeded with a native prairie mix created by the natural resources staff. The seeded area began blooming this past summer.

“These native buffers help protect wetlands by providing stormwater runoff filtration, refuge for native wildlife and encourage pollinator populations to expand,” she said.

The parks system also deals with beaver activity at two locations – Independence Oaks and Rose Oaks county parks – where water level problems can create issues for natural habitats and infrastructure.

Instead of destroying beaver dams, Natural Resources staff installed beaver baffles – long pipes – under the beaver dams that allow water to continue flowing and beavers to continue damming.

“We want to support healthy beaver populations on our lands while protecting infrastructure. Beaver baffles are a great, cost-effective way to ensure our park patrons and wildlife can co-exist,” Cook-Maylen said.

And the first-ever managed Canada Goose Hunt was held at Lyon Oaks County Park in September. Ten registered youth hunters were accompanied by five guides to learn about waterfowl hunting. No geese were taken during the hunt.

Unusually high Canada Goose populations have been threatening park natural resources and creating hazardous conditions for park patrons.

The Natural Resources staff also utilizes several other goose management options including deterrence, egg and nest destruction and goose roundups.

During the weekly TrailBlazer Walking Series Recreation Supervisor Melissa Nawrocki interpreted lakeshore ecology at Addison Oaks County Park then led a one-mile hike. Other hike topics during the summer-long program at the county parks included rare habitats, vernal ponds, deer ecology and tree identification. The hiking series capitalizes on the popularity of the park system's nearly 80 miles of trails.

"My husband and I saw the Trailblazer series through email and thought it sounded intriguing. Forest and deer ecology didn't sound too exciting, but we wanted to see the park. We hadn't even reached the trails when I knew we'd made the right decision to drive the 24 miles from our home. A big part of the enjoyment was our informational guide, Morgan. She was very knowledgeable on a variety of subjects and had a delightful, bubbly personality," Heidi Tack, a Clarkston resident said. "What a great way to both get some exercise and explore the county parks, while learning about specific topics."



Trail enhancements boost connection to outdoor recreation

Trails consistently top the list of reasons why people visit the Oakland County Parks. It's easy to see why: Trails are a great way to engage with nature, boost health and fitness efforts and connect with friends and family.

OCPR maintains nearly 80 miles of paved and natural trails throughout its 13 parks. Major trail projects were completed at Addison Oaks, Independence Oaks and Red Oaks county parks.

Addison Oaks County Park has architectural elements that offer a glimpse into its history and the natural setting provides spectacular views of the landscape. Trail views were enhanced through surface improvements, better sightlines, traffic flow patterns and vegetation management.

At Independence Oaks County Park, an accessible loop was created around 68-acre Crooked Lake, providing a beautiful trail experience and lake views for users of all abilities.

The Lakeshore Loop Trail project also included replacement of an existing boardwalk to resolve high water issues caused by lake level fluctuations.

"The Lakeshore Loop trail improvements have been a great upgrade," Jamie Weasel, Parks Supervisor at Independence Oaks and Orion Oaks county parks, said. "The surface is compact and firm and recent trail trimming offers great viewing of Crooked Lake."

To improve connectivity with the Hales Street parking area, 3,000 linear feet of asphalt along the Habitat Trail loop in the northern portion of the Red Oaks Nature Center property was resurfaced.



Wayfinding signage improves mountain biking trail

The new wayfinding system at Addison Oaks and Addison Oaks – East county parks north of Rochester consists of redesigned trail intersection signs, trailhead kiosk signs, mountain bike trail markers and mileage posts for the popular Buhl Lake Trail. The signage also further details trail uses by category and difficulty using easily recognizable symbols and icons. A similar system was also installed at Independence Oaks County Park near Clarkston.

Traveling along a trail is a fantastic experience – until the rider or walker questions their location. A wayfinding project implemented at Addison Oaks County Park helps hikers, mountain bikers, equestrians and fat tire cyclists better track their progress and identify their location in case of an emergency.

The project included trail intersection signs, large kiosk signs and quarter-mile markers along Buhl Lake and the 6.9-mile single-track mountain biking trail. Signs made of alupanel, an aluminum composite material were chosen for its durability and rust-free qualities. Trail markers made of Carsonite, a composite composed from glass-fiber reinforced polymers that bend, but don't break when struck, were also part of the project.

"The wayfinding signage is easy to read with clear trail identification and trail loops. Replacing the text on the signs with standard symbols, identifying trail loops, adding trail loop distances and trail difficulty allows for an improved trail user experience," Tom Hughes, Chief Park Operations and Maintenance – South District, said.

For his efforts in creating the signage, Parks Graphic Artist Garrett Ebbeling was honored with an Environmental Graphics Award from Graphic Design USA, a national design publication.

Wayfinding signage has also been updated at Independence Oaks County Park. Projects are in the design process for Red Oaks and Catalpa Oaks county parks with plans for spring 2020



Two fair attendees learn how to milk a demonstration cow in the Miracle of Birth Barn, one of the popular attractions where fairgoers can see newborn farm animals.

Fair provides glimpse into farm life

Oakland County Parks and Recreation has been the presenting sponsor of the Oakland County Fair for more than 20 years. The Oakland County 4-H Fair Association's mission is to provide a public educational showcase for youth through hands-on experience with exhibits, demonstrations and presentations as young people develop life skills in a family atmosphere.

Hosted at Springfield Oaks County Park, this large community event requires the coordination of Oakland County Parks and Recreation staff, Oakland County Sheriff's Office, Oakland County Homeland Security, Oakland County Health Department and Oakland County 4-H Fair Association board members and volunteers. Animal exhibits, arena events, carnival rides and midway food are favorites of the 100,000+ annual attendees.

Staff takes recreation services on the road

Outside its parks' borders, the Oakland County Parks and Recreation Commission provides recreation to 400,000 residents annually. The Recreation Assistance Partnership Program (RAPP) provides outreach programs to Oakland County's 62 cities, villages and townships, plus schools, churches and non-profit organizations. Grants include inflatable bouncers, nature education visits, a bus trip and Get Outdoors! Adventure Units. In 2019, the Oakland County Parks and Recreation Commission committed \$215,000 to RAPP.

Oakland County Parks and Recreation's Recreation Assistance Partnership Program continues to provide critical programming to the City of Hazel Park that gives children access to recreational opportunities they may not otherwise have, according to City of Hazel Park's Director of Recreation Sareen Papakhian.

"Over the summer, Hazel Park received bouncers and retro games for fun, family-oriented events, such as a Summer Reading Picnic and a 'Night in Green Acres Park'. Additionally, a 'Come Out and Play' event was hosted in Hazel Park, by Oakland County Parks, which featured a rock wall and zip line," Papakhian said. "The Hazel Park youth summer camp program was given transportation to Independence Oaks County Park where the children were able to experience the natural world around them."

Specific groups of children are selected to participate in OCPR's Adventure Days. The program works with urban communities where children may not

have the opportunity to visit parks. Youth are transported to a park and treated to a day of outdoor recreation, experiencing adventures such as fishing, hiking, and making s'mores around a campfire.

"When you overhear a 13-year-old child ask what that smell is and you realize they have never smelled a campfire before, you know you have the right kids attending the programs," Chief of Recreation and Program Services Brandy Boyd said.

Additionally, OCPR's Adaptive Unit provides special events and programs throughout Oakland County, as many communities have limited programming for individuals with disabilities. Year-round activities include dances, hayrides, sports, picnics and boating.



The GetOutdoors! Unit teaches youth the basics on fishing — on dryland

Inflatable bouncers are popular requests from the RAPP program and add a recreation element to community events.





Parks Historian Carol Bacak-Egbo has the rapt attention of Camp OakVentures attendees during a faux historical dig. She interprets stories of the previous landowners and has campers sift bins for items found on park properties.



The Classic Christmas program features the history of the park system's conference centers and their storied pasts.



Big imaginations and tiny hands are a perfect combination for archeology.



Time for Tea provided a history of tea and the 1884 Ellis Barn at Springfield Oaks County Park. The barn once housed the Ellis Family's prized Percheron Stallion Ingomar.

Peek into past provides programs

Oakland County Parks and Recreation acknowledges the importance of its past and incorporates history into many programs.

The National Association of Counties acknowledged these efforts by awarding OCPR a 2019 Achievement Award in the category of Arts, Culture and Historic Preservation for its integration of the Bailey Homestead archaeological project at Independence Oaks County Park into Camp OakVentures summer day camp program. Parks Historian Carol Bacak-Egbo and volunteers led campers in screening, sorting and washing contents from the homestead's farm dump located within park property.

Popular adult historical programs include a fall color tour, holiday luncheon and tea party.

The Addison Oaks Fall Color Historical Tour features a tour of the Buhl Estate at Addison Oaks County Park. In the 1920s, the estate was called Puddlevue by the Buhl Family who commissioned the 27-room Tudor-style mansion built as their weekend home.

The history of Glen Oaks Golf Course is celebrated with a program called Classic Christmas. Participants enjoy an elegant buffet, seasonal music and the site's history, which includes its former use as a school.

The Time for Tea program immerses visitors in stories of the 1884 Ellis Barn at Springfield Oaks County Park. The barn's original owners, the Ellis Family, introduced the Percheron horse breed to Southeast Michigan.

“These programs serve as a reminder and celebration of the remarkable history that accompanies the natural beauty of our parks,” Bacak-Egbo said.

Campers and park guests enjoy expanded facilities

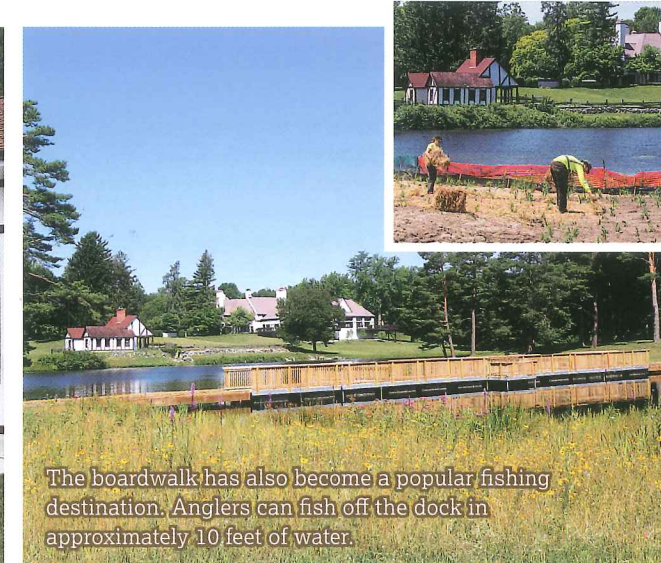
The Adams Lake Beach at Addison Oaks County Park was transformed into a natural shoreline a year ago. Native vegetation was planted along the water, which became more established in 2019. Sidewalks and drainage were improved at Adams Lake Lodge to eliminate flooding issues.

The new Adams Lake Boardwalk opened, providing another fishing opportunity for guests plus a way for trail users to cross over Adams Lake. The site will serve as an access point for ice skating in winter.

Visitors to Addison Oaks County Park can check out lifejackets, boats and bikes at a new boathouse. The old boathouse was removed to create an open view of Buhl Lake and improve dock access. Increased office space will allow for future merchandise sales and additional equipment rentals.



The new 800-square foot pole barn structure features a Tudor-style exterior finish to match existing buildings at the park. The previous structure was a 100-square foot trailer.



The boardwalk has also become a popular fishing destination. Anglers can fish off the dock in approximately 10 feet of water.



Creative play imagined at Addison Oaks

Visitors at Addison Oaks County Park were delighted with a new playground, installed near the Adams Lake Lodge. The new structure, created for all abilities, catches eyes of the children with its unique design and colors.

Oakland County Parks and Recreation staff worked with Miracle Recreation to create the one-of-a-kind play area for ages 5-12. In addition, the equipment works with Biba Playground Games, an application available on mobile devices, which encourages social and imaginative gameplay. The games spur on imaginary activities that include the playground equipment.

A 23-year-old playground at Addison Oaks County Park was replaced with a larger and more prominent playground for day-use visitors and campers. The playground, which meets accessibility guidelines, provides opportunities for inclusive play.

Christopher Crame, Parks Helper at Red Oaks Nature Center, cares for an Eastern Box Turtle. With his background in animal care and husbandry, Crame spearheaded the installation of the nature center's tank layout for the new animal exhibit wall.



Creating a Sense of Wonder

If you had to conjure in your minds-eye an image of your favorite childhood space, what would it be? Would it be a backyard fort, a sunny spot by a bedroom window, or maybe a dock near your grandparent's cabin? What treasures filled that space? How did you feel when you were there?

When park staff set about the task of updating the exhibits at the Red Oaks and Wint nature centers these were some of the questions we asked ourselves. We wanted our nature center spaces to appeal to visitors of all ages, and to convey a sense of wonder.

At Wint Nature Center, we introduced a look we call "Eco-chic". By reclaiming discarded materials and found objects, incorporating the weird and wonderful of 50 years of park operations, and taking inspiration from Pinterest boards, our staff created the imaginary world of The Wint School for Field Studies. In this space, young visitors walk past what looks like old storefronts to view live animal displays, interact with our Featured Creature/Career area, and even catch a stuffed fish in a simulated beaver pond.

Trail encourages walking, reading, discovery

Park staff can be wonderfully creative, especially when we know it will help create memorable experiences for our guests. Anyone who has been to one of our nature center programs can attest to the magic that can be made with a bit of ingenuity, dedicated volunteers, and (of course) Pringles cans! Staff used that same creativity and ingenuity to create the parks system's first "Storybook Trail."

With a generous Healthy Recreation Catalyst grant from MI Big Green Gym, mParks (Michigan Recreation & Park Association), Michigan Department of Natural Resources and Blue Cross Blue Shield, staff proposed to enlarge a nature-oriented children's book and mount it along a trail at the Red Oaks Nature Center. The storybook trail concept is something that has been



and to inspire whole families to integrate reading into their outdoor adventures. But what if the book that would be perfect for this location is longer than grant funds will afford to print? Well, you improvise.

Park staff repurposed native white cedar that had to be removed during the preservation of a historic farmhouse at Independence Oaks County Park. In a style reminiscent of the railings of a rustic hunting lodge, staff used the cedar branches instead of signposts to prop up the book pages.

The Great Hall, which extends past the live animal displays, is filled with nature inspired interior decorations, rotating exhibits, and large windows that look onto bird-feeding stations and wooded natural areas. The Great Hall is now available for rent and has become a popular location for small events that range from baby showers to retirement parties.

We followed a slightly different path with the Red Oaks Nature Center. Staff introduced a professionally-fabricated wall that incorporates live animal displays into a life-sized image of the surrounding forest. A puppet theater that doubles as a "playhouse" was added, as well as a custom indoor turtle habitat featuring an underwater viewing window.

The new exhibits complement, and contrast with, the rustic log cabin feel of the nature center that is operated under a joint agreement with the City of Madison Heights. The new look helps reinforce the idea that "urban wild" spaces contribute to the enjoyment of Oakland County – the place we call home.

Red Oaks Nature Center visitors enjoy the new Storybook Trail through Friendship Woods. The project was funded by a \$3,000 Healthy Recreation Catalyst Award from mParks (Michigan Recreation and Park Association), Blue Cross Blue Shield and the Michigan Department of Natural Resources.

The cost savings provided by the artsy reclamation allowed staff to print the full story How to Hide a Butterfly and Other Insects – by Ruth Heller, and the rustic posts look like they took inspiration from insect camouflage as they blend into the surrounding forest.

Naturalist Sarah Hudson said she has received "overwhelmingly positive comments" about the trail, particularly from one patron who walks the Red Oaks trails daily. "He couldn't say enough about how wonderful he thought the trail was - how it was fresh, new, vibrant and engaging to look at - and he even deviated from his normal trails to enjoy the story," she said. "A builder himself, he was also impressed with the construction of the signposts and frames."



Investment in staff through training

In order to give all Oakland County Parks and Recreation employees the opportunity to grow in their career, the Organizational Development team oversees training plans for both individuals and organization-wide efforts to develop skills. Courses are available to full-time and part-time staff, and may be required by job assignment as directed by Park Supervisors or Chiefs. Oakland County Parks and Recreation employs 769 part-time and seasonal employees as front line staffers in all service areas.

The training provided to employees supports organizational effectiveness by developing new skills related to customer service, safety, innovation and compliance standards.

"We support individuals at various stages of their careers, whether they are new to the workforce or leaving a career for part-time work," Business Development Representative for Organizational Development Stephanie Mackey said.

"These efforts help employees grow from their current role into a future career or from former careers into part-time positions at the parks."

Oakland County Parks and Recreation leadership understands that learning is the key factor in keeping employees interested and engaged. The development of a lifelong learner optimizes motivation and retention.

At Glen Oaks Golf Course pro shop in Farmington Hills, Golf Services Worker Bob Goulding helps a guest make a tee time to play the 18-hole course.

Parks and Recreation Program Leader Kaley Miller (upper left) plays touch football with day campers.



On surveys, park visitors consistently rate "safety" high on the list of reasons they like and visit the Oakland County Parks. The parks system contracts with the Oakland County Sheriff's Office to provide protective services for its 13 parks and facilities. Deputy Joe Sharrak patrols Red Oaks Waterpark via bike and interacts with park patrons.



Safety rates high among park users

Since 1990, the Oakland County Sheriff's Office Parks Unit has been the law enforcement arm of the parks system, ensuring the safety of all park patrons, providing a visible patrol force and supervising work details of prisoner trustees who help keep the parks clean. Their goal is to provide policing services to park visitors and staff.

The Parks Unit started with just three deputies, and has grown to consist of one lieutenant, one sergeant and three full-time deputies. There are also more than 50 part-time deputies who patrol the parks. Throughout the year, full-time and part-time deputies all train together to stay current on topics like

"It's enjoyable to work for the Oakland County Sheriff's Office Parks Unit because we're in an environment where people are there to have fun and get out in nature," Lieutenant Todd Hill said. "We keep the peace to make sure everyone has a good time and patrons are not causing problems for others."

The Parks Unit not only patrols on foot and in cars, but also operates Mountain Bike, Mounted Horse and Golf Cart patrols.

Grants help improve accessibility for all

More than \$28,000 in Americans with Disabilities Act internal mini grants were awarded to various projects within the parks system.

“The OCPR Accessibility Work Team’s goal is to make recreation accessible for everyone,” Recreation Program Supervisor Sandy Dorey said. “Annually, internal grant funding is set aside, and park supervisors submit ideas based on input from our guests. The new amenities boost participation and increase enjoyment of the outdoor recreation by our visitors.”

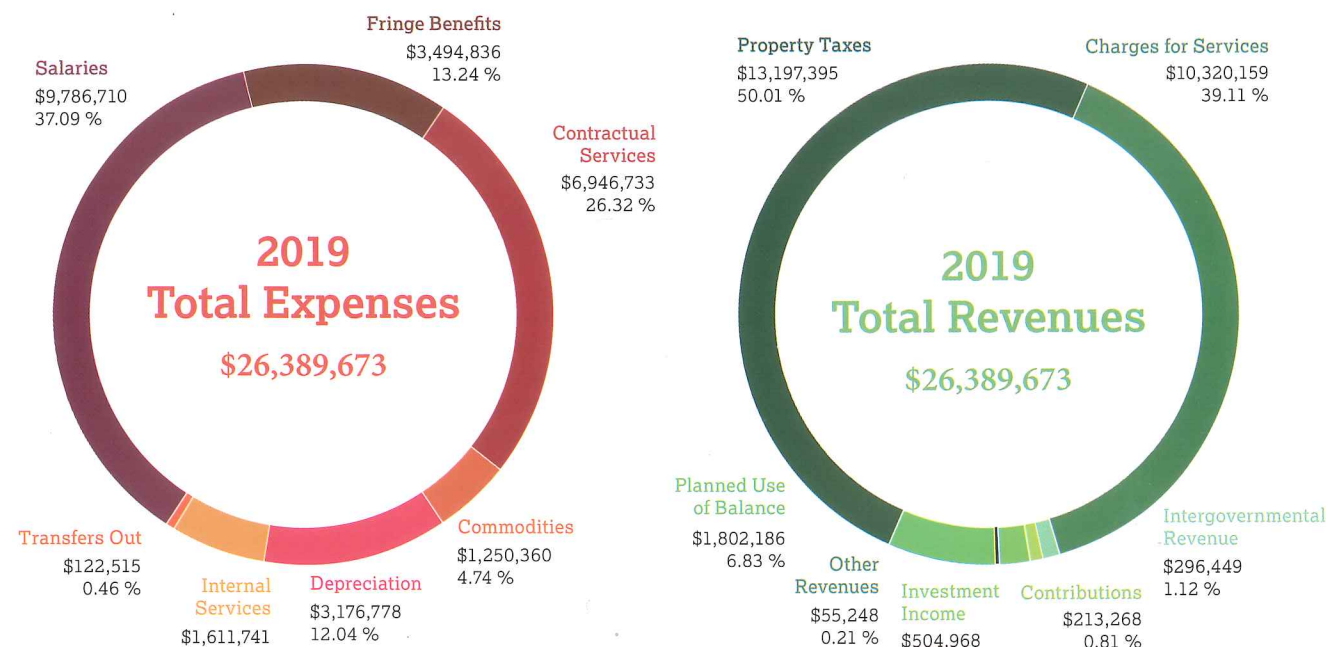
Projects approved as part of the 2019 mini grant program included:

- Accessible parking for the Cottage Island deluxe yurt at Groveland Oaks Campground
- An accessible, two-tiered water fountain/water bottle filling station at Groveland Oaks near the Blue Water Grill Concessions
- Two kayak outriggers each for Addison Oaks, Groveland Oaks and Independence Oaks county parks. These stabilize kayaks and help prevent tipping. This is not only useful for adaptive recreation activities, but first-time kayakers and youth as well. Kayak outriggers have been installed on existing kayaks in the current fleets
- A floating beach chair at Independence Oaks County Park that transitions from land to water. This, in addition to the new beach mat, creates better access to the beach and water for individuals using wheelchairs and those with mobility challenges
- Accessible parking spaces near the grill room entrance and a path between the two levels outside Bunkers Bar & Grill at Springfield Oaks Golf Course
- A hand pedal boat at Independence Oaks County Park. Already in operation at Groveland Oaks and Addison Oaks county parks, hand pedal boats are useful for people with spinal cord injuries or limited leg strength

New adaptive equipment was a welcome addition for Clarkston SCAMP attendees. The five-week summer day camp for children and young adults with special needs visits Independence Oaks County Park each summer. “Many of our SCAMPers are unable to enjoy the beach as they are in wheelchairs or have sensory issues that prevent them from touching sand. Because of this new adaptive equipment, many of those children will be able to experience the beach and the water for the first time,” Aimee Baker, executive director North Oakland SCAMP Funding Corporation. “It gave me so much joy to see the smiles on the faces of all those involved. Thank you for thinking of those with disabilities when considering options at your park--it is much appreciated!”



FY 2019 Actuals



Springfield Oaks Golf Course in Davisburg is one of the four 18-hole courses operated by OCPR. And a nine-hole course in Madison Heights is great for those learning the game. Besides viewing the natural beauty of immaculately maintained courses, the benefits of golfing include social interaction, exercise, reduced stress and improved mood.

Awards & Accolades



2019 Achievement Award for its program titled “Digging into The Past: The Bailey Homestead” in the category of Arts, Culture and Historic Preservation



mParks Golden Wrench Award



mParks Community Service Award
Clarkston Area Optimist Club
and Elizabeth Romano



Red Oaks Waterpark named “Best Splash in Town” in the April-September 2019 issue of Visit Detroit



Best Dog Parks in Metro Detroit
Orion Oaks #1
and Lyon Oaks #3.



Named top 7 waterparks in Metro Detroit. Red Oaks Waterpark took the #2 slot and Waterford Oaks Waterpark was voted #5.



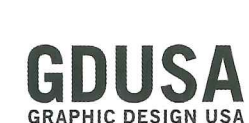
Addison Oaks Boo Bash named #3 of Halloween Celebrations in Metro Detroit



Executive Officer Dan Stencil
American Academy for Park
and Recreation Administration,
National Recreation and Park Association



Recreation Supervisor Sandy Dorey
Presidents Award,
The Arc of Oakland County



Graphic Artist Garrett Ebbeling
2019 Inhouse Design Awards
Environmental Graphics



Detroit Free Press named Top 10 metro Detroit Public Golf Courses for 2019. Lyon Oaks Golf Course was named #5.

Project Manager:
Desiree Stanfield

Graphic Design:
Garrett Ebbeling

Writers:
Patricia Brockway, Jon Noyes
Jane Peterson, Melissa Prowse,
Desiree Stanfield, Katie Stiefel,
Mary Zednik

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Katie Stiefel
Mary Zednik

Printed with
vegetable-based
inks on recycled
paper by Dearborn
Lithograph



VILLAGE OF BEVERLY HILLS
BEVERLY HILLS, MICH.
RECEIVED

JAN 15 2020

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"Some days are simply made for playing."
Mary Ann Radmacher, Author

Untie Me
taken by Wai Nguyen
at Independence Oaks County Park.