

Village of Beverly Hills
Regular Village Council Meeting
Wednesday, July 5, 2023

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

Zoom link: <https://us02web.zoom.us/j/83946229718>

Meeting ID: 839 4622 9718

Dial in: 1-646-876-9923 (US)

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 June 20, 2023.
2. Review and file **bills** recapped as of Monday, July 3, 2023.

Business Agenda

1. Review and consider Planning Commission's recommendation for **site plan** approval for improvements at 31215 & 31201 Southfield Road.

Public Comments

Manager's **report**

Council comments

Adjournment

This will be a hybrid meeting held in person in the Village Council Chambers with a remote participation option available via Zoom due to the COVID-19 pandemic.

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 – JUNE 20, 2023 – PAGE 1

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

Absent: None

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

ROLL CALL/CALL TO ORDER/PLEDGE OF ALLEGIANCE

President George called the regular Village Council meeting to order at 7:30 p.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025. The Pledge of Allegiance was led by Emilio Benavente, Troop 1024 and 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

Emilio Benavente, Troop 1024 provided an update on his Eagle Scout project. He successfully installed 18 bird houses at Beverly Park and Riverside Park. He thanked the Parks & Recreation Board and Village Council for their support.

The Council congratulated Benavente and thanked him for his work.

PUBLIC COMMENTS

Karen Gilbert, Amherst, commented on sidewalk deficiencies in her neighborhood. She said the Village should fix the sidewalks on the east side before installing more.

Ben Larson-Wolbrook, First Presbyterian Church Beverly Hills, introduced himself to the community and said the church would be hosting neighborhood hangouts every Wednesday in the summer and all are welcome to attend.

Tim Luke, Nixon, thanked Administration for their service to the community. He thanked the Whites for the contribution to the community. He said residents should have a say in how Village money is spent and that it is like dividing a pie that is finite. He said civility in the Council Chambers has dropped dramatically over the last two meetings.

Molly Borgon, Pebblestone, said she would like to switch the negativity to positivity surrounding the acquisition of the Wendbrook property. She thanked the Whites for their generosity. She said the ability to create park space in the region is rare. She encouraged the Village to acquire the land.

Mike Huddlestun, Orcutt Court, said he loves Beverly Hills and looks at the Wendbrook property as a conservatory with its nature and animals. He said the Village has an opportunity through local benefactors who put up \$1 million. He said there are too many deer in Beverly Hills. He said parking along Evergreen near Douglas Evans is dangerous and noted there would be parking

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available and accessibility at Wendbrook. He thinks the Village should move forward with the acquisition and take advantage of the generosity.

April Mitchell, Warwick, said she supports Wendbrook and thanked the Whites for their generosity. She commented on the importance of green space, clean air, and the Rouge River watershed.

John Luscombe, Woodhaven, said he thinks the Wendbrook property is a good location and opportunity for a park. He compared the space to other Village parks. He stated that the City of Royal Oak has 51 accessible parks. He commented on change vs. the “as is” attitude. He said the rude behavior needs to stop.

Bill Eisenman, Valley Ridge, said the Village holds responsibility to the Villagers of the future. He said acquiring Wendbrook is a rare opportunity to protect land for the future. He noted that the community is now celebrating Beverly Park’s 100th year because others had the foresight back then. He said people in the future will use Wendbrook. He described it as an opportunity for habitat conservation and native plants. He noted that he is a volunteer for Friends of the Rouge and the fish need our help. He thinks all should support the acquisition and be thankful to those who made it possible.

Suzanne Grimm, Vernon Drive, supports accepting the grant and donation for Wendbrook. She said it was baffling that some initially supported it and are now blocking it. She said the grant does not require development of the property. She said the responsibility of Council is to be thought-leaders and problem-solvers to better the community. She talked about the quality of life and that Beverly Hills is a desirable place to be, so property is valuable. She said the Village’s \$10,000 investment in the grant application was good and had a return on investment. She said the acquisition would be a common public interest. She was so grateful to the Whites for their donation and vision.

Amanda Shelton, Coryell, said the acquisition of Wendbrook is an amazing opportunity for the community now and in the future. She said weighing the facts, benefits, and costs, that this would be the right choice for the Village and its families. She thanked the White family.

Kathleen Tootell, Beverly Hills, noted she is a Master Rain Gardener and that nature is very important. She commended the White family for their donation. She said there are so many valid, unanswered questions. She said the Village should maintain what it has. She expressed concern about people getting injured in the water. She asked if Wendbrook fits in with the Master Plan. She said she appreciates everyone’s efforts and suggested having a Village-wide meeting at the high school to answer questions.

Jennifer Gilchrist, Riverside, noted that Wendbrook would not be a competing park and that it is much different from Riverside Park and Beverly Park. She said it would take pressure off of Douglas Evans. She said it is important to preserve the river wetlands.

Jason Mush, Georgetown, said the Georgetown subdivision is an amazing place to live and its residents are very social. He said he and his neighbors talk about sidewalks and parks and that everyone in the sub is on board. He said Wendbrook is a golden opportunity.

Bob Daykin, Buckingham, said Wendbrook offers a classic opportunity to take yes as an answer. He said these things do not come along often. He supports the project moving forward and thanked the Whites for the donation.

CONSENT AGENDA

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

1. Review and consider approval of minutes of a regular Council meeting held June 6, 2023.
2. Review and file bills recapped as of Monday, June 19, 2023.

Roll Call Vote:

Motion passed (7-0)

BUSINESS AGENDA

REVIEW AND CONSIDER SUBCOMMITTEE RECOMMENDATIONS FOR VARIOUS BOARD/COMMISSION APPOINTMENTS

Campbell provided an overview. Several board and commission members' terms expire on June 30, 2023. Announcements of these vacancies were made at the May 2nd and May 16th Council meetings as well as published on the Village website, Facebook page, and in the weekly emails. Applications were due Friday, June 9, 2023.

Pursuant to Council policy, a subcommittee has been formed for each board/commission to review the new applicants and those members who wish to be considered for reappointment. Subcommittees met on the evening of Tuesday, June 20, 2023 prior to the regular Council meeting.

A summary was provided regarding the vacancies and applicants for each board/commission whose application was received by the deadline.

As a reminder, the policy for determining eligibility for reappointment is a 70% attendance requirement for scheduled meetings over the previous term; length of service; special expertise required by this Board, which can either come from outside experience in the field or from years of experience actually working on the Board; recommendations from other Board members and Council members; opening up opportunities for new people to serve.

Motion by Hrydziuszko, second by O'Gorman, the Beverly Hills Village Council appoints Molly Borgon, Matt Goodrich, and Greg Ross to the Parks & Recreation Board for a full term beginning July 1, 2023 and ending June 30, 2026.

Motion passed.

Motion by O'Gorman, second by Abboud, the Beverly Hills Village Council appoints Charles Copeland, Robin Dillard-Russaw, and Elizabeth Koreman to the Planning Commission for a full term beginning July 1, 2023 and ending June 30, 2026.

Motion passed.

Motion by White, second by Mooney, the Beverly Hills Village Council appoints Timothy Makar, Leslie Rott, and Scott Beach to the Zoning Board of Appeals for a full term beginning July 1, 2023 and ending June 30, 2026. Further, the Village Council appoints

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Mark Barron to the Zoning Board of Appeals as an Alternate Member for a full term beginning July 1, 2023 and ending June 30, 2026. Furthermore, the Village Council appoints Joshua Denzler to the Zoning Board of Appeals as an Alternate Member for a partial term beginning July 1, 2023 and ending June 30, 2024.

Motion passed.

Motion by Mooney, second by Kecskemeti, the Beverly Hills Village Council appoints Christopher Dobies to the Birmingham Area Cable Board for a full term beginning July 1, 2023 and ending June 30, 2026.

Motion passed.

Mooney reminisced about a time when outgoing ZBA member Jan Gatowski helped fix a plate on the baseball diamond at Beverly Park.

The Council thanked the applicants for applying and wished the outgoing Board/Commission members well.

George called a recess at 8:31 p.m.

The meeting resumed at 8:37 p.m.

UPDATE AND PRESENTATION ON THE SIDEWALK CONNECTOR PROGRAM AND THE RELATED TAP AND SRTS GRANT PROCESS

Campbell presented an update on the Sidewalk Connector Program, Transportation Alternative Program, and Safe Routes to School awards. A copy of the presentation was provided in the meeting packet. The goals are to promote safety, build an attractive system, and provide a useful and connected system in the Village. He went over the funding sources, preliminary construction cost estimates, budget, and proposed timeline.

Adam Jenks, Safe Routes to School Program Coordinator, was in attendance via Zoom to answer questions.

Brad Shepler, Hubbell, Roth, and Clark, Inc. was present.

The Council and Administration discussed potential changes to the scope due to the increased concrete costs. Whether the 4' wide sidewalk in front of Groves High School would need replacement would have to be determined by MDOT.

The Council and Administration discussed the timeline further. It was noted that tree removal can only take place between March and November due to potential presence of endangered species. An environmental review will need to be conducted.

Mooney clarified with Administration that there would be enough money in the General Fund to cover the match of this project.

Shepler stated that some of the unknown costs are for the easement/right of way acquisitions.

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White asked if there would be a contribution from Groves' budget. Campbell stated that he would ask Groves about easement access and a financial contribution.

Kecskemeti asked if SRTS was a one-time grant. Jenks said that it is not necessarily a one-time grant and that it depends on infrastructure needs.

Mooney said it is important to make Beverly Hills a walkable community and commended George for doing a lot of the leg work for these grants. He said it will cost a lot of money.

George thanked Jenks for being an incredible resource.

REVIEW AND CONSIDER PROPOSAL FOR DESIGN ENGINEERING SERVICES FROM HRC FOR THE PORTION OF THE SIDEWALK CONNECTOR PROGRAM RELATED TO THE TRANSPORTATION ALTERNATIVE PROGRAM GRANT

Campbell and Shepler provided an overview. To move forward on the Sidewalk Connector Program, the Village needs to conduct engineering design work before we can bid out the sidewalk connector project. There are two separate design engineering proposals for your consideration. A proposal associated with the funding received from the Transportation Alternative Program (TAP) grant was provided. The TAP portion of the sidewalk project includes the installation of sidewalks at the following locations: 14 Mile Road (Robinhood Drive to Lahser Road), 13 Mile Road (Old Stage to Evergreen), Evergreen Road (14 Mile to Embassy) A map of the Sidewalk Connector Program and HRC's was provided for consideration.

Shepler noted that federal grants require much more paperwork and administrative work. He also noted that some of the costs were for observation and project management.

Abboud asked about graduate engineers. Shepler stated graduate engineers have 1-4 years of experience.

Kecskemeti said since the Village is receiving free money, it is worth moving forward with this project.

The Council and Administration discussed outreach, especially when properties begin getting staked.

Motion by O'Gorman, second by Mooney, be it resolved that Village Council approves the proposal from HRC to move forward with the design engineering for the Transportation Alternative Program portion of the sidewalk connector project. Funding is available in account no. 401-900-974.05.

Roll Call Vote:
Motion passed (7-0)

REVIEW AND CONSIDER PROPOSAL FOR DESIGN ENGINEERING SERVICES FROM HRC FOR THE PORTION OF THE SIDEWALK CONNECTOR PROGRAM RELATED TO THE SAFE ROUTES TO SCHOOL GRANT

Campbell and Shepler provided an overview. To move forward on the Sidewalk Connector Program, the Village needs to conduct engineering design work before we can bid out the sidewalk connector project. There are two separate design engineering proposals for your consideration. A proposal associated with the funding received from the Safe Routes to School (SRTS) portion of the grant and a map were provided for review. The SRTS portion of the project connects gaps in sidewalks throughout the Village.

Motion by O’Gorman, second by Abboud, be it resolved that Village Council approves the proposal from HRC to move forward with the design engineering for the Safe Routes to School portion of the sidewalk connector project. Funding is available in account no. 401-900-974.06.

Roll Call Vote:
Motion passed (7-0)

REVIEW AND CONSIDER AUTHORIZING ADMINISTRATION TO ENTER INTO AN EXTENSION AGREEMENT WITH PLANTE MORAN FOR AUDITING SERVICES

Campbell gave an overview. The Village’s contract with its auditors, Plante Moran, is scheduled to expire on June 30, 2023. Plante has submitted an extension letter addressed to the Village Manager for the Council’s review. For reference, for the FY 2022 audit, the Village paid an audit fee of \$44,240. Plante is proposing a six-year extension with the following increases on a yearly basis:

FY End Village Audit
June 30, 2023 \$43,500
June 30, 2024 \$45,300
June 30, 2025 \$47,100
June 30, 2026 \$48,900
June 30, 2027 \$50,700
June 30, 2028 \$52,500

The proposed price at the beginning of the extension is less than we paid last year. Over the period of the extension, the proposed annual increase for the Village audit fee is \$1,800/year. If we were to go out to bid, the price from Plante and other similar auditors would likely be greater than the price proposed in Plante’s proposal. Campbell confirmed this statement with other companies that perform municipal audits in this market. Based on cost, the ability to transition to another auditor at this time of year, and the Administration’s satisfaction with the services provided by Plante, the Administration would request that Council approve a contract extension of the services provided by Plante Moran.

If the Personnel committee and/or Council wishes to recommend the Village go out to bid in 2025 or 2026, Plante will honor the prices set forth in the extension letter. Thus, if the Village wants to go out to bid in 2025, the audit fee cost will be \$43,500 for FY2023 and \$45,300 for FY2024. The Administration would request that the Council consider extending Plante’s services be extended through June 30, 2025.

The Council agreed that a 5-year extension would be appropriate.

Motion by Kecskemeti, second by Mooney, be it resolved that the Village Council authorizes the Village Manager to enter into an extension agreement with Plante Moran for professional auditing services through June 30, 2028. Funding is available in account no. 101-248-810.09.

Roll Call Vote:
Motion passed (7-0)

REVIEW AND CONSIDER FISCAL YEAR 22-23 BUDGET AMENDMENTS

Campbell gave an overview of the proposed FY 2023 Village of Beverly Hills Budget Amendments. In the General Fund there are various revenue amendments including amendments to adjust to actual property taxes received as well as opioid settlement monies received. Expenditure amendments include salary and benefit adjustments and additional maintenance around the Village. The net effect of the amendments is a net fund increase of \$134,410.

In the Major Road Fund and Local Road fund there are amendments adjusting to the projected year-end balance of Act 51 monies as well as increased interest income. Other amendments reflect the 14 Mile Road asphalt project projected to be \$60,000 under budget. The net effect of the amendments is a net fund increase of \$129,100 in Major Roads and a net fund increase of \$80,500 in Local Roads.

In the Public Safety Fund there are amendments to adjust to actual property taxes received and increased interest income. Expenditure amendments include salary and benefit adjustments as well as overtime adjustments due to open positions. There are amendments to capital purchases to the expected level at yearend. The net effect of the amendments is a net fund increase of \$268,772.

In the Park Improvement fund there is an amendment to adjust the Beverly Park playground equipment budget to the down payment to be paid in FY23. There are other amendments to properly reflect projected expenditures for capital. The effect of the amendments is a net fund increase of \$28,503.

In the ARPA Fund there is an amendment adjusting contributed capital to the level of FY23 expenditures. There is an amendment to reflect the timing of the Federal Infrastructure grant now expected to be received in FY24. Expenditure amendments per HRC are to adjust to projected expenditures as of June 30th. The net effect of the amendments is a net fund increase of \$0.

In the Capital Fund there are amendments for the final payment for the Administration generator and engineering expenditures relating to the sidewalk projects. The net effect of the amendments is a net fund decrease of (\$72,337). All of these proposed FY2023 Budget Amendments have been reviewed by the Village Administration and are recommended for approval.

Motion by White, second by Hrydziuszko, be it resolved that the Village of Beverly Hills Council authorizes Village Administration to transfer or adjust monies reserved in the General, Major Roads, Local Roads, Public Safety Fund, Park Improvement Fund, ARPA Fund and Capital Fund as reflected in the June 15, 2023, memorandum from Finance Director, Sheila McCarthy.

Roll Call Vote:
Motion passed (7-0)

REVIEW AND CONSIDER APPOINTING WENDBROOK FORUM FOLLOW UP COUNCIL SUBCOMMITTEE

This item relates to discussion at the June 6, 2023 Village Council meeting regarding the establishment of a subcommittee to address questions related to the Wendbrook Forum that occurred on May 20, 2023.

George said the goal was for a 3-member subcommittee to work to answer questions regarding Wendbrook and bring back to Council.

Mooney confirmed that no Village funds would be spent on the subcommittee, besides Administration's work.

The Council discussed the timeline. O'Gorman said some questions could be answered immediately and some would require more research.

Abboud suggested putting the questions and answers on the Village website. O'Gorman agreed that transparency is important.

The Council talked about the potential timeline for the grant project agreement, accepting funding, and acquiring land.

Motion by Mooney, second by O'Gorman, the Beverly Hills Village Council recuses Council member White from the discussion due to his interest in the subject property.

Motion passed.

Motion by Hrydziusko, second by Kecskemeti, the Beverly Hills Village Council forms a Council subcommittee for the Wendbrook Forum Follow-Up consisting of members O'Gorman, Kecskemeti, and George.

Roll Call Vote:

Abboud – no

George – yes

Hrydziusko – yes

Kecskemeti – yes

Mooney – yes

O'Gorman – yes

White – recused

Motion passed (5-1)

DISCUSSION ITEM

1. RIVERSIDE BRIDGE

Campbell gave an overview. In the summer of 2021, Council approved a proposal for repair work on Riverside Bridge. At that time, the Administration was instructed to go out to bid for the work. For whatever reason, the proposal did not go out to bid. On several occasions over the last six months, Council expressed its desire to move forward with this work. Since a significant amount of time has passed since the previous proposal was approved, the current Village Manager requested that HRC review the previous proposal. HRC then submitted a subsequent proposal with

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estimates that reflect increases related to the cost of materials and labor associated with the repairs to Riverside Bridge. The current proposal is significantly higher than the previous proposal.

The Administration also requested HRC outline the individualized cost for each separate repair to the Bridge if the Council wishes to spread the cost out over a longer period of time. The current proposal and previous proposal were provided for review and consideration.

Shepler noted that the bridge has deteriorated more over the last two years and there is an unpredictable bidding climate right now, so the new proposal is a bit higher.

The Council discussed repairing or replacing the façade.

Abboud asked for examples of other bridges. He also asked about maintenance.

Shepler noted that the bridge improvement is a relatively small, specialized type of work. He said there were at least four different types of concrete used for the bridge, deck, and railing.

The Council discussed the safety, structure, and aesthetics of the bridge.

Kecskemeti asked if the proposal would come with a long-term maintenance plan.

It was the sense of Council to instruct Administration to prepare a comprehensive list of options to repair Riverside Bridge and to bring back an actionable item to Council as soon as possible.

PUBLIC COMMENTS

None.

MANAGER'S REPORT

Sculptures in the Parks Slow Roll/Stroll – On Wednesday, June 21, 2023, the Village is hosting a tour of the ten sculptures that are featured in the Beverly Hills Sculptures in the Parks program. The Village's Parks and Recreation Board members will act as docents, telling you more about the sculptures at each stop. The tour will start promptly at 6:30 p.m., leaving from Beverly Park (18801 Beverly Road) with a guided "slow roll" bicycle ride to Douglas-Evans Nature Preserve and Riverside Park. This is a slow-paced 2-mile ride suitable for adults (18+). Everyone is required to wear a helmet. When we return to Beverly Park, we'll stroll to seven additional sculptures located throughout the park. If you would only like to participate in the strolling part, please arrive at the Beverly Park Pavilion by 7:00 p.m.

Offices Closed and Trash Delay – Village offices will be closed on Tuesday, July 4th, in observance of Independence Day. Tuesday trash pickup for residents west of Evergreen will be delayed one day and will occur on Wednesday, July 5th.

Regular Council Meeting on Wednesday, July 5th, 2023 at 7:30 p.m. – In observance of Independence Day, there is no regular Council meeting on Tuesday, July 4th, 2023. The Regular Village Council meeting is scheduled for Wednesday, July 5th, 2023 at 7:30 p.m.

Fireworks Regulations – As a reminder, fireworks can be legally used on the day before, day of and day after recognized holidays until midnight. For this July 4th season, fireworks could be used

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on the days of Monday, July 3rd, Tuesday, July 4th, or Wednesday, July 5th. Please be safe and considerate of your neighbors in the use of fireworks.

July Newsletter – An extra Village Newsletter will be going out in July that will explain the required increases to the Village's water rates and debt services, informing residents of these changes. We will also include links to the information on the Village website and Facebook.

COUNCIL COMMENTS

White said he appreciates everyone who came out to attend the meeting. He thanked everyone who volunteered to serve on a Board or Commission.

Kecskemeti thanked the folks who attended this long meeting. She said she appreciates the engagement. She said much more needs to be done with the sidewalk repairs and replacements.

O'Gorman congratulated those who were appointed to Boards/Commission and thanked them for volunteering to do a lot of work.

Abboud thanked the volunteers who serve on Boards/Commission. He commented on two bills the MML was reviewing regarding water and flushable wipes. He said there was a SEMCOG meeting coming up this Thursday. The Senior Advisory Council is working on a dashboard directory. He said Next is looking to share the YMCA building in Birmingham. He said the welcome sign subcommittee will report back to Council in July.

Hrydziuszko thanked the Board and Commission applicants. She was happy to see so many qualified applicants. She said the Sculptures in the Parks Slow Roll/Stroll will take place on Wednesday, June 21. She thanked the Parks & Recreation Board for their hard work organizing the event and sculpture program. She thanked the Public Safety Department for positive interactions and relationship building with the community. She thanked residents who attend meetings.

George thanked volunteers who applied to serve on the Boards/Commission. He encouraged everyone to attend meetings. Regarding Wendbrook, he said there is a lot of runway between now and when the Council has to make a decision. He said there is more discussion to be had. He agrees that the tone of Council should be better. He said he struggles with untruths and attacks on the character of others and thinks we can do better. He said there will be a 16% increase to the water and sewer rates in the next fiscal year, noting that the water and sewer fund does not have enough funding to do all of the projects that need to be completed. He said the Village has the opportunity to learn from history and move forward more intelligently. He said he hopes everyone enjoys the 4th of July holiday. He said he presented the Greening Scholarships at the Groves convocation and he was especially grateful for the opportunity because he has watched that class grow up over the years.

ADJOURNMENT

Motion by Mooney, second by Abboud, to adjourn the meeting at 10:49 p.m.

Motion passed.

John George
Council President

Kristin Rutkowski
Village Clerk



TO PRESIDENT GEORGE & MEMBERS OF THE VILLAGE COUNCIL. THE FOLLOWING IS A LIST OF
EXPENDITURES FOR APPROVAL. ACCOUNTS PAYABLE RUN FROM 06/20/2023 THROUGH 07/03/2023.

ACCOUNT TOTALS:

101	GENERAL FUND	\$84,971.81
202	MAJOR ROAD FUND	\$11,831.70
203	LOCAL STREET FUND	\$16,831.28
205	PUBLIC SAFETY DEPARTMENT FUND	\$39,678.59
592	WATER/SEWER OPERATION FUND	\$7,858.58
730	RETIREE HEALTH CARE FUND	\$8,357.87
	TOTAL	<u>\$169,529.83</u>
	MANUAL CHECKS- COMERICA	\$0.00
	MANUAL CHECKS- INDEPENDENT	\$0.00
	ACCOUNTS PAYABLE	<u>\$169,529.83</u>
	GRAND TOTAL	<u>\$169,529.83</u>

06/29/2023 04:10 PM
 User: JAY
 DB: Beverly Hills

CHECK REGISTER FOR VILLAGE OF BEVERLY HILLS
 CHECK DATE FROM 06/20/2023 - 07/03/2023

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Check Date	Bank	Check	Vendor Name	Invoice Vendor	Amount
Bank COM COMERICA					
07/03/2023	COM	87221	1ST CLASS CONSTRUCTION & RE	1ST CLASS CONSTRUCTION & RE	1,000.00
07/03/2023	COM	87222	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	358.74
07/03/2023	COM	87223	APOLLO FIRE APPARATUS	APOLLO FIRE APPARATUS	189.06
07/03/2023	COM	87224	APPLIED INNOVATION	APPLIED INNOVATION	15.35
07/03/2023	COM	87225	APPRIVER, LLC	APPRIVER, LLC	2,894.88
07/03/2023	COM	87226	ARC DOCUMENT SOLUTIONS LLC	ARC DOCUMENT SOLUTIONS LLC	448.53
07/03/2023	COM	87227	ARCHADECK	ARCHADECK	500.00
07/03/2023	COM	87228	ARROW OFFICE SUPPLY CO.	ARROW OFFICE SUPPLY CO.	54.60
07/03/2023	COM	87229	BALBES CUSTOM BUILDERS INC	BALBES CUSTOM BUILDERS INC	1,330.00
07/03/2023	COM	87230	BELLE TIRE	BELLE TIRE	1,824.50
07/03/2023	COM	87231	BEVERLY HILLS ACE	BEVERLY HILLS ACE	241.35
07/03/2023	COM	87232	BLUE CROSS BLUE SHIELD	BLUE CROSS BLUE SHIELD	35,387.05
07/03/2023	COM	87233	BLUE360 MEDIA	BLUE360 MEDIA	143.65
07/03/2023	COM	87234	BS&A SOFTWARE	BS&A SOFTWARE	1,000.00
07/03/2023	COM	87235	C & L WARD BROS CO	C & L WARD BROS CO	200.00
07/03/2023	COM	87236	CAMERON QUATTRONE	CAMERON QUATTRONE	232.47
07/03/2023	COM	87237	CAROLYN LOCH	CAROLYN LOCH	250.00
07/03/2023	COM	87238	CARRIER & GABLE	CARRIER & GABLE	684.57
07/03/2023	COM	87239	CERTIFIED FLOORING INSTALLA	CERTIFIED FLOORING INSTALLA	400.00
07/03/2023	COM	87240	CHET'S RENT ALL	CHET'S RENT ALL	240.06
07/03/2023	COM	87241	CINDI DINKINS	CINDI DINKINS	1,050.00
07/03/2023	COM	87242	CINTAS CORPORATION #31	CINTAS CORPORATION #31	174.46
07/03/2023	COM	87243	COMCAST	COMCAST	46.81
07/03/2023	COM	87244	COMEAU EQUIPMENT CO INC.	COMEAU EQUIPMENT CO INC.	36,686.06
07/03/2023	COM	87245	DAVID CHEKAL	DAVID CHEKAL	500.00
07/03/2023	COM	87246	ELENA YORDANOVA	ELENA YORDANOVA	250.00
07/03/2023	COM	87247	ELIZABETH WINTER	ELIZABETH WINTER	250.00
07/03/2023	COM	87248	EMERGENCY TRAINING SOLUTION	EMERGENCY TRAINING SOLUTION	1,760.00
07/03/2023	COM	87249	EMILIO BENAVENTE	EMILIO BENAVENTE	173.28
07/03/2023	COM	87250	ERIC KOENIG	ERIC KOENIG	1,050.00
07/03/2023	COM	87251	ERVIN JOHNSON	ERVIN JOHNSON	250.00
07/03/2023	COM	87252	FIRE DEFENSE EQUIPMENT CO.	FIRE DEFENSE EQUIPMENT CO.	341.63
07/03/2023	COM	87253	FOLEY HOMES LLC	FOLEY HOMES LLC	200.00
07/03/2023	COM	87254	G&M ENTERPRISES, LTD.	G&M ENTERPRISES, LTD.	3,482.00
07/03/2023	COM	87255	GREAT AMERICA FINANCIAL SVC	GREAT AMERICA FINANCIAL SVC	540.00
07/03/2023	COM	87256	GREAT LAKES WATER AUTHORITY	GREAT LAKES WATER AUTHORITY	1,005.98
07/03/2023	COM	87257	GREG ROSS	GREG ROSS	63.70
07/03/2023	COM	87258	GUARDIAN	GUARDIAN	7,800.65
07/03/2023	COM	87259	GUNNERS METERS & PARTS INC.	GUNNERS METERS & PARTS INC.	1,002.00
07/03/2023	COM	87260	HOWARD SHOCK	HOWARD SHOCK	1,050.00
07/03/2023	COM	87261	HURON VALLEY GUNS	HURON VALLEY GUNS	1,222.88
07/03/2023	COM	87262	J.C. EHRLICH	J.C. EHRLICH	63.39
07/03/2023	COM	87263	J.H. HART URBAN FORESTRY	J.H. HART URBAN FORESTRY	1,192.00
07/03/2023	COM	87264	JAMES HEALY	JAMES HEALY	760.00
07/03/2023	COM	87265	JAMES LOCH	JAMES LOCH	250.00
07/03/2023	COM	87266	JANET KEANE	JANET KEANE	250.00
07/03/2023	COM	87267	JENNIFER RUPRICH	JENNIFER RUPRICH	62.37
07/03/2023	COM	87268	JOEL RUSCHMAN	JOEL RUSCHMAN	250.00
07/03/2023	COM	87269	JOHN MILLIRON	JOHN MILLIRON	1,050.00
07/03/2023	COM	87270	JOHNSON THERMOL-TEMP INC.	JOHNSON THERMOL-TEMP INC.	937.50
07/03/2023	COM	87271	KATHERINE MILLER	KATHERINE MILLER	250.00
07/03/2023	COM	87272	LANG'S ON-SITE SERVICES	LANG'S ON-SITE SERVICES	342.00
07/03/2023	COM	87273	LAUREN GREGORY	LAUREN GREGORY	250.00
07/03/2023	COM	87274	LINDA JOHNSON	LINDA JOHNSON	250.00
07/03/2023	COM	87275	MAINS LANDSCAPE SUPPLY	MAINS LANDSCAPE SUPPLY	1,184.44
07/03/2023	COM	87276	MELANIE TAPPEN	MELANIE TAPPEN	250.00
07/03/2023	COM	87277	MELISSA RINGEY	MELISSA RINGEY	250.00
07/03/2023	COM	87278	MENTAG BUILDING	MENTAG BUILDING	2,950.00
07/03/2023	COM	87279	MHRAC INC	MHRAC INC	600.00
07/03/2023	COM	87280	MICHAEL MILES	MICHAEL MILES	1,050.00
07/03/2023	COM	87281	MICHIGAN GRAPHICS & AWARDS	MICHIGAN GRAPHICS & AWARDS	20.00
07/03/2023	COM	87282	MICHIGAN MUNICIPAL LEAGUE	MICHIGAN MUNICIPAL LEAGUE	5,600.00
07/03/2023	COM	87283	MICHIGAN RURAL WATER ASSOCI	MICHIGAN RURAL WATER ASSOCI	910.00
07/03/2023	COM	87284	MIKE SAVOIE CHEVROLET	MIKE SAVOIE CHEVROLET	306.60
07/03/2023	COM	87285	NICHOLAS VALENTINE	NICHOLAS VALENTINE	250.00
07/03/2023	COM	87286	O'REILLY AUTO PARTS	O'REILLY AUTO PARTS	36.99
07/03/2023	COM	87287	OAKLAND COUNTY MEDICAL CONT	OAKLAND COUNTY MEDICAL CONT	75.00
07/03/2023	COM	87288	OFFER & ASSOCIATES	OFFER & ASSOCIATES	900.00
07/03/2023	COM	87289	PAUL CHICKENSKY	PAUL CHICKENSKY	1,050.00
07/03/2023	COM	87290	PRODUCT DRIVE REPAIRS, INC.	PRODUCT DRIVE REPAIRS, INC.	96.00
07/03/2023	COM	87291	RENEWAL BY ANDERSEN	RENEWAL BY ANDERSEN	800.00
07/03/2023	COM	87292	ROAD COMMISSION FOR OAKLANC	ROAD COMMISSION FOR OAKLANC	3,019.86
07/03/2023	COM	87293	ROGER ST. JEAN	ROGER ST. JEAN	12.00
07/03/2023	COM	87294	S.O.C.R.R.A.	S.O.C.R.R.A.	32,629.00
07/03/2023	COM	87295	SANDY JACKSON	SANDY JACKSON	250.00
07/03/2023	COM	87296	SHEILAGH SALVATI	SHEILAGH SALVATI	250.00
07/03/2023	COM	87297	STACIE MILLICHAMP	STACIE MILLICHAMP	250.00
07/03/2023	COM	87298	SUBURBAN CALCIUM CHLORIDE	SUBURBAN CALCIUM CHLORIDE	1,500.00

06/29/2023 04:10 PM
User: JAY
DB: Beverly Hills

CHECK REGISTER FOR VILLAGE OF BEVERLY HILLS
CHECK DATE FROM 06/20/2023 - 07/03/2023

Page: 2/2

Check Date	Bank	Check	Vendor Name	Invoice Vendor	Amount
07/03/2023	COM	87299	SUN HOME IMPROVEMENT CO	SUN HOME IMPROVEMENT CO	500.00
07/03/2023	COM	87300	THE REPAIR MEN LLC	THE REPAIR MEN LLC	600.00
07/03/2023	COM	87301	TIMOTHY LUKE	TIMOTHY LUKE	250.00
07/03/2023	COM	87302	VERIZON WIRELESS MESSAGING	VERIZON WIRELESS MESSAGING	467.71
07/03/2023	COM	87303	VILLAGE OF BEVERLY HILLS	VILLAGE OF BEVERLY HILLS	333.73
07/03/2023	COM	87304	WALLSIDE, INC	WALLSIDE, INC	400.00
07/03/2023	COM	87305	WILLIAM SHERWOOD	WILLIAM SHERWOOD	250.00
07/03/2023	COM	87306	WOW! BUSINESS	WOW! BUSINESS	186.98
07/03/2023	COM	87307	ZIP ETC INC	ZIP ETC INC	100.00

COM TOTALS:

Total of 87 Checks:	169,529.83
Less 0 Void Checks:	0.00
Total of 87 Disbursements:	169,529.83



**To: Honorable Village President John George and Village Council Members
Jeff Campbell, Village Manager**

From: Mark Stec, Planning & Zoning Administrator

Date: 6/29/23

RE: PC Case 23-03-02_Site Plan Review

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

- Façade improvements to the shopping center to make it more architecturally harmonious with the recently upgraded façade of the Market Fresh Building.
- A 3,634 square-foot addition to the north end of the shopping center to provide two additional tenant spaces. The uses for these spaces have not yet been determined.
- A reconfiguration of the parking area in front of the shopping center to improve traffic flow throughout the site.
- Added landscaping throughout the site.
- Repair and improvement to the northern and central Southfield Road ingress/egress points.
- New dumpster enclosures behind the shopping center.
- Removal of the nonconforming ground sign in the parking lot.
- Combination of the lots into a single parcel.

Action Requested

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

Project Review History

June 28, 2023: Regular Planning Commission Meeting (minutes not yet available):

After having determined that the items identified in the May 24, 2023, motion to postpone were satisfactorily addressed, the Planning Commission passed a motion (6-0) to recommend approval of the PC Case 23-03-02 to Village Council with the following conditions:

1. The two parcels (31215 & 31201 Southfield Road) are combined into a single parcel.
2. A note be added to the plan indicating that cardboard refuse for Market Fresh be stored in the screened storage area behind the building.
3. The project is subject to final engineering approval.

May 24, 2023: Regular Planning Commission Meeting (minutes attached):

The Planning Commission passed a motion (5-1) to postpone a formal recommendation to the June 28, 2023, meeting.

April 4, 2023: Regular Village Council Meeting:

The Village Council passed a motion (7-0) to refer the proposed site plans to the Planning Commission for review and recommendation.

Recommend Motion

Should the Village Council decide to approve the proposed site plans, the following motion is provided:

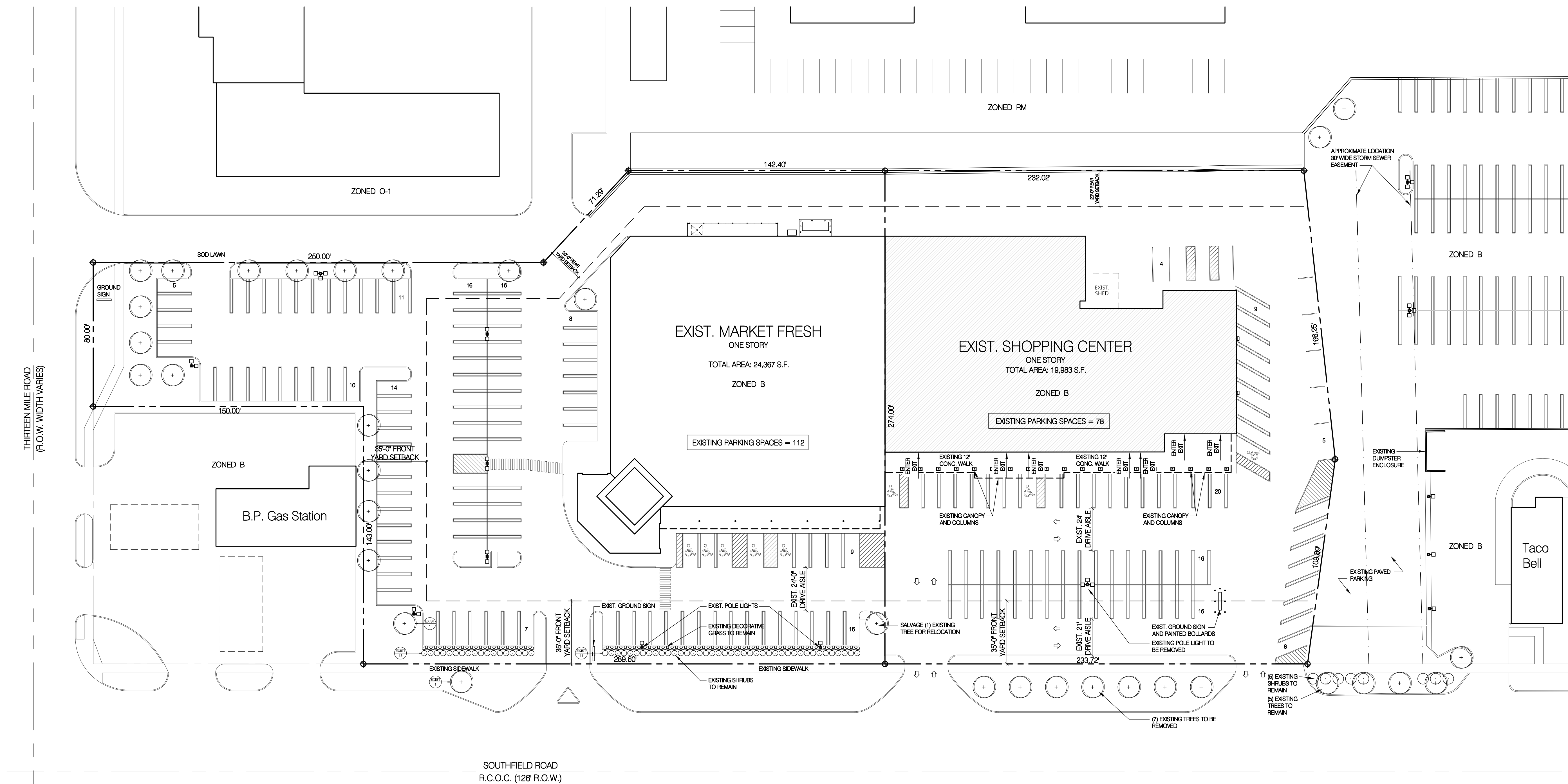
I move the Village Council approves the proposed site plans dated June 13, 2023 being part of PC Case 23-03-02 for improvements to the property consisting of 31215 & 31201 Southfield Road. This approval is based on compliance with the following conditions:

1. The two parcels (31215 & 31201 Southfield Road) are combined into a single parcel.
2. The plans are subject to final engineering review and approval.

Attachments

- **June 13, 2023 site plan**
- **June 29, 2023 Safebuilt Planning Review Report**
- **May 24, 2023 HRC Engineering Review Report**
- **April 14, 2023 Department of Public Safety Review Report**
- **May 24, 2023 Regular Planning Commission Meeting Minutes**

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B
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MARKET FRESH

TOTAL GROSS SQUARE FEET	24,367 sq. ft.
USEABLE RETAIL FLOOR AREA (70% of gross area)	17,057 sq. ft.

PARKING REQUIREMENTS

RETAIL < 25,000 sq. ft. = One parking space for each 250 sq. ft. of usable retail floor area

112

69

+43

MARKET FRESH SHOPPING CENTER

TOTAL GROSS SQUARE FEET 19,985 sq. ft.

PARKING REQUIREMENTS

STORE NAME	LAND USE CATEGORY	TOTAL AREA (S.-F.)	USABLE FLOOR AREA (70%)	REQUIRED PARKING SPACES
PREMIER PET SUPPLY	RETAIL <25,000 S.F.	10365	7256	29.0
MICHIGAN BEER	RETAIL <25,000 S.F.	1305	914	4.0
BROWN DOG CREAMERY	RETAIL <25,000 S.F.	955	669	3.0
CANINE COUTURE	VETERINARY REL.	608	426	2.0
MK ATELIER	BEAUTY PARLOR	1455	1019	4.0
CLUB PILATES	AEROBICS CLUB	1776	1243	7.0
BRADY'S TAVERN	RESTAURANT	3522	2465	25.0
		TOTAL REQ. PARK. SPACES USING EXISTING AREAS		74

78

74

+4



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707

F. 248.258.5515

SarokiArchitecture.com

Project:
Market Fresh Shopping
Center

31225 Southfield Road,
Beverly Hills, MI 48025

Date: **Issued For:**

2023-03-10 SITE PLAN APPROVAL

2023-05-05 SITE PLAN APPROVAL

2023-06-14 SITE PLAN APPROVAL

Sheet No.:

УА 050

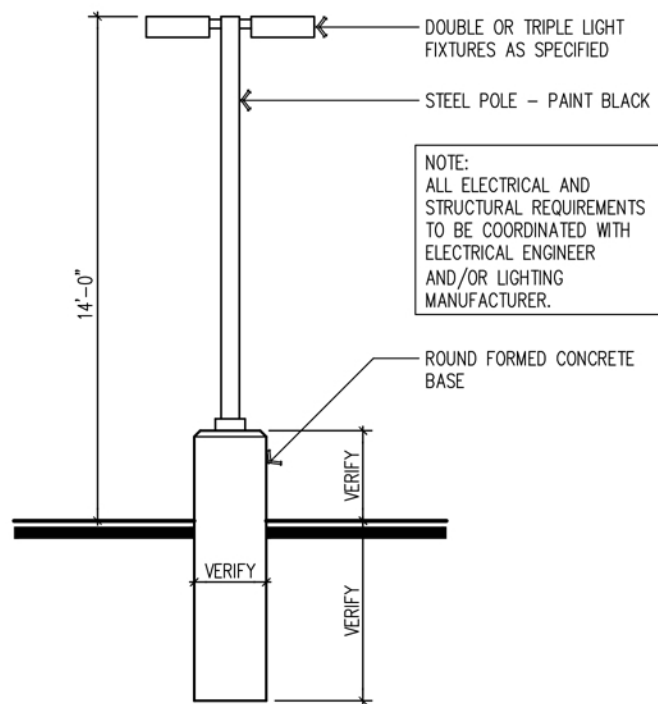
AAU50

EXISTING SITE PLAN

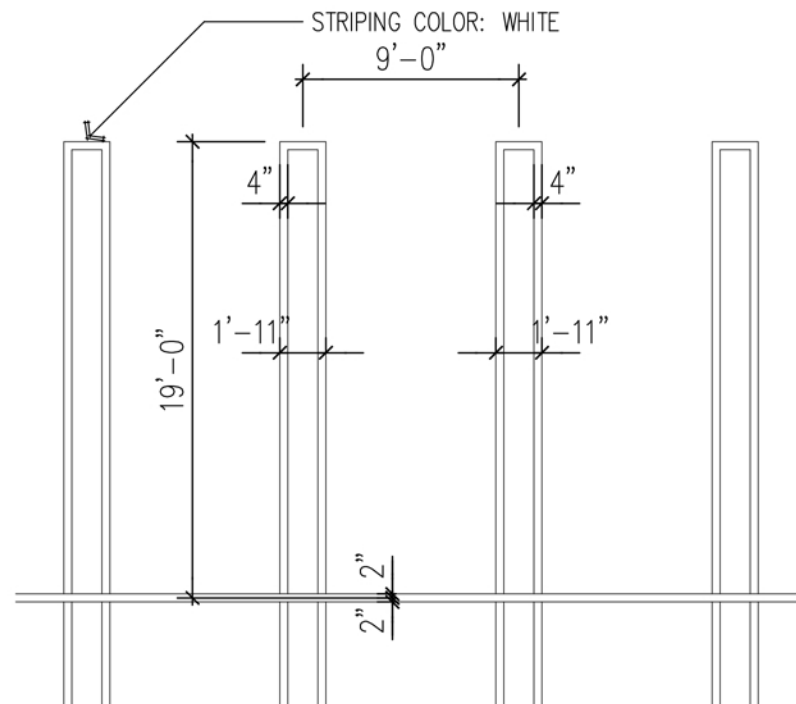
LANDSCAPE SCHEDULE						
PLANT TYPE	SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Shrubs	TMT	59	Taxus x media 'Tauntonii' or 'Wardii'	Taunton or Ward's Yew	36"	Space 36" O.C.
Deciduous Trees	GTS	12	Gleditsia Triacanthos 'Skyline'	Skyline Honeylocust	3" caliper	Within Property Installation / Full Heads
Ornamental Grass	OG	119	Hakonechola Macra	Japanese Forest Grass	18"-24"	Within Property Installation
Grass	SOD	V.I.F.	Finegrade, fertilize and sod (Class 'A' Blended Bluegrass Sod) on a minimum 3" imported screened topsoil			
NOTE IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPED AREAS.						

GENERAL NOTES

- IF BUILDING ILLUMINATION IS PROVIDED, IT SHALL BE MOUNTED TO PROPOSED LIGHT POLES, ON A SEPARATE TIMER TO REGULATE THE HOURS OF ILLUMINATION.
- PLANS WILL COMPLY WITH ALL ENGINEERING DEPARTMENT REQUIREMENTS.



B6
A050
Typical Site Lighting Fixture Detail
SCALE: 1/8" = 1'-0"



B7
A050
Typical Parking Layout
SCALE: 1/8" = 1'-0"

MARKET FRESH

TOTAL GROSS SQUARE FEET 24,367 sq. ft.
USEABLE RETAIL FLOOR AREA (70% of gross area) 17,057 sq. ft.

PARKING REQUIREMENTS

RETAIL < 25,000 sq. ft. = One parking space for each 250 sq. ft. of usable retail floor area

EXISTING PARKING SPACES 112
REQUIRED PARKING SPACES 69

DIFFERENCE +43

NOTE: PARCELS COMBINED FOR VCOD CALCULATIONS
VILLAGE OF BEVERLY HILLS ZONING ORDINANCE
SECTION 22.23.4 APPLICABILITY
BUILDING EXPANSIONS - EXEMPT EXPANSIONS:
ADDITIONS OF A SIZE EQUAL OR LESS THAN 10% OF THE GROSS SQUARE FOOTAGE OF THE EXISTING BUILDINGS MAY BE PERMITTED AND MAY BE CONSTRUCTED ACCORDING TO THE UNDERLYING ZONING IN LIEU OF VCOD REQUIREMENTS.

EXISTING MARKET FRESH AREA: 24,367 G.S.F.
SHOPPING CENTER AREA: 20,189 G.S.F.
TOTAL AREA: 44,556 G.S.F.
44,556 X 10% = 4,455 S.F. MAXIMUM AREA FOR ADDITION/RENOVS.

BUILDING ADDITION AREA: 3634 G.S.F.
CLUB PILATES RENOVATED AREA: 212 G.S.F.
MK ATELIER RENOVATED AREA: 224 G.S.F.
BROWN DOG CREAMERY REN. AREA: 55 G.S.F.
MICHIGAN BEER GROWLER REN. AREA: 22 G.S.F.
TOTAL AREA: 4,147 G.S.F. < 4,455 G.S.F.

MARKET FRESH SHOPPING CENTER

TOTAL GROSS SQUARE FEET 20,189 s.f. + 4,147 s.f. = 24,336 s.f.

PARKING REQUIREMENTS

STORE NAME	LAND USE CATEGORY	TOTAL AREA (S.F.)	USABLE FLOOR AREA (70%)	REQUIRED PARKING SPACES
PREMIER PET SUPPLY	RETAIL <25,000 S.F.	10415	7291	29.0
MICHIGAN BEER	RETAIL <25,000 S.F.	1347	943	4.0
BROWN DOG CREAMERY	RETAIL <25,000 S.F.	1010	707	3.0
CANINE COUTURE	VETERINARY REL.	622	435	2.0
MK ATELIER	BEAUTY PARLOR	1677	1392	5.0
CLUB PILATES	AEROBICS CLUB	1988	1392	7.0
BRADY'S TAVERN	RESTAURANT	3566	2496	25.0
BUILDING ADDITION	RETAIL <25,000 S.F.	1711	1198	5.0
BUILDING ADDITION	RETAIL <25,000 S.F.	1923	1346	6.0
				TOTAL REQUIRED PARK. SPACES
				86

PROPOSED PARKING SPACES 54

REQUIRED PARKING SPACES 86

DIFFERENCE -32

MARKET FRESH + SHOPPING CENTER
REQUIRED PARKING SPACES 86 + 69 = 155

MARKET FRESH + SHOPPING CENTER
PROPOSED PARKING SPACES 54 + 112 = 166

TOTAL BARRIER FREE PARKING SPACES REQUIRED 4

BARRIER FREE PARKING SPACES PROVIDED 3

VAN ACCESSIBLE BARRIER FREE PARKING SPACES PROV. 1

TOTAL BARRIER FREE PARKING SPACES PROVIDED 4



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707

F. 248.258.5515

SarokiArchitecture.com

Project:
Market Fresh Shopping
Center
31225 Southfield Road,
Beverly Hills, MI 48025

Date: Issued For:

2023-03-10 SITE PLAN APPROVAL

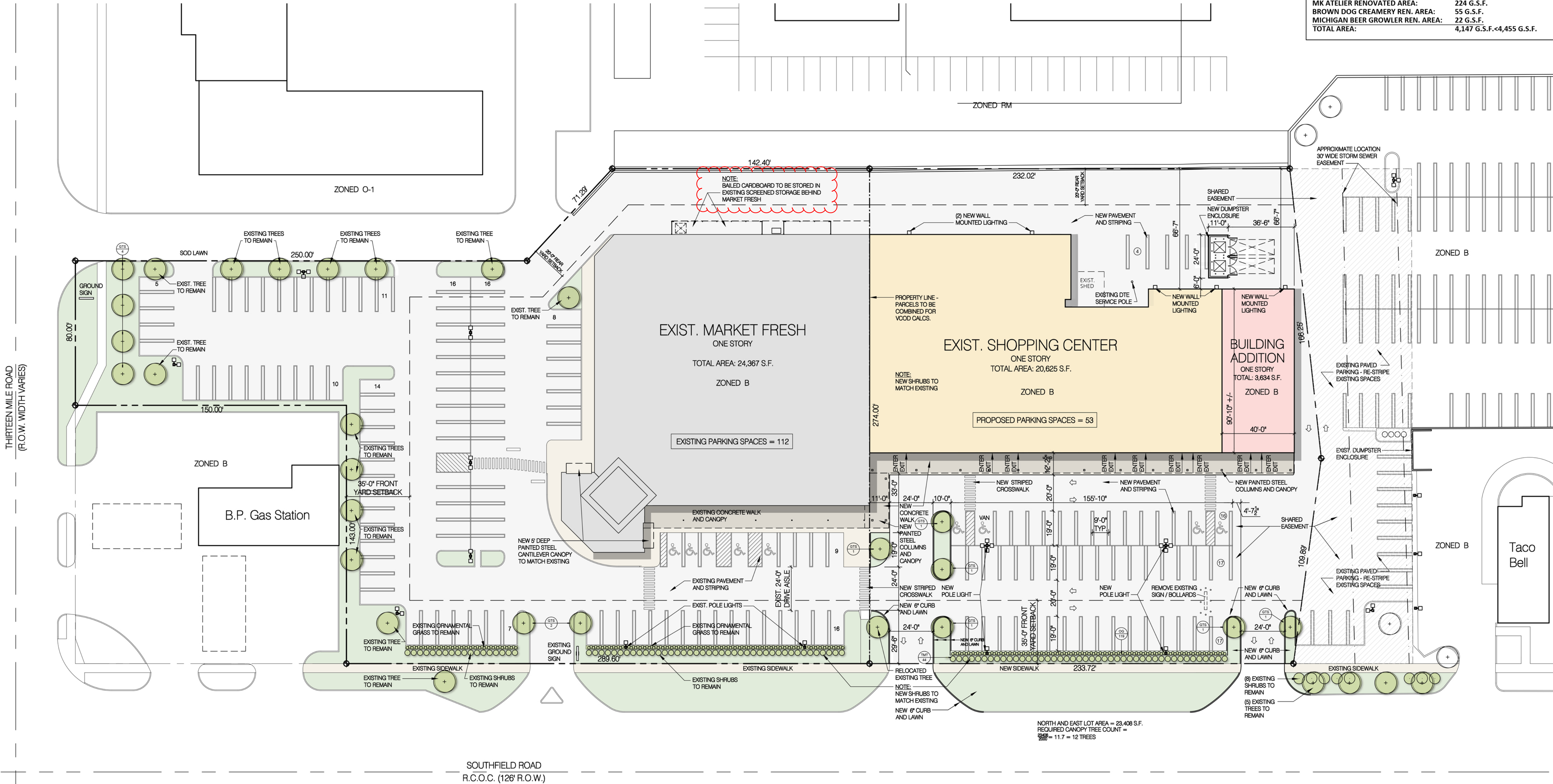
2023-05-05 SITE PLAN APPROVAL

2023-06-14 SITE PLAN APPROVAL

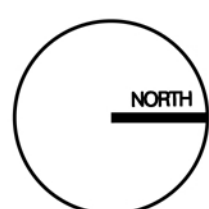
Sheet No.:

A050

SITE PLAN



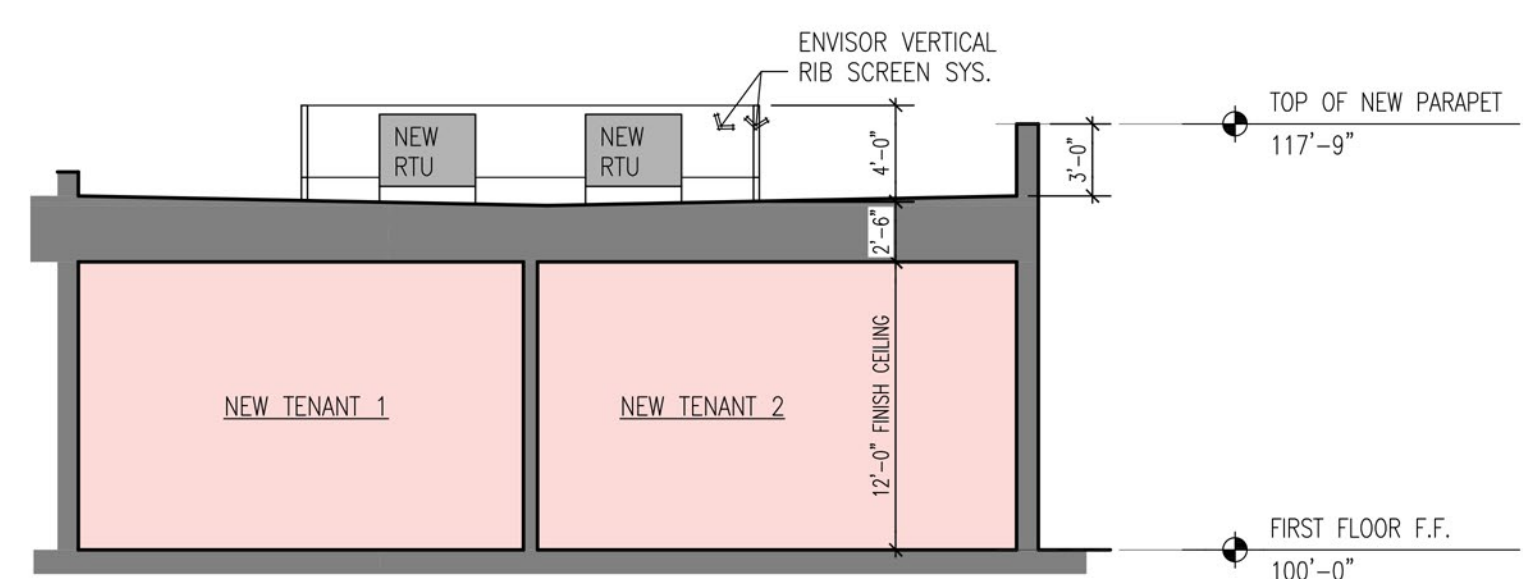
H5
A050
Site Plan
SCALE: 1" = 30'





FIRST LEVEL FLOOR PLAN

H



 **Schematic Building Section**
SCALE: 1/8" = 1'-0"



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

D 248 258 5707

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
Market Fresh Shopping
Center
31225 Southfield Road,
Beverly Hills, MI 48025

Date: **Issued For:**

2023-03-10 SITE PLAN APPROVAL

2023-05-05 SITE PLAN APPROVAL

2023-06-14 SITE PLAN APPROVAL

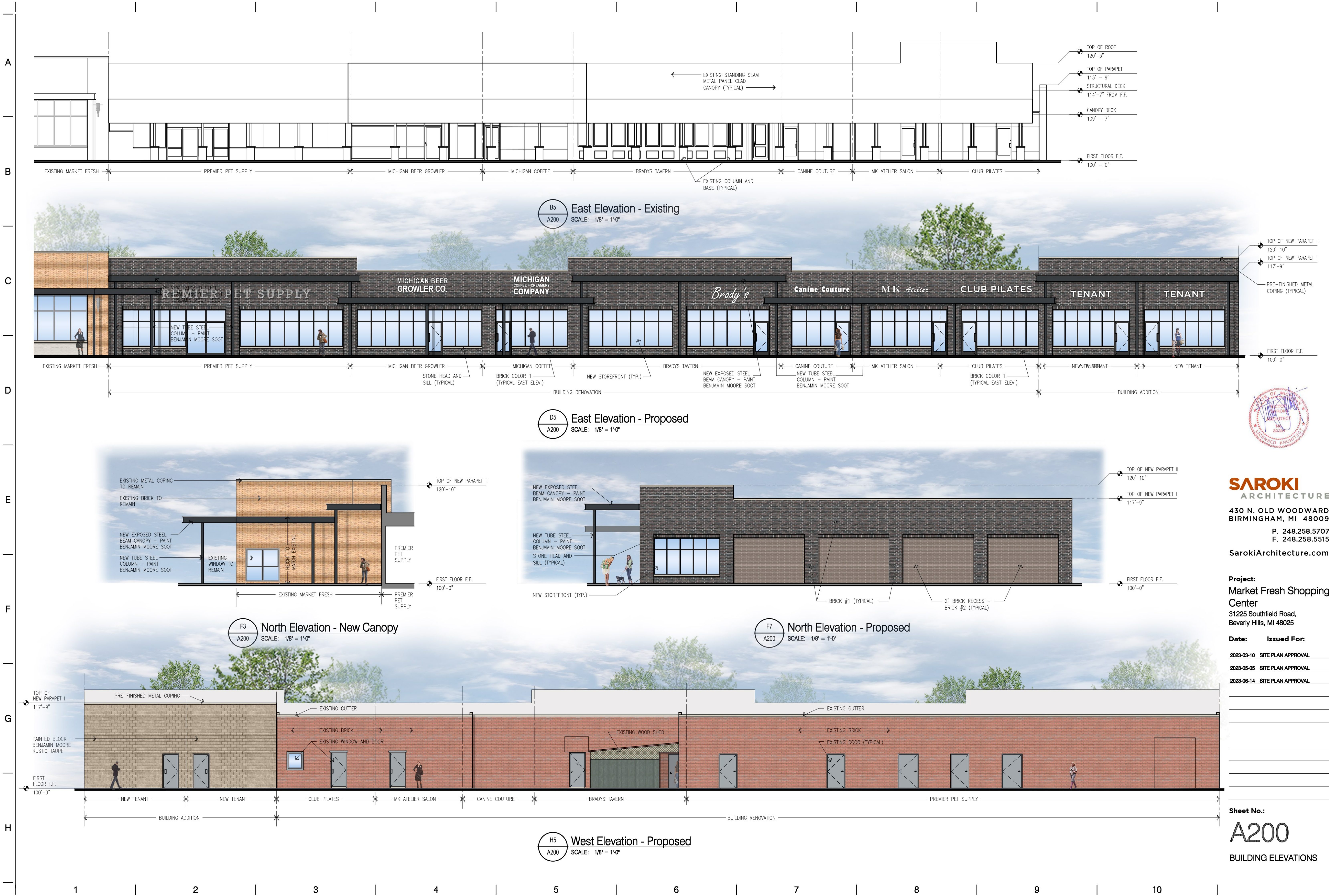
© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

Discussion

A101

7 1 1 0 1

ROOF PLAN



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
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Project:
Market Fresh Shopping
Center
31225 Southfield Road,
Beverly Hills, MI 48025

Date: **Issued For:**
2023-03-10 SITE PLAN APPROVAL
2023-05-05 SITE PLAN APPROVAL
2023-06-14 SITE PLAN APPROVAL

Sheet No.:
A200
BUILDING ELEVATIONS

B

C

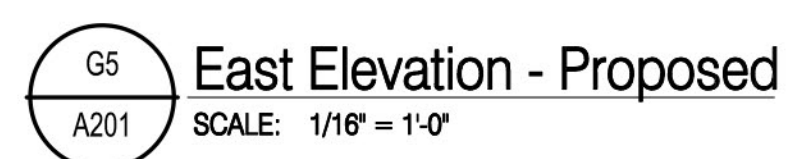
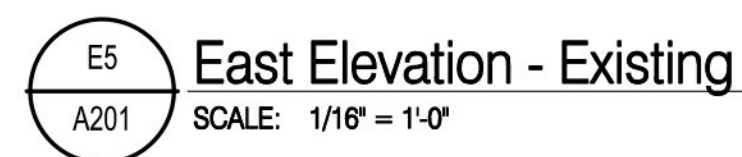
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SarokiArchitecture.com

Date: **Issued For:**

2023-03-10 SITE PLAN APPROVAL

2023-05-05 SITE PLAN APPROVAL

2023-06-14 SITE PLAN APPROVAL

Sheet No.:

A201

ELEVATIONS COMPARISON

1

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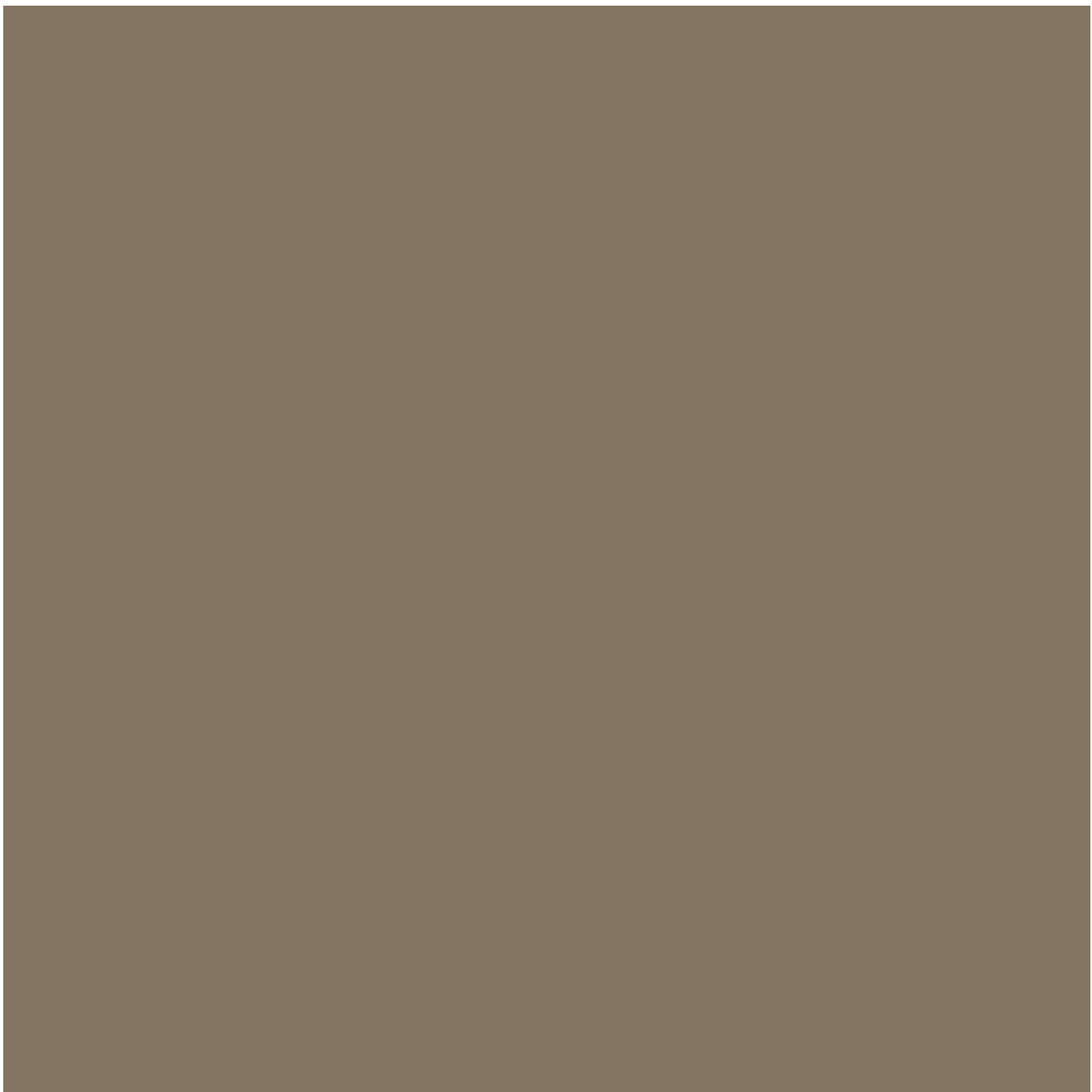
H



Brick Color 1 (Field)
SCBC
Fine Arts Velour



Brick Color 2 (Accent)
SCBC
Charcoal Velour



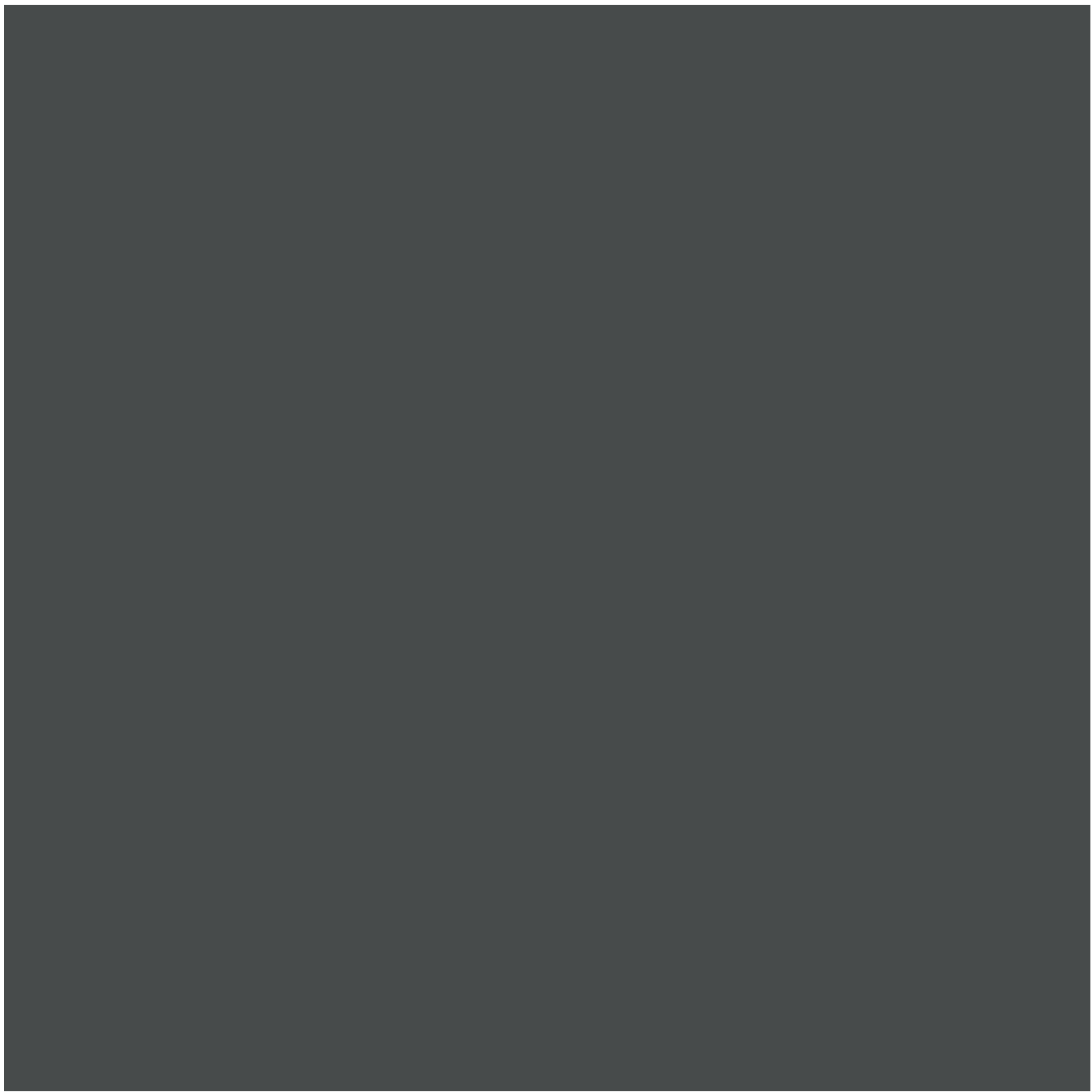
Painted Block (Rear Facade)
Benjamin Moore
Rustic Taupe (999)



Aluminum Storefront/Window System
Black Anodized Finish



Patined Steel Canopy
Benjamin Moore
Soot (2129-20)



Mechanical Screenwall
Berridge
Charcoal Grey

H6
A900
Exterior Materials
SCALE: NTS



SAROKI
ARCHITECTURE

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

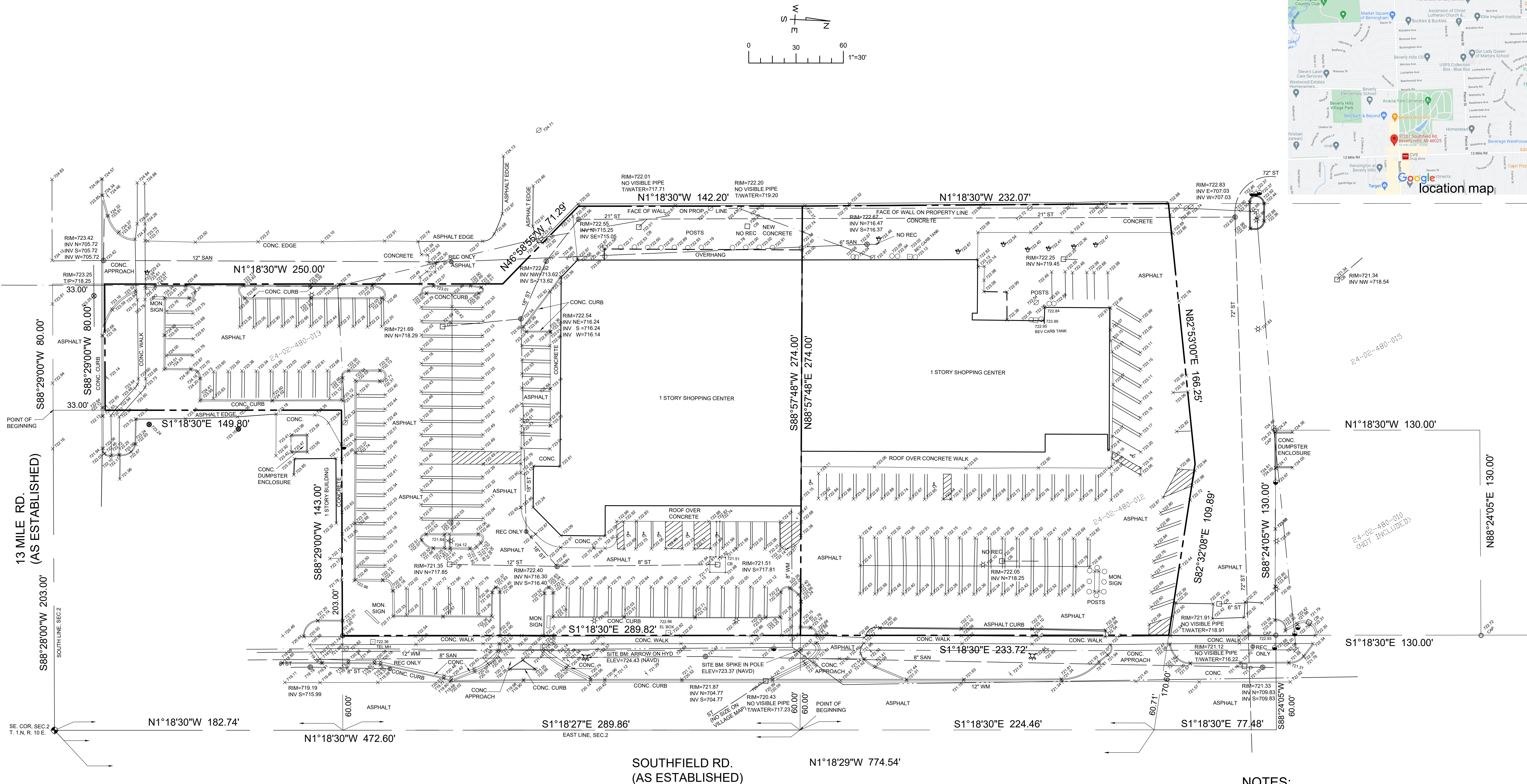
SarokiArchitecture.com

Project:
Market Fresh Shopping
Center
31225 Southfield Road,
Beverly Hills, MI 48025

Date: **Issued For:**
2023-04-26 SITE PLAN APPROVAL
2023-05-05 SITE PLAN APPROVAL
2023-06-14 SITE PLAN APPROVAL

Sheet No.:

A900
EXTERIOR MATERIALS



- LEGEND
- MONITORING WELL
 - WATER SHUT OFF
 - FIRE HYDRANT
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - LIGHT POLE
 - UTILITY POLE
 - GUY ANCHOR
 - PROPERTY CORNER (IRON, CAP, ETC.)
 - OVERHEAD WIRE(S)
 - EXIST'G SPOT ELEVATION

LEGAL DESCRIPTIONS (PER TAX RECORDS)

PIN: 2402480013
T1N, R10E, SEC 2 PART OF SE 1/4 BEG AT PT DIST S 88-29-00 W 203 FT FROM SE SEC COR, TH S 88-29-00 W 80 FT, TH N 01-18-30 W 283 FT, TH N 46-58-55 W 71.29 FT, TH N 01-18-30 W 142.40 FT, TH N 88-57-48 E 334 FT, TH S 01-18-30 E 289.60 FT, TH S 88-29-00 W 203 FT, TH S 01-18-30 E 183 FT TO BEG EXC E 60 FT IN HWY, ALSO EXC S 33 FT IN HWY 2.12 A

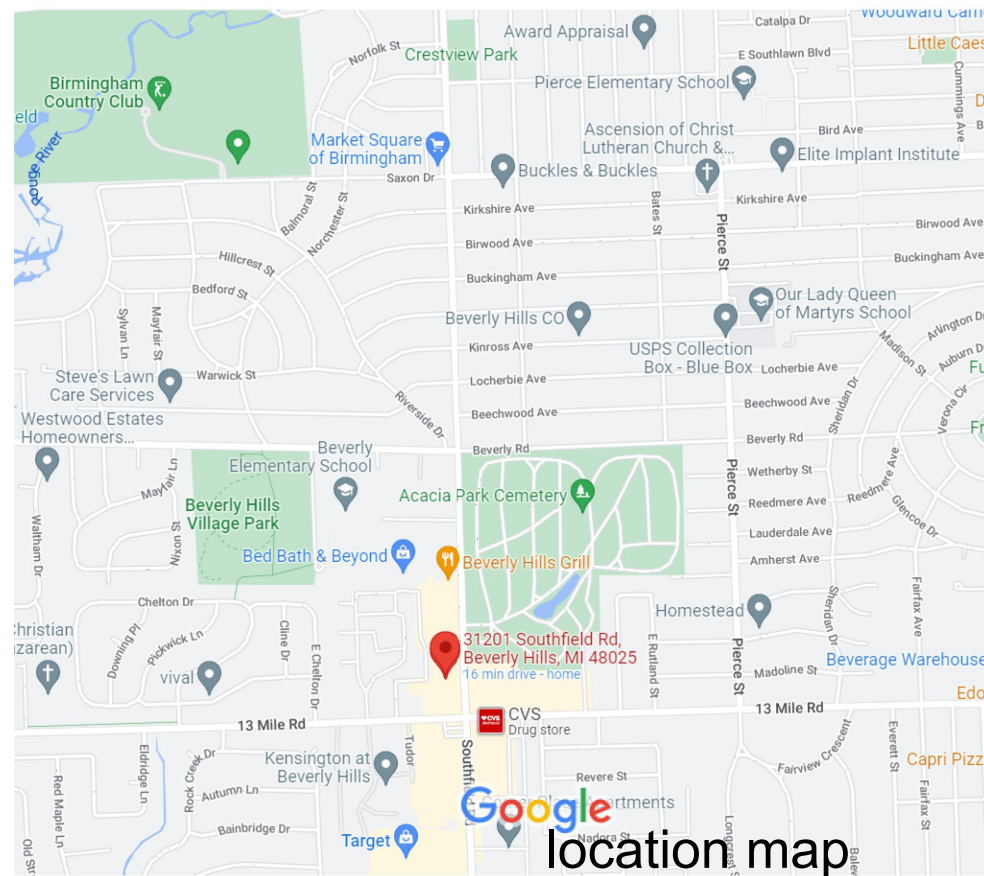
PIN: 2402480012
T1N, R10E, SEC 2 PART OF SE 1/4 BEG AT PT DIST N 01-18-30 W 472.60 FT FROM SE SEC COR, TH S 88-57-48 W 334 FT, TH N 01-18-30 W 232.07 FT, TH N 82-53-00 E 166.25 FT, TH S 82-32-08 E 170.60 FT, TH S 01-18-30 E 224.46 FT TO BEG EXC E 60 FT IN HWY 1.82 A

04-25-2023: ADD STORM, SAN & WM INFORMATION.
NOTE: PIPE MATERIAL IS NOT SPECIFIED ON UTILITY MAP PROVIDED BY THE VILLAGE.

NOTES:
SINCE NO TITLEWORK HAS BEEN RECEIVED, ANY EASEMENTS THAT MIGHT EXIST ARE NOT PLOTTED.

UNDERGROUND UTILITY INFORMATION IS SHOWN PER VILLAGE RECORDS AND NO GUARANTEE AS TO COMPLETENESS OR ACCURACY IS GIVEN BY THIS OFFICE.

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE HEREON DESCRIBED SITE AND THAT ALL MEASUREMENTS AS SHOWN ON THE PLAN ARE CORRECT, AND THAT THERE ARE NO ENCROACHMENTS, UNLESS OTHERWISE SHOWN.



MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 225-9789 mason_brown@sbglobal.net

MARKET SQUARE SHOPPING CENTER
PLAN OF EXISTING CONDITIONS

J & D KARMO REAL ESTATE, LLC

30201 SOUTHFIELD ROAD
BEVERLY HILLS, MI 48205 | 30201 SOUTHFIELD RD.

REVISIONS:	DESIGN:	DRAWN:	CHECKED:
22-036.DWG	mb	mb	mb
FIELD CHK: net			

SCALE:
1"=30'

DATE:
07-26-2022

JOB NO.
22-036

SHEET
1

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

MANHOLE

HYDRANT

MANHOLE

UTILITY POLE

C.O.

HYDRANT

INLET

GATE VALVE

CATCH BASIN

GUY POLE

MANHOLE

GATE VALVE

C.B.

MANHOLE

EXISTING SANITARY SEWER

SAN. CLEAN OUT

EXISTING WATERMAIN

EXISTING STORM SEWER

EX. R. Y. CATCH BASIN

EXISTING BURIED CABLES

OVERHEAD LINES

LIGHT POLE

SIGN

EXISTING GAS MAIN

PR. SANITARY SEWER

PR. WATER MAIN

PR. STORM SEWER

PR. R. Y. CATCH BASIN

PROPOSED LIGHT POLE

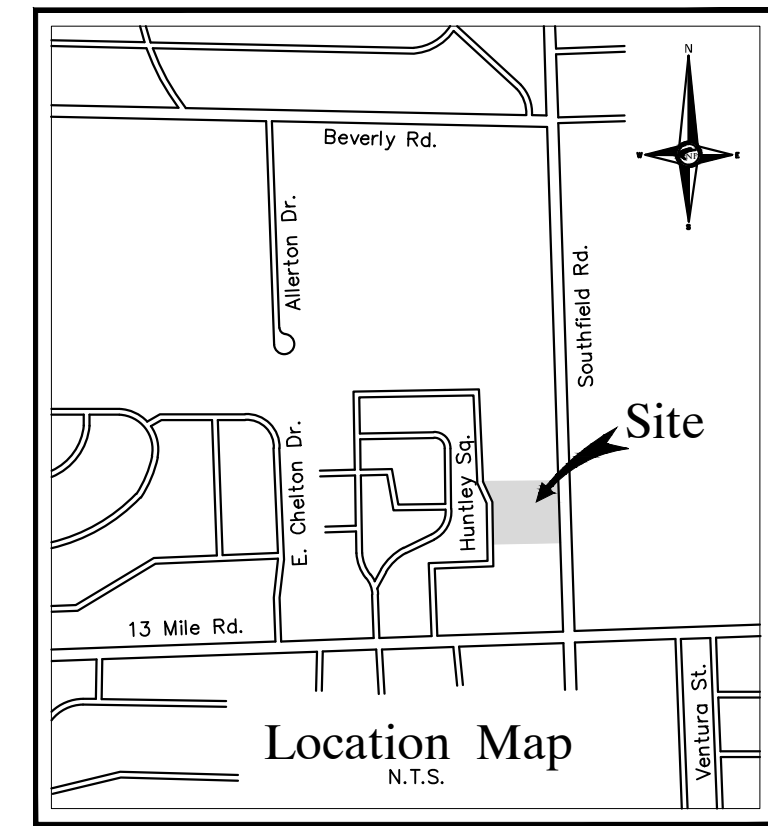
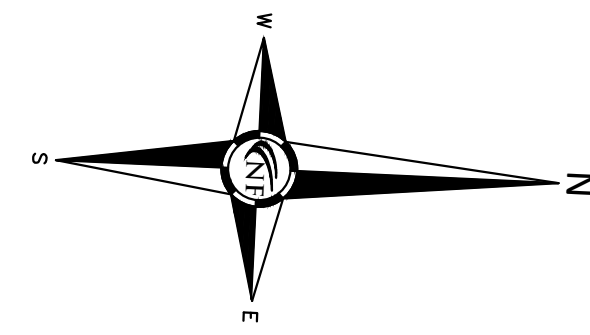
SITE DATA
ZONED: B (BUSINESS DISTRICT)
SITE AREA: 65,845 S.F. OR 1.51 ACRES
MAX. BUILDING HEIGHT ALLOWED: 2 STORIES OR 30 FEET

SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH):	35'	116.2'
SIDE (WEST):	S.P.A.	0.0'
SIDE (EAST):	S.P.A.	4.0'
REAR (NORTH):	20'	34.2'

PROPOSED BUILDING AREA: 24,200 S.F. RETAIL

PARKING REQUIRED:
RETAIL (UP TO 25,000 S.F.):
1 SPACE PER 250 S.F. USABLE FLOOR AREA
24,200 S.F. ÷ 0.80 = 19,360 S.F. USABLE FLOOR AREA
19,360 S.F. / 250 S.F. = 78 SPACES

PARKING PROVIDED: 84 SPACES
INCLUDING 4 BARRIER-FREE SPACES (2 VAN ACCESSIBLE)
INCLUDING 31 SPACES WITHIN SHARED PARKING EASEMENT

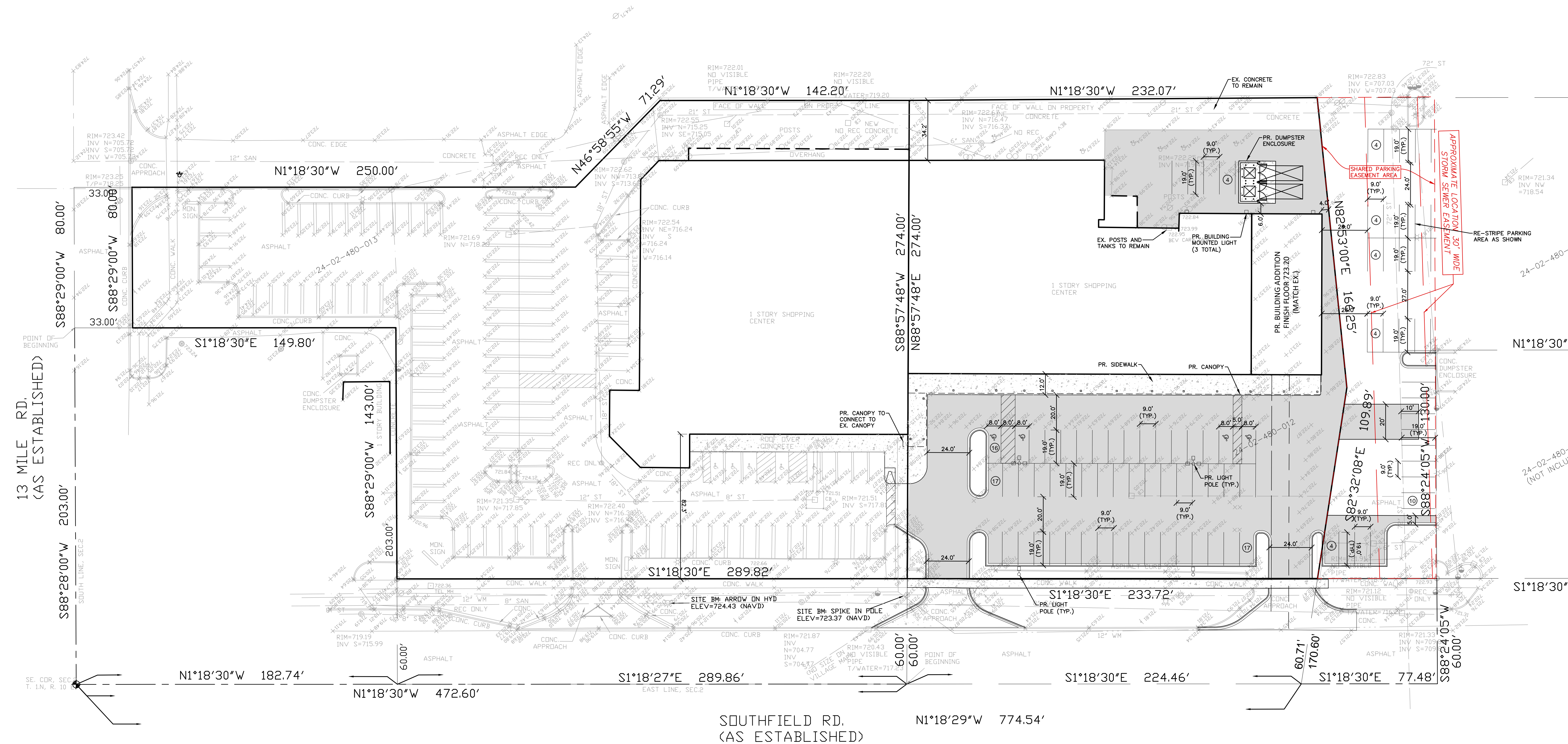


NF

ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257
WWW.NFE-ENGR.COM



NOT TO BE USED
FOR CONSTRUCTION

SEAL

STATE OF MICHIGAN

PATRICK J. WILLIAMS

NO. 44351

ENGINEER

PROJECT

Market Fresh Shopping Center
31212 Southfield Rd.
Beverly Hills, MI

CLIENT

Market Square
1964 Southfield Rd.
Birmingham, MI 48009

Contact: Johnny Karmo
Ph: (248) 334-4570

PROJECT LOCATION
Part of the Southeast ¼
of Section 2
T. 1 North, R. 10 East
City of Beverly Hills,
Oakland County, Michigan

SHEET
General Site Plan

811

Know what's below
Call before you dig.

DATE	ISSUED/REVISED
03-10-2023	SPA SUBMITTAL
05-05-2023	REVISED PER CITY
05-24-2023	REVISED PER CITY
06-07-2023	REVISED PER ARCHITECT
06-26-2023	REVISED PER ARCHITECT

DRAWN BY:
A. Eizember

DESIGNED BY:
A. Eizember

APPROVED BY:
P. Williams

DATE:
March 10, 2023

SCALE: 1" = 30'

NFE JOB NO.
N480

SHEET NO.
SP-2

Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Grade @0'	+	0.7 fc	9.0 fc	0.0 fc	N/A	N/A
North Property Line	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
Parking Lot	X	1.8 fc	7.4 fc	0.1 fc	18.0:1	74.0:1

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	DSX0 LED P2 40K 80CRI T4M	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	5755	0.9	135.42
	B	2	Lithonia Lighting	DSX0 LED P4 40K 80CRI BLC3	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	7428	0.9	93.04
	C	3	Lithonia Lighting	DSXW1 LED 20C 700 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 700mA.	5554	0.9	45.7
	D	2	Lithonia Lighting	DSXW1 LED 20C 700 40K T2M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 700mA.	5309	0.9	45.7
	E	14	Gotham Architectural Lighting	EVO6PC 35/07 AR MD LSS	EVO 6IN ROUND CYLINDER, PENDANT STEM, 80 CRI, 3500K, 750LM, MED DIST, CLEAR, SEMI-SPEC	759	0.9	8.2

- General Note**
- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 - LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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.

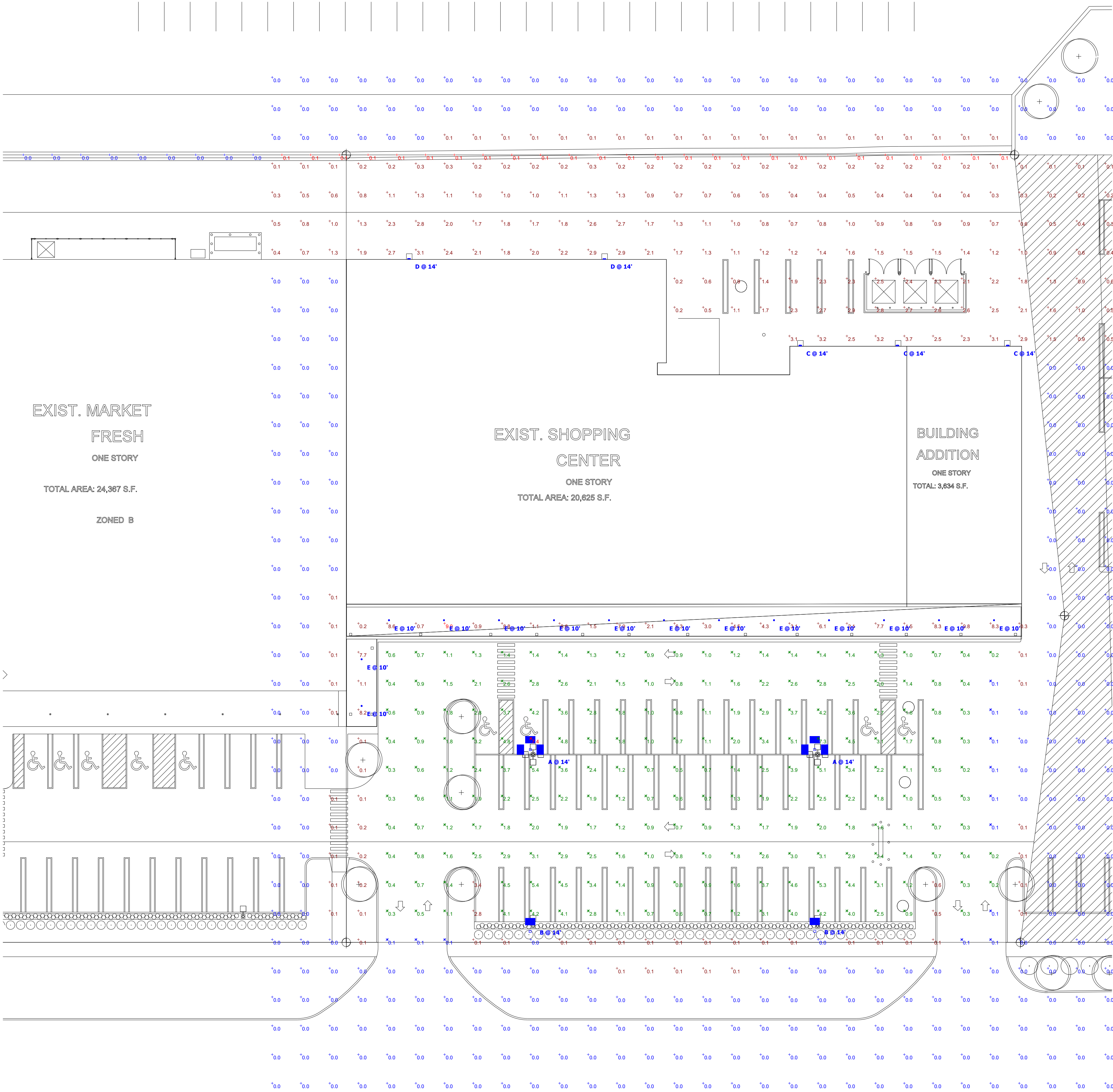
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Plan View

Scale - 1" = 20ft



MARKET FRESH SHOPPING CENTER
PHOTOMETRIC PLAN
PREPARED FOR: SAKOKI ARCH.
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM



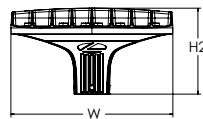
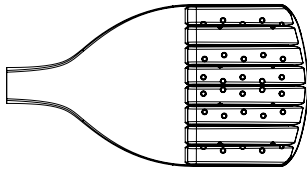
D-Series Size 0 LED Area Luminaire



d^{series}

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED											
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage		Mounting			
DSX0 LED	Forward optics	(this section 70CRI only)		AFR	Automotive front row	T5M	Type V medium	MVOLT	(120V-277V) ⁴	Shipped included	
	P1 P5	30K 3000K	70CRI	T1S	Type I short	T5LG	Type V low glare	HVOLT	(347V-480V) ^{5,6}	SPA	Square pole mounting (#8 drilling, 3.5" min. SQ pole)
	P2 P6	40K 4000K	70CRI	T2M	Type II medium	T5W	Type V wide	XVOLT	(277V-480V) ^{7,8}		
	P3 P7	50K 5000K	70CRI	T3M	Type III medium	BLC3	Type III backlight control ³			RPA	Round pole mounting (#8 drilling, 3" min. RND pole)
	P4	(this section 80CRI only, extended lead times apply)		T3LG	Type III low glare ³	BLC4	Type IV backlight control ³				
	Rotated optics			T4M	Type IV medium					SPA5	Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹
	P10 ¹ P12 ¹	27K 2700K	80CRI	T4LG	Type IV low glare ³	LCCO	Left corner cutoff ³				
	P11 ¹ P13 ¹	30K 3000K	80CRI	TFTM	Forward throw medium	RCCO	Right corner cutoff ³			RPA5	Round pole mounting (#5 drilling, 3" min. RND pole) ⁹
		35K 3500K	80CRI								
		40K 4000K	80CRI							SPA8N	Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
	50K 5000K	80CRI								WBA	Wall bracket ¹⁰

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11, 12, 18, 19} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 18, 19} PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴ PER5 Five-pin receptacle only (controls ordered separate) ^{14, 19}	Shipped installed HS Houseside shield (black finish standard) ²⁰ L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²¹ Shipped separately EGS External Glare Shield (reversible, field install required, matches housing finish) BS Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
PER7 Seven-pin receptacle only (controls ordered separate) ^{14, 19} FAO Field adjustable output ^{15, 19} BL30 Bi-level switched dimming, 30% ^{16, 19} BL50 Bi-level switched dimming, 50% ^{16, 19} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷		



COMMERCIAL OUTDOOR

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DSX0-LED
Rev. 11/10/22
Page 1 of 9

Ordering Information

Accessories

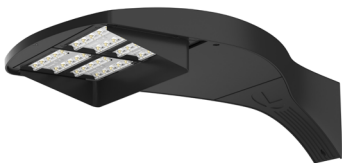
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK	Shorting cap ²²
DSX0HS 20C	House-side shield for P1, P2, P3 and P4 ²⁰
DSX0HS 30C	House-side shield for P10, P11, P12 and P13 ²⁰
DSX0HS 40C	House-side shield for P5, P6 and P7 ²⁰
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPAS (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPAS (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGS (FINISH)	External glare shield

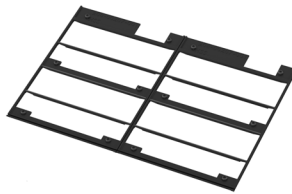
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 or P10.
- SPAS and RPAS for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGS. Contact Technical Support for availability.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



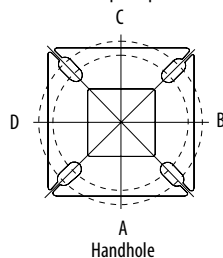
External Glare Shield (EGS)



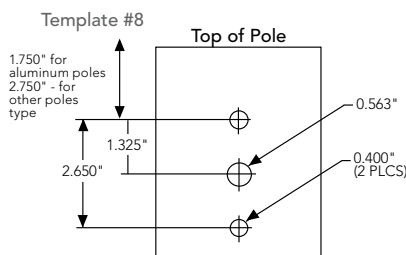
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Handhole



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS	#5	3"	3"	3"	3"		3"
RPAS	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPAS, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPAS	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93



d^{series}

D-Series Size 1 LED Wall Luminaire



Catalog
Number

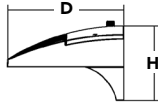
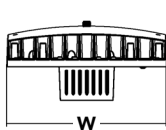
Notes

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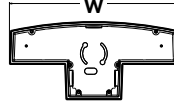
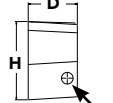
Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED							
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ²	Shipped included	Shipped installed
		530 530 mA	40K 4000 K	T2M Type II Medium	120 ³	(blank) Surface mounting bracket	PE Photoelectric cell, button type ⁶
	20C 20 LEDs (two engines) ¹	700 700 mA	50K 5000 K	T3S Type III Short	208 ³	BBW Surface-mounted back box (for conduit entry) ⁵	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		1000 1000 mA (1 A) ¹	AMBPC Amber phosphor converted	T3M Type III Medium	240 ³		PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7}
				T4M Type IV Medium	277 ³		PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7}
				TFTM Forward Throw Medium	347 ^{3,4}		PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7}
					480 ^{3,4}		PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7}
							E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ^{8,9}

Other Options

Finish (required)

Shipped installed

SF	Single fuse (120, 277 or 347V) ^{3,10}
DF	Double fuse (208, 240 or 480V) ^{3,10}
HS	House-side shield ¹¹
SPD	Separate surge protection ¹²

Shipped separately¹¹

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



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DSXW1-LED
Rev. 1/18/23

COMMERCIAL OUTDOOR



General Illumination Pendant Stem Cylinder

6"

Feature Set

- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; Wet location (WL) optional, requires covered ceiling
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Multiple recessed or surface j-box mounting configurations available
- Field cuttable 5/8" stems with concealed couplers.
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. [UGR FAQ](#)

Distribution



Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000
Delivered Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1



Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Core



Downlight



Adjustable



Open Wallwash



Lensed Wallwash



Cylinder



Pinhole



Bevel



Hyperbolic

Healthcare



MRI



Surgical Suite



Patient Room

Special Applications



Dynamic



Food Service



Vandal/Tamper



Clean Room



Shower



Steam Room



June 29, 2023

Village Council
Village of Beverly Hills
18500 W. 13 Mile Road
Beverly Hills, MI 48025

Attention:	Mark Stec, Planning and Zoning Administrator
Subject:	Market Fresh Shopping Center – Site Plan Review
Location:	31215 Southfield Road – west side of Southfield Road, north of 13 Mile Road
Zoning:	B Business District and VCOD Village Center Overlay District

Dear Council Members:

As requested, we have reviewed the revised site plan submittal (plans most recently dated 6/14/23) from Market Fresh to remodel and expand the existing multi-tenant shopping center at 31215 Southfield Road.

The site plan identifies an expansion area of 3,634 square feet, which will accommodate 2 new tenant spaces at the north end of the development.

The B Business District permits a variety of retail, service and office uses. At this time, specific uses are not proposed, so the project is only up for site plan review at this time.

Should the owner propose a future use that is identified as a special land use, then review and approval of such must be obtained prior to establishment of such use.

Procedurally, site plans go through the Planning Commission for a recommendation to Village Council, who has the final review/approval authority.

At their June 28, 2023 meeting, the Planning Commission voted unanimously to recommend approval of the site plan. This action included the following conditions:

- The applicant/owner must combine the 2 parcels (which they have agreed to);
- That a note be added to the plan indicating that the screened storage area behind Market Fresh will be used for excess cardboard (this has been incorporated); and
- That the project is subject to final engineering review/approval.

Accordingly, the site plan is now being presented to Council for their final determination.

A. Review Summary

1. We request the applicant present building material and color samples for Council's consideration.
2. The Village has the discretion to modify full landscaping requirements (which is included in as part of the Planning Commission's recommendation).
3. We suggest the owner schedule refuse removal for appropriate times so as to minimize impact on the adjacent residential district.
4. The existing nonconforming sign will be removed as part of this project, which is an important improvement to site aesthetics and brings the site into compliance with current standards.
5. Any new signage will require a separate sign application for review/approval by the Planning Commission prior to installation.
6. The applicant must address any comments provided by the Director of Public Services, Fire Marshal and/or Village Engineering Consultant.



Aerial view of site and surroundings (looking west)

B. Site Plan Review

Section 22.08.290 identifies the process and review standards applicable to site plans, as outlined below:

- VCOD Applicability.** Based on the combined square footage of the Market Fresh and shopping center buildings, the proposed addition accounts for 9% of the total building area. Section 22.23.4 exempts expansions of less than 10% from the VCOD regulations.

As previously discussed, the owner intends to combine the parcels since the total building area is situated on 2 parcels of land.

- Dimensional Requirements.** The existing building and proposed addition comply with the dimensional standards of the B District, as noted in the following table:

District	Lot Size		Minimum Setbacks (feet)			Max. Height	Building Coverage
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard		
B	N/A	N/A	35	N/A	20	30' 2 stories	N/A
Proposal	3.54	523 (Southfield)	290 (13 Mile) 116 (Southfield)	4 (N)	34	20'-10" 1 story	31.6%

- Building Design.** The proposed façade remodel and addition will be faced entirely with brick (the existing EIFS and metal will be removed). A new metal canopy will also be provided along the front of the building.

The color rendering and samples sheet show earth tone colors with 2 complementary brick colors on the north side elevation to help break up the wall.

The proposed façade remodel is an improvement upon the existing building design/materials, and is in accordance with the design standards of Section 22.09.030, per the Planning Commission's review/recommendation.

- Parking.** Updated parking calculations are included with the revised site plan.

The new calculations note that 155 spaces are required for the entire development (69 for Market Fresh and 86 for the multi-tenant building based on tenants, which is more restrictive than the general retail calculation). In total, the combined parcels provide for 166 spaces.

The development provides the required number barrier-free spaces, and drive aisles and parking spaces comply with the dimensional requirement of the Zoning Ordinance.

The site plan also depicts paving and restriping of 31 spaces on the adjacent property to the north. The submittal includes authorization from that property owner to pursue these improvements, as well as documentation of a shared parking agreement/easement for use by both properties.

- 5. Pedestrian Circulation.** There are currently public sidewalks along both road frontages (Southfield Road and 13 Mile Road), with no changes proposed or required.

The site plan includes sidewalks along the front of both buildings (including the proposed addition), with crosswalk striping at appropriate locations in the parking lot.

- 6. Vehicular Circulation.** The overall development has 3 existing driveways with access to/from Southfield Road, as well as a shared drive along 13 Mile Road.

No changes are proposed to the existing curb cuts, though the northerly 2 are being repaired/improved as part of this project. A permit from the Road Commission will be required for work within the right-of-way.

Additionally, internal changes are proposed to help improve circulation along the main north/south drive aisle, including a new landscape island to help patrons better navigate the site.

- 7. Lighting.** The proposed lighting plan includes 4 parking lot light poles, 5 wall mounted fixtures along the rear of the building and 14 fixtures along the front of the building.

The revised plan demonstrates compliance with Ordinance standards for intensity (both on-site and along property lines), fixture types (downward directed and cut-off), and pole height (14').

- 8. Landscaping and Screening.** The table below is a summary of the landscaping/buffering requirements of Section 22.09.040:

Location	Requirements	Proposed	Comments
Street Trees	18 canopy trees	5 existing trees in Southfield Road r-o-w 4 proposed trees along 13 Mile Road frontage	Existing trees between the 2 northerly drives are to be removed due to poor condition. Any work w/in the r-o-w requires authorization from RCOC.
Buffer	4' to 6' wall	Existing wall	Requirement met
Parking lot (multi-tenant area only)	12 canopy trees 3' hedgerow OR 2.5' wall	7 proposed trees Ornamental grasses 3' hedgerow	Parking spaces were removed and islands/trees added, per PC comments

Though the site remains slightly deficient in total plantings overall, this project brings the development closer to full compliance.

As discussed with the Planning Commission, full compliance would require the removal of several parking spaces, which was not deemed necessary per the Planning Commission's review/recommendation.

In accordance with Section 22.09.040(j), the Planning Commission allowed modification from the full landscaping requirements of the Zoning Ordinance.

- 9. Waste Receptacle/Enclosure.** The project includes a new waste receptacle and enclosure west of the proposed building addition, and outside of required setbacks.

Per Ordinance requirements, the enclosure is faced with brick matching the building, has an opaque gate, and is situated atop a concrete base pad.

Given that the receptacles face a residential use/district, we suggest the owner schedule refuse removal at a time that causes the least disturbance for the nearby residents.

- 10. Signage.** The project includes removal of the nonconforming multi-tenant sign near the northerly driveway along Southfield Road.

The applicant should refer to Section 22.32 of the Zoning Ordinance for sign regulations and be aware that any new signage must obtain Village approval prior to installation.

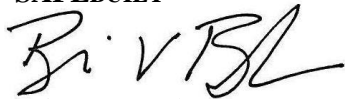
- 11. Engineering.** Final engineering review/approval should be maintained as a condition of site plan approval.

- 12. Public Safety.** Pending site plan approval, Fire Marshal comments are to be addressed as part of the building permit process.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,

SAFE BUILT

A handwritten signature in black ink, appearing to read "B. V. Borden".

Brian V. Borden, AICP
Michigan Planning Manager



May 24, 2023

Village of Beverly Hills
18500 W. 13 Mile Rd.
Beverly Hills, MI 48025

Attn: Mark Stec, Planning and Zoning Administrator

Re: Request for Site Plan Approval
31215 Southfield Rd (Market Fresh Shopping Center)

HRC Job No. 20230253

Dear Mr. Stec:

On behalf of the Village of Beverly Hills, Hubbell, Roth & Clark, Inc. (HRC) has reviewed propose site plan for the above referenced project, as prepared by Nowak and Fraus Engineers, dated May 24, 2023 and received by HRC on May 24, 2023 for conformance with Village Standards.

It is our opinion that the plans submitted are in general compliance with the engineering related Village Standards for Site Plan Approval. We recommend that the following items shall be included in the Construction plan submittal.

General

1. The following permits will be required for the proposed site prior to construction:
 - a. Soil Erosion Control permit from OCWRC is required.
 - b. Permits from the Village of Beverly Hills for the propose water and sewer services are required.
 - c. A Right-of-Way Permit from the Road Commission for Oakland County is required for work (and traffic control) within the Southfield Rd. Right-of-Way
 - d. A Drain Permit from the Oakland County Water Resources Commissioner's Office is required for the proposed tap of the existing 72-inch Rummel Drain.
 - e. Applications for said permits should be made at this time and any review comments received incorporated into the plans. Changes may require amendments to the site plan. Construction may not begin until all permits are secured. Applicant shall provide a copy of or proof of all applications.
2. Provide a Traffic Control Plan for the work with the Southfield Right-of-Way.

Sanitary Sewer Service

1. Sanitary sewer service shall be constructed in accordance with the OCWRC Standard Details.
2. Provide size, slope and material for the proposed sanitary sewer service.
3. Provide approximate invert elevation of the sanitary service lead at the sanitary sewer main and at the proposed building for both buildings.

Water Main

1. The proposed water service shall be constructed in accordance with the OCWRC Standard Details.
2. Provide size and material for the proposed water service.

Storm Water Management

1. Provide profiles of the entire storm drain system, including the existing storm drain system.
2. A detention basin and calculations have been included with the final site plan submittal. HRC will review the detention basin and calculations during the construction plan submittal review process for conformance with Chapter 30 – Surface Water Drainage of the Village of Beverly Hills Municipal Code.

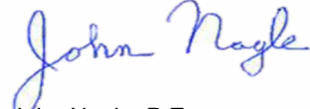
Summary

From an engineering perspective, our office recommends Site Plan approval for the subject property. Once the Site Plan submittal is approved by the Village, the applicant shall submit a complete construction plan to the Village for review.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



John Nagle, P.E.
Manager

pc: Village of Beverly Hills; J. Campbell, N. Johnstone,
HRC; B. Shepler, File



To: Marc Stec, Planning & Zoning Administrator

From: Robert Ginther, Fire Marshal *Robert Ginther*

CC: Richard Torongeau, Director of Public Safety

Date: April 14, 2023

Subject: 23-03-02 – Preliminary Plan Review

I have completed a preliminary plan review for the proposed development submitted for 31225 Southfield Road, Market Fresh Shopping Center. I am identifying them as preliminary as it is my understanding that this is a proposed plan for comment, to be considered by the village Planning Commission, and not the final submission of the project for building permits.

I have the following concerns regarding the plans as submitted.

- FDC – There is an FDC connection that feeds the sprinklers in the Market Fresh business, which will need to be noted on the final plans. It is located on the North side of the Market Fresh building, right where the sidewalk abuts in front of Premier Pet Supply. Access to this FDC cannot be compromised in any way.
- Access – With the addition of two more tenant areas and no requirement for a one story building this size to have a sprinkler system, unless the content of the tenant dictates such later, it is my recommendation that a Knox Box be installed with a master key(s) for the stores. There does not need to be a Knox Box for each store, rather one Knox Box, placed in the general area of the above mentioned FDC, with the master key(s) for the tenants will be acceptable.

Except for these two concerns, I do not see any issues with the project and have no reason not to recommend approval of the preliminary plans that were submitted as it relates to Fire Prevention.

If you, or anyone else, have any questions please let me know.

Present: Chairperson Drummond; Vice Chairperson Westerlund, Members; Copeland, Hartzell, Hitz, and Tessler

Absent: Harper, Jawad, and Wright

Also Present: Planning & Zoning Administrator, Stec
Village Clerk/Assistant Village Manager, Rutkowski
Council Liaison, O’Gorman

Drummond called the regular Planning Commission meeting to order at 7:30 p.m. in the Village Municipal Building located at 18500 W. 13 Mile Road, Beverly Hills, MI 48025.

APPROVE AGENDA

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

Motion passed.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD APRIL 26, 2023

Motion by Hitz, second by Tessler, to approve the minutes of a regular Planning Commission meeting held April 26, 2023 as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA

None.

OLD BUSINESS

REVIEW AND CONSIDER PC CASE 23-01-01 SIGN PERMIT AT 15616 W. THIRTEEN MILE ROAD

Stec provided an overview. This sign permit application, which appeared before the Planning Commission at its January 31, 2023 meeting is to re-erect a non-conforming ground sign for the existing KFC restaurant with accessory drive-thru located at 15616 Thirteen Mile Road. The applicant is requesting to repair and re-erect the sign in the same location in front of the building as it was previously located prior to being removed due to vehicle and wind damage.

Per Section 22-32-120.2.c., of the zoning ordinance regulating nonconforming signs, a nonconforming sign shall not be repaired or re-erected after being damaged if the repair or re-erection of the sign would cost more than 60 percent of the cost of an identical new sign. The applicant has provided a cost analysis comparing the cost to repair and re-erect the existing sign to the cost of replacement.

At the January 31, 2023 meeting the Planning Commission passed a motion to postpone the request to allow the applicant time to speak with the business owner about making modifications to the sign to bring it into greater compliance with current zoning standards. The zoning review report from the village planning consultant provided at the 1/31/23 meeting was provided for reference.

Some of the changes that the applicant was asked to consider by the commission at the 1/31/23 meeting included 1) lowering the height of the sign; 2) adding a brick base; 3) updating the landscaping at the base of the sign; 4) removing the message board portion of the sign; and 5) removal of the internal illumination.

The applicant has resubmitted plans showing the addition of a 4' x 8' (32 sf) landscape planting bed containing six (6) Daylilies at the base of the sign. All other aspects of the sign remain as presented at the 1/31/23 meeting.

Applicant Derrick Haselhuhn, Redford, was present on behalf of the property owner and stated that the owner has made concessions in the past. He expressed concern over losing visibility of any more concessions were made. He said the cost to reconstruct the sign is at 22%. He said there would be flowers, rocks, and bricks installed at the base of the sign.

Drummond stated that the petitioner was at the January 2023 meeting and this item was postponed to allow for changes to the plan to be made in order for the sign to be more in compliance with the ordinance.

The Board asked about the landscaping bed and discussed dimensions. Westerlund said he would like to see the landscape bed be 200 square feet as outlined in the ordinance, noting that the current plans do not seem adequate.

Haselhuhn said the proposed landscaping could be expanded. He said an 80 square foot bed would be more feasible than 200 square feet given the sign's location and proximity to the sidewalk and the curb. He agreed to include a variety of plants and landscape material.

Drummond noted that the new proposal still has a number of preexisting nonconformities, but appreciates the applicant's offer to increase the landscaping.

Motion by Westerlund, second by Hitz, sign permit application submitted by Derrick Haselhuhn to re-erect a nonconforming ground sign at 15616 W. 13 Mile Road be approved because the standards of Section 22.32.120 regulating the nonconforming signs have been met and the applicant has demonstrated that the cost to repair the sign is less than 60% of an identical new sign. The approval is based on compliance with the following conditions: the size of the landscaping bed shall be increased from the sidewalk to the curb approximately 4' on each side and shall include a variety of landscape material.

Roll Call Vote:
Motion passed (6-0)

NEW BUSINESS

REVIEW AND CONSIDER PC CASE 23-03-02 SITE PLAN REVIEW FOR 31215 & 31201 SOUTHFIELD ROAD

Stec provided an overview. An application for site plan review has been submitted for the retail center at 31215 Southfield Road. The plans propose to combine the subject parcel and 31201 Southfield Road into a single parcel. The applicant is the owner of both properties. The subject

property consists of the 19,938 square foot retail center, originally constructed in 1952, attached to the north end of the Market Fresh grocery store and pharmacy. The Market Fresh and pharmacy building have a combined floor area of 24,367 square feet. The Market Fresh building appeared before the Planning Commission for site plan review in 2020. After receiving a recommendation of approval by the Planning Commission those plans were approved by Village Council. The site and building improvements included in those approved plans have been completed. The improvements proposed in this current site plan occur at 31215 Southfield Road. The property is located within the Village Center Overlay District. The underlying zoning designation is B-Business. The plans were before the Village Council at its April 4th meeting, at which time a motion was passed to forward the proposal to the Planning Commission for review. No comments were provided.

The major components of the proposed plans consist of façade improvements to make the shopping center more architecturally harmonious with the recently updated Market Fresh building, a 3,500 square foot addition to the north end of the center, parking lot reconfiguration, new dumpster enclosure, and repair to the two existing curb cuts providing access to the site from Southfield Road. A review letter from Planning Consultant Brian Borden was included in the meeting packet. It was noted that there were some landscaping deficiencies on the submitted plans. It was also noted that revised engineering plans were submitted earlier today and preliminarily approved.

Victor Saroki and Alex Saroki from Saroki Architecture were present on behalf of the petitioner. John Karmo and Laith Karmo, subject property owners, were also present.

Victor Saroki said that the owners run a good operation and are looking for ways to make improvements. He described the project as a face-lift with façade improvements. He said they were proposing high quality materials including bricks, steel canopies, new lighting, and new windows. He said the updated parking lot and site circulation will be one of the biggest improvements to the site. He said they plan to pull the first row of parking away from the building and repave the parking lot. He noted the existing sign will be removed. He discussed landscaping improvements that would include removal of some existing trees in the right of way, putting in new sod, and layering landscaping on the private side of the sidewalk. He talked about proposed repairs to the approaches. He also noted that there would be new crosswalks and parking space striping.

The Sarokis showed samples of the brick, paint, and metal colors. They asked the Commission for a favorable recommendation to the Council.

There was discussion about parking spaces. Saroki noted that the owners have offered to resurface and restripe the adjacent property's parking lot to help with the flow of traffic.

Hitz asked about signs. Saroki said that the tenant signs will be on the façade only.

Hartzell asked about allowable uses of the proposed addition. Stec said it would be zoned B-Business and provided some examples of allowable uses.

Drummond stated that the plan was quite short on landscaping and tree requirements. He asked if trees could be added on the 13 Mile Road side of the property since the lots are being combined.

There was discussion about the dumpster enclosure behind the building. There was concern about cardboard stacked behind the building and it was agreed that that was an operational matter to be handled by management. It was suggested that the property owners use wheeled dumpsters.

Drummond asked about the rooftop air handling units and Saroki confirmed that they will be enclosed and will have sliding doors for access.

There was discussion about whether the tenant's sign would remain as is or if they will be uniform. It was noted that every sign application would have to come back before the Commission for approval.

The Commission and applicants discussed lighting and illuminated signs. Saroki stated that the intention is to make it look more elegant and uniform, and less busy.

Westerlund asked the applicants to double check if the addition to the north side plus the addition to the two existing units is within the 10% rule of the Village Overlay District.

There was further discussion about parking spaces. Westerlund noted that it would be a tight turn in front of Premier Pet and suggested installing a curbed island there instead. John Karmo said he would rather not lose two parking spots there. Saroki suggested perhaps losing 1 spot and move the ADA spaces over to soften the turn. The Commission discussed limited visibility and that that would be a tight turn. Saroki provided a suggestion that would entail moving the northern approach over and shifting the entire parking space design to the north, pending Road Commission for Oakland County approval.

The Commission, applicants, and Administration discussed having a formalized agreement between the two property owners regarding a shared drive between the parking lots. It was noted that there is an existing drain easement in the area, so that portion cannot be built upon. It was agreed that a shared parking agreement could be beneficial to both property owners.

Westerlund stated that he would like to see revised plans that take the Commissioner's recommendations into account prior to making a recommendation to Council.

Drummond summarized the suggested conditions which included combining the properties as a condition for parking, adding trees along 13 Mile Road, recalculating the additions on the existing two units, executing a shared parking agreement with the neighbor to the north, expanding the enclosure for cardboard or adjusting it operationally, and getting approval from the RCOC and Fire Marshal for a proposed change to the approach and parking spaces locations.

Motion by Westerlund, second by Copeland, the Beverly Hills Planning Commission postpones the site plan review recommendation for 31215 & 31201 Southfield Road to the next regularly scheduled meeting to allow the applicants to submit revisions to meet compliance with the following conditions: additional trees and landscaping be added, recalculate the area of all the proposed additions, combine the two properties, create a shared use agreement with the adjacent property owner to the north, address the cardboard

stacking issue behind the building, include wheeled dumpsters, and rework the parking spaces as discussed provided HRC, RCOC, and Fire Marshal approval.

Roll Call Vote:

Copeland – yes

Drummond – yes

Hartzell – yes

Hitz – yes

Tessler – no

Westerlund – yes

Motion passed (5-1)

REVIEW AND CONSIDER PC CASE 23-05-04 SIGN PERMIT AT 31655 SOUTHFIELD ROAD

Stec provided an overview. The Village has received a sign permit application for the installation of one (1) canopy and one (1) wall sign at the Goddard School building located at 31655 Southfield Road. The property is zoned B-Business within the Village Center Overlay District. The site plan was reviewed under the Village Center Overlay District. The school building is currently under construction and there are not any existing signs. It appears that both proposed signs are in compliance with Village sign ordinances. The 5/10/23 Safebuilt Zoning Review Report was provided to the Commission for review.

The applicants representing the Goddard School at 31655 Southfield Road, Brian Bagnik and Kellie McDonald, were in attendance.

Westerlund asked if having two signs on two different buildings on the same property was allowable. Stec confirmed that it was.

Drummond asked about illumination. Bagnik stated that the canopy would be externally lit and that the lighting will not show through the blue background on the logo.

Motion by Westerlund, second by Hitz, the Beverly Hills Planning Commission approves the sign permit application 23-05-04 submitted by Brian Bagnick of Hobbs + Black Architects for the installation of one wall sign and one canopy sign on the Goddard School Building located at 31655 Southfield Road because both proposed signs meet the requirements of Chapter 22, Zoning, Section 22.32 Signs.

Roll Call Vote:

Motion passed (6-0)

REVIEW AND CONSIDER PC CASE 23-05-05 SIGN PERMIT AT 31689 SOUTHFIELD ROAD

Stec provided an overview. The Village received a sign permit application for the installation of two (2) wall signs at the Goddard School Annex Building located at 31689 Southfield Road. The property is zoned B-Business within the Village Center Overlay District. The site plan was reviewed under the Village Center Overlay District. The building is currently under construction

and there are not any existing signs. The 5/11/23 Safebuilt Zoning Review Report was provided to the Commission. Stec noted that the sign located on the south side of the building would not be allowed to have illumination.

The Commission discussed lighting options.

McDonald said the intention was for the signs to be symmetrical and illuminating the south sign was an oversight. She said they are amenable to not illuminating that sign.

There was discussion about the future tenant having a canopy sign since the wall sign allowance would be maxed out if this request is approved.

Motion by Westerlund, second by Tessler, the Beverly Hills Planning Commission approves the sign permit application 23-05-05 submitted by Brian Bagnick of Hobbs + Black Architects for the installation of two (2) wall signs on the building located at 31689 Southfield Road because both proposed signs meet the requirements of Chapter 22, Zoning, Section 22.32 Signs, with the condition that the proposed illumination of the sign on the south side be omitted and the sign on the north side be back lit.

Roll Call Vote:
Motion passed (6-0)

The Commissioners agreed that they are all looking forward to the project's completion.

DISCUSS ZONING ORDINANCE AMENDMENT 1-23, SECTION 22.32.120 NONCONFORMING SIGNS

Stec gave an overview. At the February 8, 2023 joint meeting between Village Council and the Planning Commission it was agreed that the Planning Commission should move forward with revisions to the provisions of the ordinances regulating the repair and re-erection of nonconforming signs. The draft ordinance was provided and proposes to reduce the maximum repair cost allowed for nonconforming signs from 60% to 50% of the cost of an identical new sign and puts a maximum time duration of 30 days to re-erect/repair nonconforming signs after having been damaged and/or removed.

There was discussion about amending Section d to indicate that an application must be submitted within 30 days after damage.

The Commission had a discussion about costs of a new sign. They talked about added costs and the potential of manipulating costs.

The Commission discussed adding “exclusive of the foundation” when calculating the final cost of a sign.

Administration will update the language and bring back a revised copy to the Commission at the next meeting.

DISCUSS ZONING ORDINANCE AMENDMENT 2-23, SECTION 22.08.150 FENCE, WALL, AND PRIVACY SCREEN REGULATIONS

Stec gave an overview. At the February 8, 2023 joint meeting between Village Council and the Planning Commission it was agreed that the Planning Commission should move forward with revisions to the provisions of the ordinances regulating fences to remove the provision of Section 22.08.150.B.2.a allowing for administrative approval of fences up to 6-feet in height and/or up to 100% solid vertical surface if at least one residential parcel within 200' of the subject site on that side of the street in that block or at least one abutting residential parcel contains permitted fencing of similar height and/or opacity.

The proposed revisions to the fence ordinance remove the abovementioned 200' provision. It also proposes the removal of Section 22.08.150.B.2.a allowing for administrative approval of such fences if the applicant can provide supporting documentation from a licensed landscape architect or certified arborist verifying that the subject site cannot support vegetative screening in lieu of proposed fencing.

The Commission discussed the proposed revisions. They agreed that the proposed section about Planning Commission's consideration to the two bullet points listed was unnecessary to include.

The consensus of the Commission was to strike the two bullet points as presented, regarding documentation from an arborist and the 200' rule.

Administration will make the changes as discussed and present an updated version to the Commission at the next meeting.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

O'Gorman stated that he put together information for a community forum regarding the Wendbrook property that was held on May 20, 2023. He said there were a few comments made during the forum about the Planning Commission's previous consideration of a proposed land division in 2021 and he asked for some clarification on that item, which had been tabled and ultimately did not move forward once the property was sold. O'Gorman also asked the Commissioners about the Master Plan. He said his goal is to improve transparency and communication on the topic and thinks the forum was successful overall.

ADMINISTRATION COMMENTS

Rutkowski stated that the 40th Annual Beverly Hills Memorial Day Parade and festivities will be held on Monday, May 29, 2023.

COMMISSIONER COMMENTS

Westerlund suggested the Village provide kiosks in public spaces to allow for more community engagement. He noted the new sign the Commission approved on 14 Mile Road was installed.

CORRESPONDENCE

The Commissioners were provided with a copy of a public hearing notice for the City of Birmingham's 2040 Master Plan.

ADJOURNMENT

Motion by Westerlund, second by Copeland, to adjourn the meeting at 10:48 p.m.

Motion passed.

Andrew Drummond
Planning Commission
Chairperson

Kristin Rutkowski
Village Clerk



To: Honorable President George; Village Council Members

From: Jeff Campbell, Village Manager

Subject: Manager's Report

Date: June 30, 2023

Events in Beverly Park in July

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

Administration's Monthly Report and Update

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

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

https://www.villagebeverlyhills.com/how_do_i/resident_issue_form.php

Curbside Chipping to continue through July 7, 2023

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

Cyber Security

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

Road Commission Report

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



ADMINISTRATION'S MONTHLY VILLAGE UPDATE

- Corrections to the 2022 14 Mile Road project deficiencies will occur the week of June 25th. A mailer was sent to affected residents. ASI will be addressing identified defects in the road work, including repairing the top layer on a portion of 14 Mile. There will be no road closures, but flaggers will be present to direct traffic during the work.
- The Village Council approved moving forward with the design engineering for the Sidewalk Connector Program. To view a copy of the presentation, click [here](#).
- Council requested Administration to obtain tree inventory proposal and present findings to Council prior to the fall to guide the Village on tree maintenance and replacement.
- Council requested Administration provide various options for repairs to the Riverside Bridge. To view the Riverside Bridge proposals, please click [here](#).
- Council approved a pilot sidewalk repair program to address defects to the existing sidewalks in the Village. In addition, residents voiced concerns about the current sidewalk conditions. Council asked Administration to bring a proposal about fast tracking a proposed sidewalk repair program. Click [here](#) to view the approved pilot program.
- The Council approved a hot-mix asphalt (HMA) road improvements plan to address road issues. The project is undergoing design engineering and will go out to bid soon. The work is scheduled to begin this construction season. Click on the links below to view the [proposal](#) and a [map](#) of an area where the patches will be placed.
- External water line verifications are underway. These verifications are a state requirement to ensure water safety and quality. A company called UIS (Underground Infrastructure Services) is performing the work. To review the water line verifications information and process, please click [here](#).
- A subcommittee was formed to provide answers to questions received at the May 20th public forum regarding the acquisition of the Wendbrook property. The subcommittee will present its work to Council prior to publication of any work product.
- The Village has hired two new public safety officers in the last two months. Chris Baroli was sworn in as a public safety officer on June 6. Mark Evans was sworn in on May 16. The Village wishes to congratulate and welcome Officers Evans and Baroli to Beverly Hills.

TOPICS AND TASKS BROUGHT UP BY COUNCIL

Meeting	Topic	Councilmember	Staff Follow Up (Delegation)	Dates Addressed	Status (resolved/ongoing)
5/16/23	Supervision and work for Park Rangers	Mooney and sense of Council	DPS	Administration to update Council on progress on 8/1/23	Administration has updated the task list for the rangers. In addition, Administration is working on tasks to improve the aesthetics of the park.
5/16/23	Code Enforcement	Mooney and sense of Council	Code	7/5/2023 (Anticipated)	Providing a report for actions for the first half of 2023.
5/16/23	Communications	All of Council	Manager	6/25/23	The Manager will publish a monthly report. In addition, the Administration is creating a page on the Village's website to receive residents' concerns.
6/6/2023	Traffic Concerns	O'Gorman and sense of Council	DPS	Administration will bring to Council on 7/20/23.	Will provide some traffic calming measures to help reduce the speeding on local roads and options for addressing issues on major roads.
6/6/2023	Tree Inventory	All of Council	DPS	Update to be provided by the 9/5/23 Council meeting.	Obtaining and reviewing proposals from potential arborists about the creation of a tree inventory to guide the Village on maintenance, replacement, etc.
6/20/2023	Riverside Bridge	All of Council	HRC		Administration and HRC are working on various options for improvements to the Riverside Bridge. Administration will present to Council ASAP.

If you have comments, questions or concerns about the update, please click on the following link.

https://www.villagebeverlyhills.com/how_do_i/resident_issue_form.php

This link will take you to a resident issue form on the Village's website that allows you to send a comment, question or concern directly to the Administration via email.

Code Enforcement List

01/01/23- 1/17/23

CODE ENFORCEMENT REPORTS JANUARY 2023 - JUNE 8 , 2023

Address	Complaint
SAXON	PLEASE REMOVE THE "SAPPHIRE REALESTATE SIGN. THE SIGN MUST NOT EXCEED 6 SQFT (30 INCHES BY 30 INCHES) BY AREA. THE SIGN MUST ALSO BE RELOCATED OUT OF THE EASEMENT. THE SIGN HAS BEEN REMOVED FROM THE EASEMENT AND TAKEN DOWN.
BUCKINGHAM	PLEASE BRING IN GARBAGE CANS AFTER PICK UP. CANS STILL OUT 48 HRS AFTER PICK UP. CANS MOVED.
NORCHESTER	PLEASE CEASE AND REMOVE THE SENSING AUDIBLE ALARM AS IT VIOLATES THE NOISE CONTROL ORDINANCE. SEVERAL FOLLOW-UPS REQUIRED. OWNER CALLED AND STATED SHE HAS DISCONTINUED ITS USEAGE.
ARLINGTON	PLEASE REMOVE DUMPSTER TRAILER IN FRONT YARD. MUST BE PLACED IN DRIVEWAY. OWNER SPOKEN WITH. THE DUMPSTER TRAILER IS NOW LEGALLY IN THE DRIVEWAY.
13 MILE	RESPOND TO RESIDENT REGARDING DEER SIGNAGE ON 13 MILE.
SOUTHFIELD RD	CHECKING ON POTENTIAL LINE OF SIGHT ISSUE IN CONSTURCTION ZONE.
EVERGREEN	TRASH BEING BROUNG OUT AFTER TRASH DAY.
PLANTATION	COMMERCIAL VEHICLE PARKED IMPROPERLY. VEHICLE MOVED.
FAIRFAX	SCHOOL SIGNAGE PUT UP IN IMPROPER LOCATION. SIGNAGED MOVED.
MARGUERITE	CHECK ON PEROMIT FOR PLUMBING AND MECHANICAL WORK. PERMIT NOT REQUIRED YET.
ARLINGTON	FOLLOW-UP CONDUCTED TO ENSURE COMPLIANCE
SAXON	FOLLOW-UP TO ENSURE COMPLAINCE
ASSIST PUBLIC SAFETY	
PICKUP NEW CODE VEHICLE	
DAILY TASKS	<ul style="list-style-type: none">• CALLS, MESSAGE AND EMAIL RESPONSES• WRITING REPORTS, DOWNLOADING PHOTOS, ETC.• CONFER WITH OTHER VILLAGE STAFF

Code Enforcement List

01/18/23- 2/3/23

04/04/2023

Address	Complaint
LOCHERBIE	<p>PLEASE REDIRECT, SHIELD OR REDUCE THE EXTERNAL ILLUMINATION AS IT PRODUCES GLARE TOWARD YOUR NEIGHBORS PROPERTY. PLEASE READ THE ATTCHED ZONING CODE AND PHOTO.</p> <p>HOMEOWNER CONDUCTED HIS OWN LIGHT METER TEST AT THE NORTHERN PROPERTY LINE AND RECORDED A LIGHT MEASUREMENT OF 0.0 FOOTCANDLES (FC). THE HOMEOWNER THEN MEASURED 15 FEET FROM THE LIGHT SOURCE AT 100% INTENSITY AND REPORTED A .5 FOOTCANDLE (FC) MEASUREMENT UTILIZING A URCERI MT-912 PHOTOMETER. HE WROTE AN EMAIL AND SENT IT IN AS PROOF OF NO CODE VIOLATION.</p> <p>THIS OFFICER CONDUCTED A LIGHTMETER TEST UTILIZING THE VILLAGE'S CERTIFIED TRIPLETT LT75. THE FIRST TEST WAS CONDUCTED AT 0655 AM AT THE NORTHERN PROPERTY LINE OF 18156 LOCHERBIE WITH THE LIGHT SOURCE AT 100% INTENSITY. A MEASUREMENT OF 0.05. F.C.. WAS TAKEN WHICH WAS BELOW THE SITED CODE STANDARD OF 1.0 F.C. AT 5 FEET HIGH.</p> <p>THIS OFFICER CONDUCTED ANOTHER MEASUREMENT AT THE SAME SITE LOCATION AND HEIGHT WHICH READ .06 FC. THIS WAS ALSO BELOW THE 1.0 FC MEASUREMENT STANDARD FOR VILLAGE CODE. THE LIGHT SOURCE WAS WITHIN THE TOLERANCES OF THE VILLAGE CODE. NO CORRECTION NEEDED.</p>
13 MILE	<p>VIOLATION DESCRIPTION: IT HAS COME TO THE ATTENTION OF THE VILLAGE OF BEVERLY HILLS, THE CONDITION OF THE PAVED SURFACES (DRIVEWAY AND PARKING LOTS) ON THE PROPERTYARE IN DISREPAIR AND NOT BEING MAINTAINED.</p> <p>CORRECTIVE ACTIONS: RESURFACE AND MAINTAIN ALL PAVED SURFACES ON PROPERTY TO RESTORE A PROPER SURFACE FOR TRAVEL. COMPLIANCE DATE: JULY 31, 2023.</p>
LOCHERBIE	CHECK ON PERMIT FOR ADDITION
BEECHWOOD	CHECK ON PERMIT FOR ADDITION
SHAGBARK	CHECK ON PERMIT FOR NEW ROOF. FOLLOW UPS ON LADDERS AND PERMIT FOR ROOF REPAIR ON PROPERTY. STOP WORK ISSUESD ON ROOFING JOB REPAIR.
13 MILE	ISSUES WITH INTERNAL DRIVE AND MASONRY WALL.
BUCKINGHAM	REACHING OUT TO RESIDENTS ABOUT SNOW ON SIDEWALKS THAT NEEDS TO REMOVED.
BEVERLY	CHECKING ON UNSUBSTANTIATED COMPLAINT.
DAILY TASKS	

Code Enforcement List

2/6/23 - 2/17/23 pt. 1

Address

Complaint

BUCKINGHAM

PLEASE CLEAR SIDEWALK OF ICE AND SNOW PER VILLAGE CODE. IF NOT CLEARED BY THE LISTED DATE, THE VILLAGE WILL CLEAR AND ASSESS THE OWNER.

OFFICER CHECKED BACK TO SEE IF SNOW AND ICE WAS CLEARED AND NO CHANGE HAD OCCURRED. NO EFFORT TO CLEAR OBSERVED.

DPW ADVISED AND SNOW AND ICE CLEARED.
FINANCE NOTIFIED.

BUCKINGHAM

PLEASE CLEAR SIDEWALK OF ICE AND SNOW PER VILLAGE CODE. IF NOT CLEARED BY THE LISTED DATE, THE VILLAGE WILL CLEAR AND ASSESS THE OWNER.

OFFICER CHECKED BACK TO SEE IF SNOW AND ICE WAS CLEARED AND NO CHANGE HAD OCCURRED. NO EFFORT TO CLEAR OBSERVED.

DPW ADVISED AND SNOW AND ICE CLEARED.
FINANCE NOTIFIED.

BUCKINGHAM

PLEASE CLEAR SIDEWALK OF ICE AND SNOW PER VILLAGE CODE. IF NOT CLEARED BY THE LISTED DATE, THE VILLAGE WILL CLEAR AND ASSESS THE OWNER.

OFFICER CHECKED BACK TO SEE IF SNOW AND ICE WAS CLEARED AND NO CHANGE HAD OCCURRED. NO EFFORT TO CLEAR OBSERVED.

DPW ADVISED AND SNOW AND ICE CLEARED.
FINANCE NOTIFIED.

BUCKINGHAM

PLEASE CLEAR SIDEWALK OF ICE AND SNOW PER VILLAGE CODE. IF NOT CLEARED BY THE LISTED DATE, THE VILLAGE WILL CLEAR AND ASSESS THE OWNER.

DONE

Code Enforcement List

2/6/23 - 2/17/23 pt. 2

Address	Complaint
BUCKINGHAM	PLEASE CLEAR SIDEWALK OF ICE AND SNOW PER VILLAGE CODE. IF NOT CLEARED BY THE LISTED DATE, THE VILLAGE WILL CLEAR AND ASSESS THE OWNER. SIDEWALK CLEARED.
BUCKINGHAM	PLEASE CLEAR SNOW AND ICE FROM SIDEWALK PER VILLAGE CODE. IF NOT REMOVED BY DATE, VILLAGE WILL CLEAR AND ASSESS THE OWNER.
WESTON	PLEASE CLEAR SNOW AND ICE FROM SIDEWALK PER VILLAGE CODE. IF NOT CLEARED BY DATE, VILLAGE WILL CLEAR AND ASSESS THE OWNER.
KIRKSHIRE	NOTIFICATION ABOUT REMOVING CONSTRUCTION SIGN IN EASEMENT.
KIRKSHIRE	CHECKING ON STATUS OF DEMO PERMIT FOR HOME. FOLLOW UP REQUIRED.
VILLAGE PINES	CHECKING ON WHETHER BUILDING PERMIT OBTAINED OR WORK IS UNPERMITTED. PERMIT OBTAINED MATTER RESOLVED.
SHAGBARK	CHECKING ON DUMPSTER IN DRIVEWAY. DUMPSTER REMOVED AND MATTER RESOLVED.
BIRWOOD	CHECKING ON POTENTIAL UNPERMITTED WORK. PERMIT NOT REQUIRED.
HILLCREST AND RIVERSIDE	MEETING WITH RESIDENTS
LINCOLNSHIRE	DISCOVERED BROKEN MAIN NEAR FIRE HYDRANT. INFORMED PUBLIC SERVICES.
EASTLADY	RESPONDING AND ADDRESSING NOISE COMPLAINT RELATED TO OUTSIDE MECHANICAL EQUIPMENT.
BEVERLY	SITE INSPECTION TO CHECK ON IMPROPER DRAINAGE.
BIRWOOD	CHECKING ON WHETHER TRAILER PROPERLY STORED. LEGALLY PARKED.
MACEO MEETING	
DAILY TASKS	

Code Enforcement List

02/21/23 - 3/3/23

Address	Complaint
14 MILE	PLEASE REMOVE THE GARDEN LAWN BAGS FROM THE EASEMENT. ALL GARBAGE CANS ARE TO BE STORED IN THE GARGAGE OR BEHIND THE HOUSE PER CODE. OWNER SPOKEN WITH. BAGS REMOVED ON FOLLOW UP.
WESTLADY	PLEASE POST ADDRESS NUMBERS VISABLE FROM THE STREET PER CODE. COMMERCIAL VEHICLES ARE NOT ALLOWED TO BE PARKED OR STORED ON PROPERTY. OWNER SPOKEN WITH. TRUCK MOVED WHILE ON SITE.
BELLVINE	<p>THE CULVERT ON THE PROPERTY NEEDS IMMEDIATE REPAIR. THE PIPE WHICH TRAVERSES THE DRIVEWAY HAS RISEN OVER THE YEARS WHICH CAUSED A CHANGE IN THE GRADE OF THE STORM WATER AND ITS FLOW. THIS CHANGE IN GRADE IS CONTRIBUTING TO THE RETENTION OF WATER ON THE PROPERTY NORTH OF YOUR PROPERTY.</p> <p>CORRECTIVE ACTIONS: OBTAIN A CULVERT PERMIT AND RESET CULVERT TO GRADE TO ALLOW THE FLOW OF STORM WATER TO PASS THOUGH AS INTENDED.</p>
BREEZEWOOD	CHECKED CONDITION OF CUL-DE-SAC
ENTIRE VILLAGE	SURVEYED VILLAGE FOR DAMAGE RELATED TO ICE STORM.
14 MILE	ADDRESS GARDEN BAGS
ENTIRE VILLAGE	SURVEYED VILLAGE FOR DAMAGE AFTER SECOND STORM.
KIRKSHIRE WESTLADY	FOLLOW UP AND UPDATE ON DEMO PERMIT.
13 MILE	FOLLOW UP ON PARKING OF COMMERCIAL TRUCK IN RESIDENTIAL AREA.
KIRKSHIRE	FOLLOW UP ON SEWER WORK TO BE PERFORMED ON SITE.
RESIDENT COMPLAINTS	CHECK ON WATER SHUT-OFF TO COMPLETE PERMITTED WORK.
DAILY TASKS	ANSWERED AND LOGGED RESIDENT COMPLAINTS RELATED TO STORM DAMAGE AND FALLEN TREES/LIMBS/BRANCHES.

Code Enforcement List

03/6/23 - 3/17/23

Address	Complaint
NORMANDALE	PLEASE STORE YOUR UTILITY TRAILER IN YOUR GARAGE PER CODE. THE UTILITY TRAILER MAY NOT BE PARKED OR STORED OUTSIDE ON THE PROPERTY. OWNER SPOKEN WITH.
RUTLAND	STOP CONSTRUCTION OF 6 FOOT WOODEN FENCE. NO PERMIT HAS BEEN SUBMITTED NOR APPROVED FOR THE FENCE. OWNER SPOKEN WITH AND HE ADVISED HE WOULD TAKE THE FENCE DOWN. ADVISED ABOUT PERMITTING PROCEDURES.
KIRKSHIRE	PLEASE REPAIR FENCE ON PROPERTY PER CODE. THE FENCE IS LEANING OVER AND FALLING DOWN ON THE NORTHERN BORDER.
LINCOLNSHIRE	PLEASE REPLACE DRAINAGE SUBPUMP WATER PIPING OR REDIRECT LINE SO IT DOES NOT FLOW INTO THE STREET AND FLOOD YOUR NEIGHBORS PROPERTY.
STELLAMAR	STOP CONSTRUCTION OF A FENCE ON YOUR PROPERTY. FENCE CONSTRUCTION MUST BE PERMITTED FIRST BEFORE THE START OF CONSTRUCTION. STOP WORK ON FENCE UNTIL PERMIT IS ISSUED.
RUTLAND	FOLLOW UP. FENCE MUST BE FIXED. IF LEFT UNREPAIRED, IT WILL CREATE A DRAINAGE SHIFT OF SOIL AND WATER ONTO THE NEIGHBORS PROPERTY.
RIVERBANK	MET WITH RESIDENT REGARDNG OFF STREET PARKING QUESTIONS.
BEECHWOOD	MET WITH RESIDENT REGARDING THE PROPER STORAGE/PARKING OF A CAMPER.
CORSULT	ANSWERED QUESTIONS REGARDING FENCING.
KIRKSHIRE	FOLLOW UP ON PROGRESS OF DEMO PERMIT AND NEED FOR EXTERMINATION BEFORE DEMO.
WESTWOOD COMMONS	MET WITH RESIDENT REGARDING PARKING EXPANSION IN SUBDIVISION.
MEADOWLANE	INVESTIGATION OF RENOVATION WORK BEING DONE WITHOUT A PERMIT. CONFIRMED WITH BUILDING OFFICIAL THAT NO PERMIT OBTAINED. A STOP WORK ORDER WAS ISSUED.
LEEMOOR	REMODEL WORK WITH NO PERMIT. WORK STOPPED UNTIL PERMIT OBTAINED. PERMIT OBTAINED.
EMBASSY	RESPONDING TO COMPLAINT ABOUT SNOW AND YARD WASTE.
DAILY TASKS	

Code Enforcement List

03/18/23 - 3/31/23

Address	Complaint
ELWOOD	PLEASE, GARBAGE CANS MUST BE STORED IN THE GARAGE OR BEHIND THE HOUSE NOT VISABLE FROM THE ROADWAY. PLEASE CALL REGARDING LEFT OVER DEBRIS NEXT TO ROADWAY AND PLANS FOR THE UNPERMITTED, HALF COMPLETED FENCE IN THE REAR YARD.
14 MILE	PLEASE DO NOT PARK VEHICLES ON UNIMPROVED PORTIONS OF THE PROPERTY. PARKING ON GRASS MAY RESULT IN A CITATION.
KIRKSHIRE	THIS OFFICER ALONG WITH SGT. DANIELSON SPOKE WITH THE OWNER AT HIS RESIDENCE REGARDING THE ISSUANCE OF THIS VIOLATION. THE OWNER WAS ADVISED OF THE IMPORTANCE OF MAINTAINING A SANITARY RESIDENCE. SGT DANIELSON AND THIS OFFICER HAND DELIVERED THE FCN TO THE OWNER AND STOODBY WHILE THE OWNER READ IT FOR CLARIFCATION AND TO ANSWER ANY QUESTIONS.
SOUTHFIELD ROAD	RESPONSE TO COMPLAINT ABOUT CONSTRUCTION TRAFFIC AND PARKING.
PIERCE " " " " " "	MET WITH OCCUPANT ABOUT BACKFLOW PREVENTION INSPECTION AND COMPLIANCE. *****HQNNOY /WR"QP "P URGE VIQP 0
TWNCPF" " " " "	*****HQNNOY WR"QP "FENCE ERECTED WITHOUT A PERMIT0FENCE UVKN"UVC PF P I 0"
TWNCPF" "	
KIRKSHIRE	FOLLOWED UP AND OBTAINED EXTERO P CVIQP "XGT HEC VIQP "RTIQT"VQ"F GO Q0
ELWOOD	WROTE AND FOWARDED NOTICE REGARDING RUBBISH AND DEBRIS ALONG WITH HALF COMPLETED FENCE ERECTED WITHOUT A PERMIT. FOLLOW UP DONE AS WELL. ORDERED TO STOP WORK AND OBTAIN PERMIT.
SAXON	CHECK ON NEW CAR PORT IN REAR YARD
WESTLADY	RESPONSE TO COMPLAINT ABOUT JUNK OUTSIDE PROPERTY.
13 MILE	ISSUED NOTICE FOR GARAGE AND RUBBISH.
DAILY TASKS	

Code Enforcement List

4/3/23 - 4/14/23, pt. 1

Address	Complaint
WESTLADY	LWP M'CP F 'F GDT KU "P QV E G VO 'ENGCP 'GZ VGT KQT "QH RTQRGT V[0'RTQRGT V["
RUTLAND	O GV Y K/J 'TGUF GP V'CDQW HIGNF 'EQTTGEV KQP 'P QV E G TGI CTF K I 'HGP EG"
UCZQP	K XGUV K C V K I 'ENGCP N K GUU QH C 'RTQRGT V[0"
MTMUJ KT G"	HQNNQY 'WR QP 'RQVGP VICN J QCTF K I 'UK WC V KQP 0
LINCOLNSHIRE	SITE INSPECTION OF RESIDENTIAL RUNOFF ONTO NEIGHBORING PROPERTY. OWNER IN PROCESS OF HIRING PROFESSIONAL TO SUMP PUMP. PERMIT OBTAINED AND SUMP FIXED. MATTER RESOLVED.
BELLVINE	SITE INSPECTION OF RESIDENTIAL CULVERT REPAIR. NO WORK HAS BEEN DONE. NOTICE ISSUED. MORE FOLLOW UP REQUIRED.
ENTIRE VILLAGE	CONFISCATED UNAUTHORIZED PLACEMENT OF SIGNS IN EASEMENT.
KIRKSHIRE	FOLLOW UP ON DEMOLITION CLEANUP.
SOUTHFIELD	BUSINESS TOLD TO REMOVE UNAUTHORIZED LAWN SIGNS ON EASEMENT.
BIRWOOD	FOLLOW UP ON JUNK AND DEBRIS.
LAUDERDALE	INVESTIGATING COMPLAINT ABOUT NEIGHBORS TREES ON WIRES

Code Enforcement List

4/3/23 - 4/14/23, pt. 2

Address	Complaint
RIVERSIDE	INVESTIGATION OF GROUND FEEDING OF ANIMALS. NO FEED VISIBLE.
13 MILE	INVESTIGATION OF JUNK AND DEBRIS AT BUSINESS. NOTICE SENT. SITE CLEANED AND MATTER RESOLVED.
ATTEND MACEO MEETING	IN WARREN
GOULD COURT	INVESTIGATE DECKING CONSTRUCTED WITHOUT A PERMIT. STOP WORK ORDER ISSUED. PERMIT SUBMITTED.
RIVERSIDE	COMPLAINT ABOUT GARBAGE CANS LEFT OUT.
BEVERLY	INVESTIGATE COMPLAINT ABOUT PIPE FROM NEIGHBOR'S DRAINING ONTO RESIDENT'S PROPERTY
SUNSET	INVESTIGATION AND SITE VISIT REGARDING UNKNOWN CABLE THAT IS DOWN NEAR THE RESIDENT'S HOUSE.
LAUDERDALE	INVESTIGATE AND CHECK VACANT HOME.
DAILY TASKS	

Code Enforcement List

4/17/23 - 4/30/23, pt. 1

Address	Complaint
REEDMERE	INVESTIGATION OF LOW HANGING POWER LINE.
RUTLAND	MET WITH RESIDENT TO ANSWER FENCE DECONSTRUCTION AND CONSTRUCTION QUESTIONS
DEVONSHIE	SPOKE TO RESIDENT ABOUT IMPROPER USE OF PIPE FOR SUMP PUMP OUTLET. PIPE REMOVED. MATTER RESOLVED.
DUNBLAINE	IMPROPER STORAGE OF TRASH. TRASH BLOWING IN THE STREET. NOTICE ISSUED. TRASH REMOVED AND MATTER RESOLVED.
DEVONSHIRE	DISCOVERED CONSTRUCTION EQUIPMENT LEFT IN DRIVEWAY. ADVISED RESIDENT TO REMOVE. EQUIPMENT REMOVED AND MATTER RESOLVED.
ARLINGTON	UNREGISTERED COMMERCIAL TRAILER PARKED IN DRIVEWAY. ADVISED RESIDENT TO MOVE. TRAILER MOVED AND MATTER RESOLVED.
WESTLADY	JUNK AND DEBRIS. PROPERTY CLEANED UP AND MATTER RESOLVED
13 MILE	LANDSCAPING BUFFER NOT BEING MAINTAINED.

Code Enforcement List

4/17/23 - 4/30/23, pt. 2

Address	Complaint
TOPPER	2 INOPERATIVE CARS BEING STORED IMPROPERLY IN DRIVEWAY. NOTICE SENT.
LAUDERDALE	INVESTIGATION REGARDING OUTSIDE WORK AND WHETHER PERMIT REQUIRED. PERMIT NOT REQUIRED.
BIRWOOD	INVESTIGATING UNPERMITTED ROOF WORK. CONTRACTOR FILED FOR PERMIT.
RUTLAND	FOLLOW UP TO STOP WORK ON UNPERMITTED FENCE INSTALLATION. FENCE PERMIT FILED. WORK TO COMPLETED IN JUNE.
DAILY TASKS	

Code Enforcement List

05/1/23-05/12/23 pt. 1

Address	Complaint
WESTLADY	(3) COMMERCIAL VEHICLES PARKED IN DRIVEWAY. COMMERCIAL VEHICLES MOVED AND NEW ADDRESS BLOCK IN FRONT BED.
RUTLAND	VEHICLES STORED IN REARYARD.
FAIRFAX	COMMERCIAL VEHICLES PARKED ON SIDE OF HOUSE. TRAILER MOVED OFF PROPERTY.
MEADOW	UNPERMITTED SECOND FLOOR BALCONY.
BUCKINGHAM	GRASS. FRONT CUT BACK NOT CUT. NOTICE SENT
OLD STAGE	ADDRESSING COMPLAINT REGARDING VEGETATIVE SCREENING.
MARGUERITE	INQUIRED ABOUT PLUMBING WORK PERFORMED ON SITE. PERMITTED.
TOPPER	NOTICE ISSUED ABOUT ILLEGAL CAR STORAGE AND REPAIR.
RUTLAND	INSPECTED POSSIBLE STORAGE OF VEHICLES IN BACKYARD.
STELLMAR	FOLLOWING UP ON FENCE PERMIT.
MEADOW	INVESTIGATED AND DISCOVERED PORCH CONSTRUCTION WITHOUT A PERMIT.
GLENCOE	RESPONDED TO RV PARKING QUESTIONS
BELLVINE	SITE VISIT TO INVESTIGATE TREE LIGHTING AND WATER DRAINAGE.
BUCKINGHAM	FLOODING NEIGHBORS YARD / REDIRECT DOWNSPOUT
BUCKINGHAM	ASKED RESIDENT TO REDIRECT DOWNSPOUT TO PREVENT NEIGHBOR FLOODING.
LOCHERBIE	ACCESSORY BUILDING VIOLATION

Code Enforcement List

05/1/23-05/12/23 pt. 2

Address	Complaint
STELLMAR	ADDRESSED QUESTIONS REGARDING DUMPSTERS
WETHERBY	INVESTIGATING FENCE AND BASKETBALL NET QUESTIONS. INVESTIAGE NOISE ORDINANCE QUESTIONS
FAIRFAX	INVESTIGATING LANDSCAPE TRAILER LEFT IN RESIDENT'S SIDEYARD.
OLD POST	INVESTIGATE AND ADDRESSING DEAD TREE HANDING OVER ROADWAY
KIRKSHIRE	RESPONDING TO FOOD TRUCK QUESTIONS AND CONCERNS.
SHAGBARK	FOLLOW UP ON DUMPSTER.
ASSIST PUBLIC SAFETY	
DAILY TASKS	

Code Enforcement List

5/15/23-6/8/23 pt. 1

Address	Complaint
BIRWOOD	TALL GRASS
SHAGBARK	PLEASE REMOVE THE DUMPSTER FROM THE PROPERTY. 2 WEEK MAX WITHOUT A PERMIT. PERMIT OBTAINED AND DUMPSTER REMOVED.
OLD POST	FOLLOW UP. NEIGHBOR ASKED TO CUT DOWN DEAD TREE. TREE CUT DOWN.
WALMER	LONG GRASS. GRASS CUT. MATTER RESOLVED
MAYFAIR	BRANCHES IN STREET. BRANCHES MOVED BACK ON SIDE YARD. MATTER RESOLVED.
BUCKINGHAM	TALL GRASS MATTER RESOLVED. GRASS CUT.
AUBURN	TALL GRASS MATTER RESOLVED. GRASS CUT.
VERNON	FOLLOW UP ON RUBBISH - BOARDS AND NAILS LEFT AT CURB. BOARDS WERE REMOVED MATTER RESOLVED.
NIXON	ADDRESSING ROOT BALL LEFT AT STREET CURB. RESOLVED.

Code Enforcement List

5/15/23-6/8/23, pt. 2

Address	Complaint
RUTLAND	TALL GRASS MATTER RESOLVED. GRASS CUT.
13 MILE	TALL GRASS MATTER RESOLVED. GRASS CUT.
14 MILE	TALL GRASS MATTER RESOLVED. GRASS CUT.
SHERIDAN	TALL GRASS MATTER RESOLVED. GRASS CUT.
WALTHAM	TALL GRASS MATTER RESOLVED. GRASS CUT.
SHERIDAN	TALL GRASS MATTER RESOLVED. GRASS CUT.
KINROSS	TALL GRASS MATTER RESOLVED. GRASS CUT.
MAYFAIR	REGISTER GMC MOTOR HOME AND MOVE FROM PROPERTY.

Enforcement List

5/15/23-6/8/23, pt. 3

Address	Complaint
WESTLADY	TRAILER IN DRIVEWAY. TRAILER MOVED. MATTER RESOLVED
LAHSER	TALL GRASS MATTER RESOLVED. GRASS CUT.
LAHSER	UNPERMITTED FLAG, TOO LARGE AND IN THE EASEMENT.
LOCHERBIE	TALL GRASS MATTER RESOLVED. GRASS CUT.
WILSHIRE	TALL GRASS MATTER RESOLVED. GRASS CUT.
SUNSET	TALL GRASS MATTER RESOLVED. GRASS CUT.
SOUTHFIELD	GRAFFITI ON NORTH WALL OF BUILDING SPRAY PAINTED OVER SAME DAY. FINAL WALL COLOR AND TOTAL AREA TO BE COVERED IN NEAR FUTURE.
VERONA	VISION OBSTRUCTION FROM OVERGROWN TREE / BUSH PULLING OUT ONTO GREENFIELD.
DAILY TASKS	

Code Enforcement List

5/15/23-6/8/23, pt. 4

Address	Complaint
SHERIDAN	ADDRESSING VAN PARKED ON UNIMPROVED SURFACE.
KINROSS	INVESTIGATING AND ANSWERING FENCING QUESTIONS.
BUCKINGHAM	TALL GRASS MATTER RESOLVED. GRASS CUT.
RUTLAND	TALL GRASS MATTER RESOLVED. GRASS CUT.
BUCKINGHAME	TALL GRASS. 2ND NOTICE.
SHERIDAN	TALL GRASS MATTER RESOLVED. GRASS CUT.
LAHSER	TALL GRASS MATTER RESOLVED. GRASS CUT.
HUNTLEY	DUMPSTER QUESTIONS
LAUDERDALE	RODENT INVESTIGATION
FOX BORO	INVESTIGATING DOG COMPLAINT.

Code Enforcement List

05/15/23 - 6/8/23, pt. 5

Address	Complaint
13 MILE	TALL GRASS MATTER RESOLVED. GRASS CUT.
AUBURN	VISION OBSTRUCTION FROM OVERGROWN TREE / BUSH PULLING OUT ONTO GREENFIELD.
SHERIDAN	TALL GRASS
BEDFORD	NOISE COMPLAINT ON HOME OCCUPATION - SWIMMING LESSONS CEASE AND DESIST ORDER HAND DELIVERED TO OWNER.
BUCKINGHAM	CUT BACK OVERGROWTH OBSTRUCTING SIDEWALK AND VISION OBSTRUCTION FOR PIERCE. NOTICE SENT.
BUCKINGHAM	CUT BACK OVERGROWTH OBSTRUCTING SIDEWAL. NOTICE SENT.
WALMER	CUT GRASS IN BACKYARD.
RIVERSIDE	CUT VEGETATION BETWEEN FENCES.
LAUDERDALE	INVESTIGATING ACCESSORY STRUCTURE VIOLATION.
BEECHWOOD	DRAINAGE CLEANOUT PIPES ABOVE GRADE. FOLLOW UP REQUIRED.
13 MILE	ADDRESS LANDSCAPE ISSUES AT BUSINESS.
SHERIDAN	FURNITURE OUT TOO EARLY FOR TRASH PICKUP. REOLSVED.

Code Enforcement List

05/15/23 - 6/8/23, pt. 6

Address	Complaint
SHAGBARK	FOLLOW UP ON DUMPSTER. DUMPSTER REMOVED
GEORGETOWN	INVESTIGATION ON WHETHER WORK DONE WITHOUT A PERMIT. HAD PERMIT.
WILSHIRE	INVESTIGATION ON WHETHER WORK DONE WITHOUT A PERMIT. HAD PERMIT.
13 MILE	INVESTIGATION OF FIRE PIT LOCATION. PLACEMENT NOT IN VIOLATION
RIVERSIDE	INVESTIGATION ON WHETHER WORK DONE WITHOUT A PERMIT. HAD PERMIT.
SAXON	RESPONDED TO COMPLAINT ABOUT TOO MANY TARPS. NO VIOLATION UPON SITE VISIT.
RIVERSIDE	ADDRESSED GRASS AND WEED GROWTH BETWEEN FENCES.
TOPPER	FOLLOW UP. CARS REMOVED.
STELLMAR	TALL GRASS COMPLAINT. RESIDENT CUTTING LAWN DURING INVESTIGATION.
DAILY TASKS	



2023 STRATEGIC PLANNING MEETING

AGENDA

DISCUSSION

- Community Updates
- Community Transportation Priorities / Future Project Needs

PRESENTATION

- Dennis Kolar, P.E., Managing Director – Updates
 - Federal Funding
 - Federal Fund Exchange/Buyout Program
 - Asset Management Plan
 - Michigan Road Funding & Electric Vehicles (EVs)
 - Oakland County Special Committee to Study RCOC Operations
 - Safety – RCOC's #1 Priority
- Gary Piotrowicz, P.E., P.T.O.E., Deputy Managing Director/County Highway Engineer – Updates
 - RCOC Past & Present Construction Projects
 - RCOC Federal Aid Roads & Local Roads (Non-Federal Aid) PASER Data
 - Drone Photos & Work Zone Cameras
 - Radar Speed Feedback Signs
 - RCOC New Building – Electrical Division
 - Traffic Operations Center (TOC)
- Brad Knight, Director of Planning & Environmental Concerns/I.T. – Updates
 - Gravel Road Paving Plan
 - Master Right-of-Way Plan
 - Michigan Wetland Board Bank Site
 - Department of Environment, Great Lakes, and Energy (EGLE) Brine Rule
 - RCOC Website, Mobile Application, & Social Media

AGENDA PACKET ITEMS

- Agenda
- Survey Results (if completed)
- 2021 Community Transportation Priorities
- 2016 RCOC Paved Federal Aid Roads PASER Map
- 2016-2022 RCOC Road Construction Project Map
- 2022 RCOC Paved Federal Aid Roads PASER Map
- 2023 RCOC Road Construction Project Map (if applicable)
- Local Roads Poor Culvert Inventory & Map (if applicable)
- Tri-Party Program

Agenda Packet Items

Village of Franklin: Pages 2-6

Village of Bingham Farms: Pages 7-13

Village of Beverly Hills: Pages 14-19

2021 STRATEGIC PLANNING MEETING

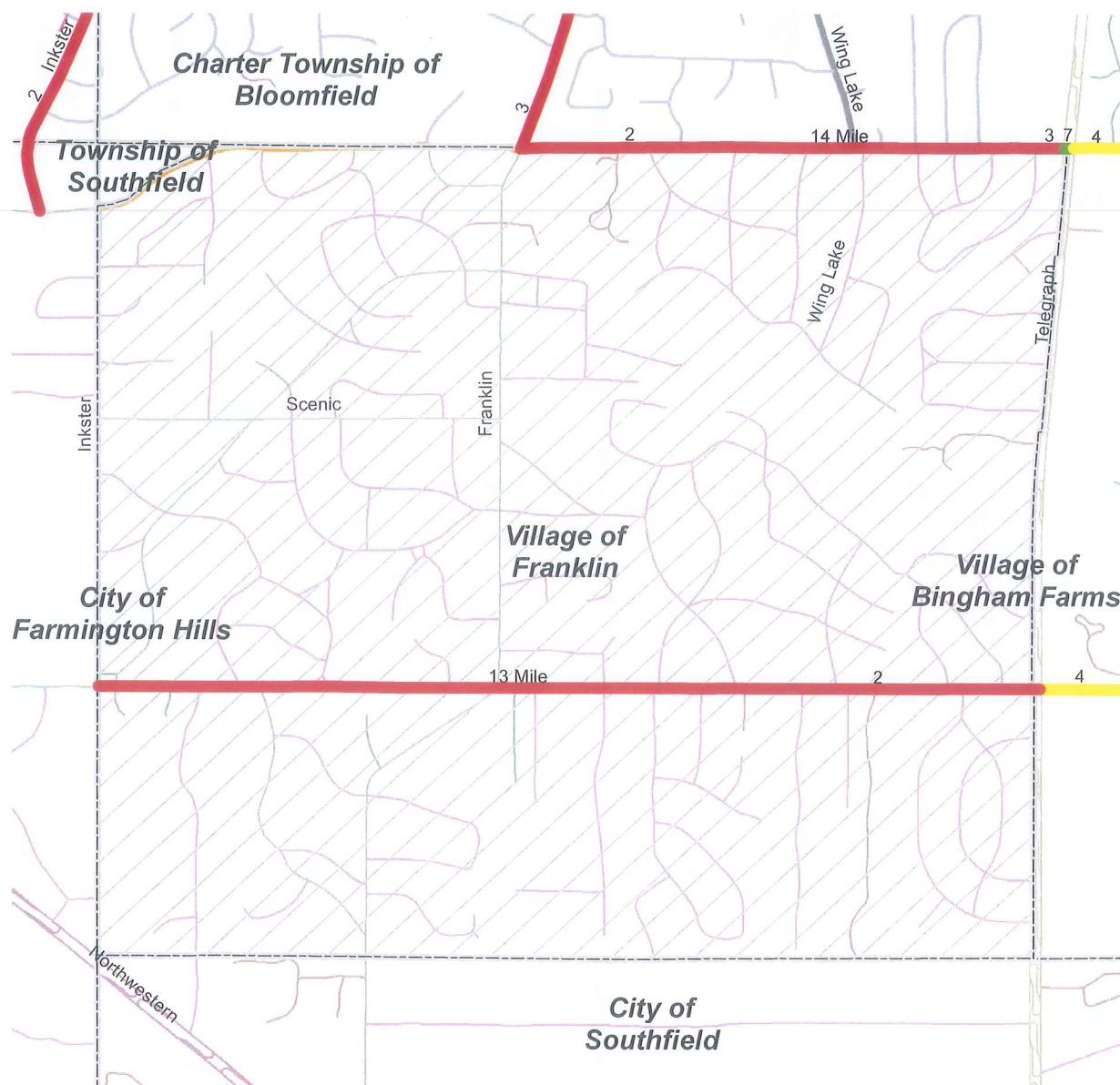
VILLAGE OF FRANKLIN

LONG-RANGE STRATEGIC TRANSPORTATION PRIORITIES

The long-range strategic transportation priorities for the **Village of Franklin** are:

1. Reconstruct Franklin Road from 13 Mile Road to Northwestern Highway. Improve the intersection of 13 Mile Road and Franklin Road to include opposing center left turn lanes, a right turn lane on the east approach and enough sight distance on all quadrants.
2. Improve the gravel road maintenance and surface condition of 14 Mile Road between Inkster Road and Franklin Road.
3. Reconstruction of 13 Mile Road, including drainage improvements and bike lanes.
4. Tree removal and maintenance along 13 Mile and 14 Mile Roads, as well as ditching and drainage maintenance and improvements.

2016 PAVEMENT CONDITION RCOC PAVED PRIMARY AND LOCAL ROADS



Legend RCOC Paved Primary and Local Roads

CURRRATING

6 - 10 (Good)

4 - 5 (Fair)

0 - 3 (Poor)

Municipal Boundary

Community

Non Rated RCOC Roads

County Primary - Paved

County Primary - Gravel

County Natural Beauty - Paved

County Natural Beauty - Gravel

County Local - Paved

County Local - Gravel

County Sublocal - Paved

County Sublocal - Gravel

Uncertified

Non-RCOC Roads

Highway US

Highway State

Highway Interstate

County Primary - Paved

County Local - Paved

County Local - Gravel

City Major - Paved

City Major - Gravel

City Local - Paved

City Local - Gravel

City Local / County Sublocal - Paved

Park Roads

Private

Unknown



**ROAD
COMMISSION**
for OAKLAND COUNTY

Page 4 of 19

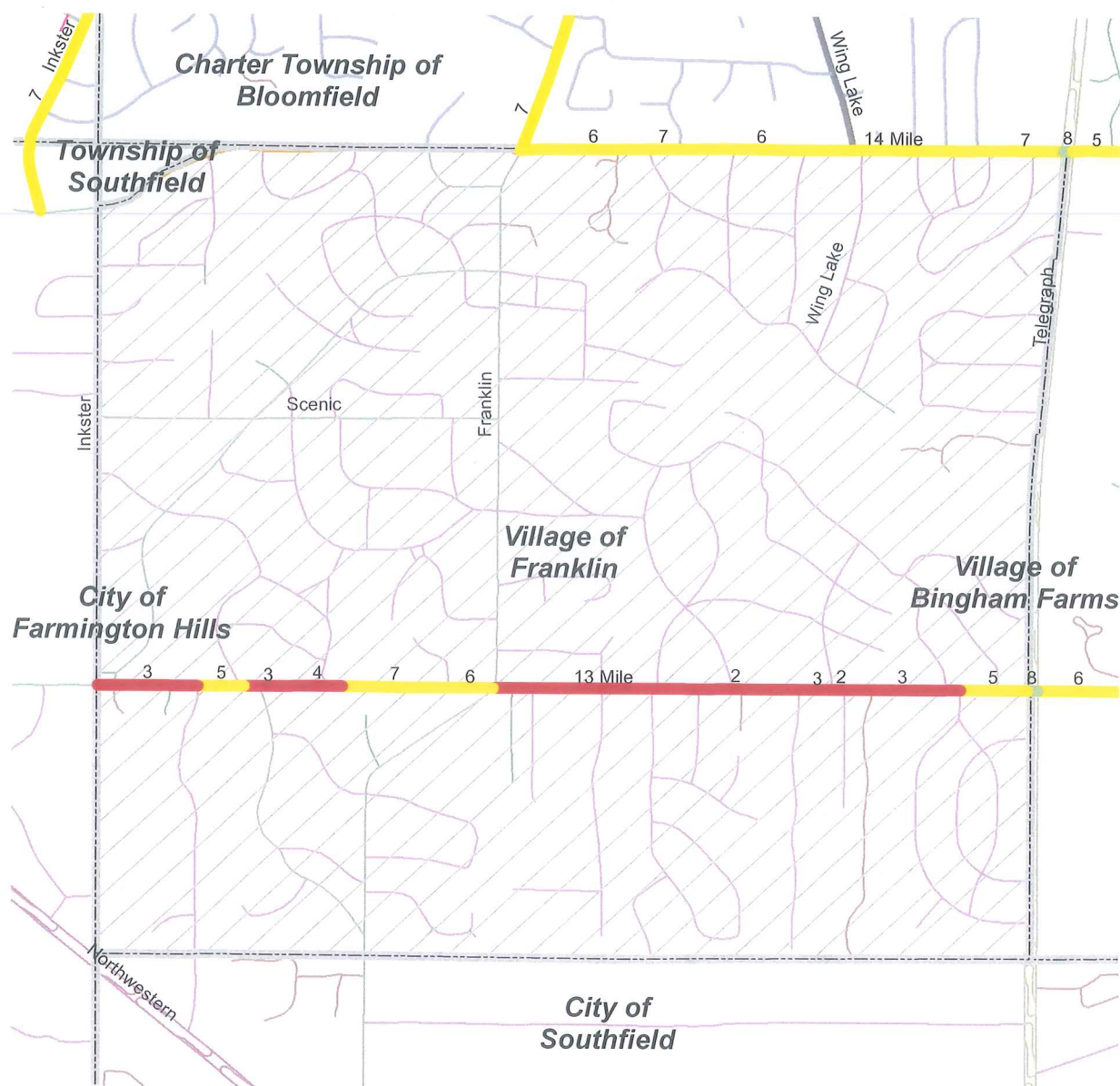


- ## Concrete Patching

0 0.5 1 2 Miles

2022 PAVEMENT CONDITION

RCOC PAVED PRIMARY AND LOCAL ROADS



Legend

RCOC Paved Primary and Local Roads

LASTRATING

8 - 10 (Good)

5 - 7 (Fair)

0 - 4 (Poor)

Municipal Boundary

Community

Non Rated RCOC Roads

County Primary - Paved

County Primary - Gravel

County Natural Beauty - Paved

County Natural Beauty - Gravel

County Local - Paved

County Local - Gravel

County Sublocal - Paved

County Sublocal - Gravel

Uncertified

Non-RCOC Roads

Highway US

Highway State

Highway Interstate

County Primary - Paved

County Local - Paved

County Local - Gravel

City Major - Paved

City Major - Gravel

City Local - Paved

City Local - Gravel

City Local / County Sublocal - Paved

Park Roads

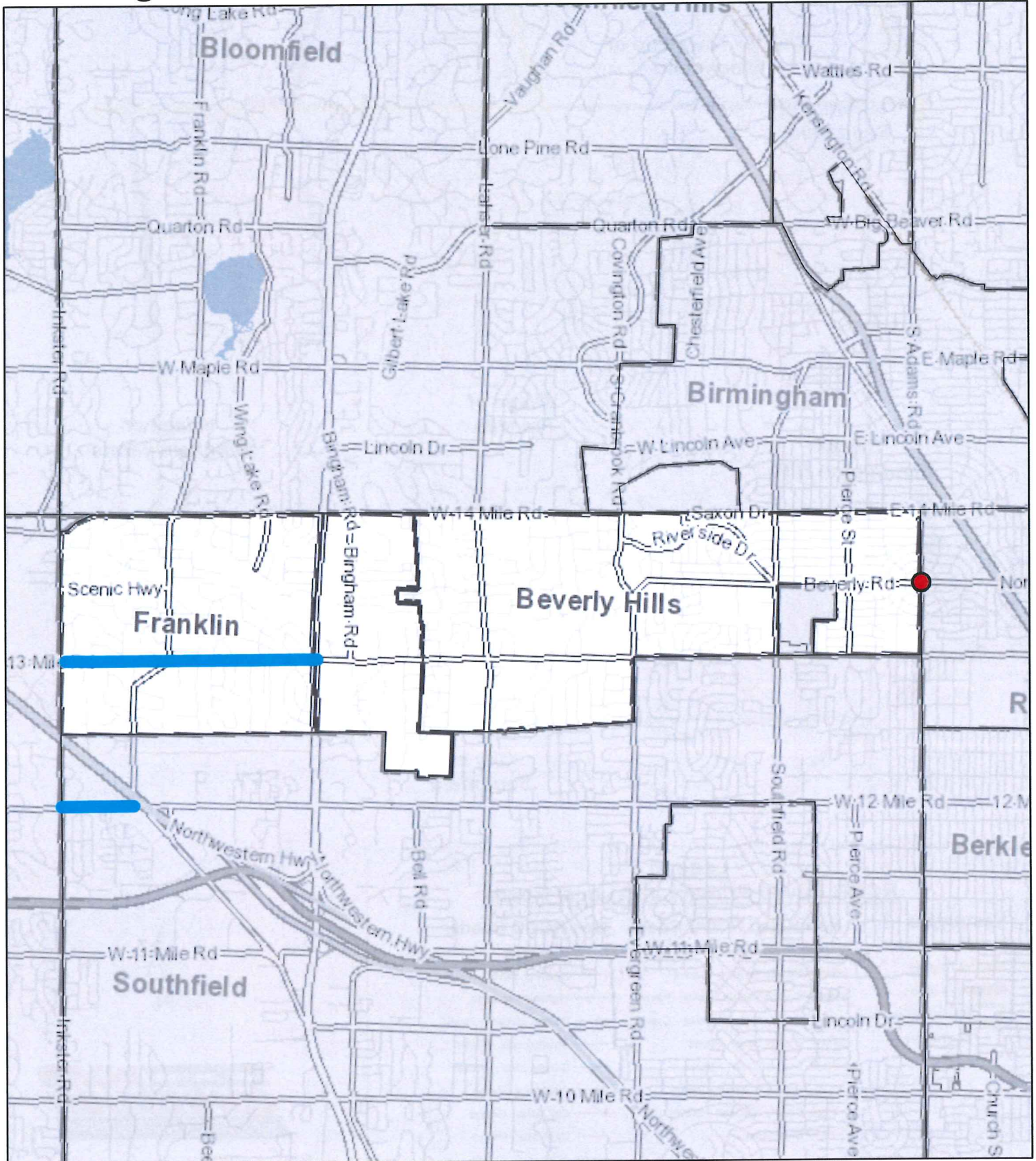
Private

Unknown



ROAD
COMMISSION
for OAKLAND COUNTY

2023 Road Construction Villages of Franklin, Bingham Farms & Beverly Hills



- Safety Intersections
- Roundabout

- Bridge
- Culvert

- Pave Gravel
- Preservation Overlay
- Rehabilitation/Reconstruction

0 0.5 1 2 Miles

RCOC 2023 Strategic Plan: Community Survey

Community: Village of Bingham Farms

Name: Ken Marten

Title: Village Manager

PRIORITIES:

Please indicate up to three (3) specific transportation topics which are a priority in your community that you would like to discuss:

1. Installation of traffic control device at 13 Mile Road near Bingham Elementary School.
2. Shoulder maintenance along 13 Mile, 14 Mile.
3. Maintenance of 13 Mile bridge over Franklin River.

SERVICE EFFECTIVENESS:

For each of the services listed below, please select the score which best describes the effectiveness of RCOC in providing that service, from 0-Not at All Effective to 5-Extremely Effective.

Please check N/A if the service does not apply to your community. If you would like to add a comment regarding any of your selections, please do so in the following question.

	N/A	0	1	2	3	4	5
Guardrail Maintenance/Upgrade/Installation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sign Maintenance/Upgrade/Installation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signal Maintenance/Optimization/Modernization/Installation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pavement Marking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pothole Patching	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joint and Crack Filling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gravel Grading and Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dust Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintain Drainage Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Curb Sweeping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vegetative Maintenance (cut/spray brush, tree trimming)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snow/Ice Control -- Main Roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Snow/Ice Control -- Subdivision Streets (Townships Only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clean and Reshape Ditch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clear Vision Mowing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridge Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Litter Pick-Up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (List):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL COMMENTS:

If there is any additional information you would like to provide relative to your ratings above, please include in a comment in the space below:

I don't know how much mowing RCOC does along 13 and 14 Mile roads in Bingham.

2021 STRATEGIC PLANNING MEETING

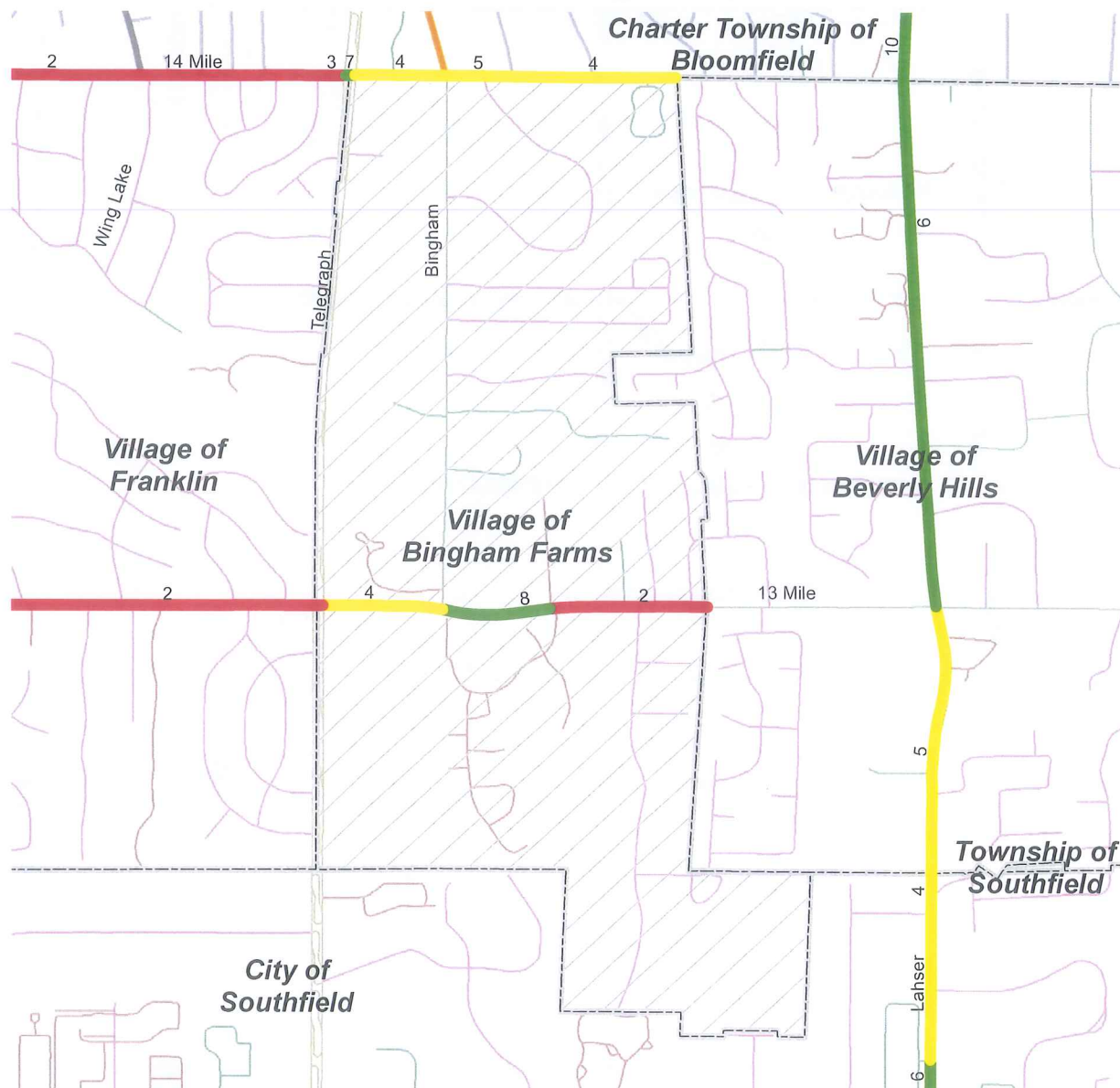
VILLAGE OF BINGHAM FARMS

LONG-RANGE STRATEGIC TRANSPORTATION PRIORITIES

The long-range strategic transportation priorities for the **Village of Bingham Farms** are:

1. Improve the sight distance for traffic on 13 Mile Road at Bingham Road.
2. Improve the pavement conditions on 13 Mile Road.

2016 PAVEMENT CONDITION RCOC PAVED PRIMARY AND LOCAL ROADS



Legend RCOC Paved Primary and Local Roads

CURRRATING

6 - 10 (Good)

4 - 5 (Fair)

0 - 3 (Poor)

Municipal Boundary

Community

Non Rated RCOC Roads

County Primary - Paved

County Primary - Gravel

County Natural Beauty - Paved

County Natural Beauty - Gravel

County Local - Paved

County Local - Gravel

County Sublocal - Paved

County Sublocal - Gravel

Uncertified

Non-RCOC Roads

Highway US

Highway State

Highway Interstate

County Primary - Paved

County Local - Paved

County Local - Gravel

City Major - Paved

City Major - Gravel

City Local - Paved

City Local - Gravel

City Local / County Sublocal - Paved

Park Roads

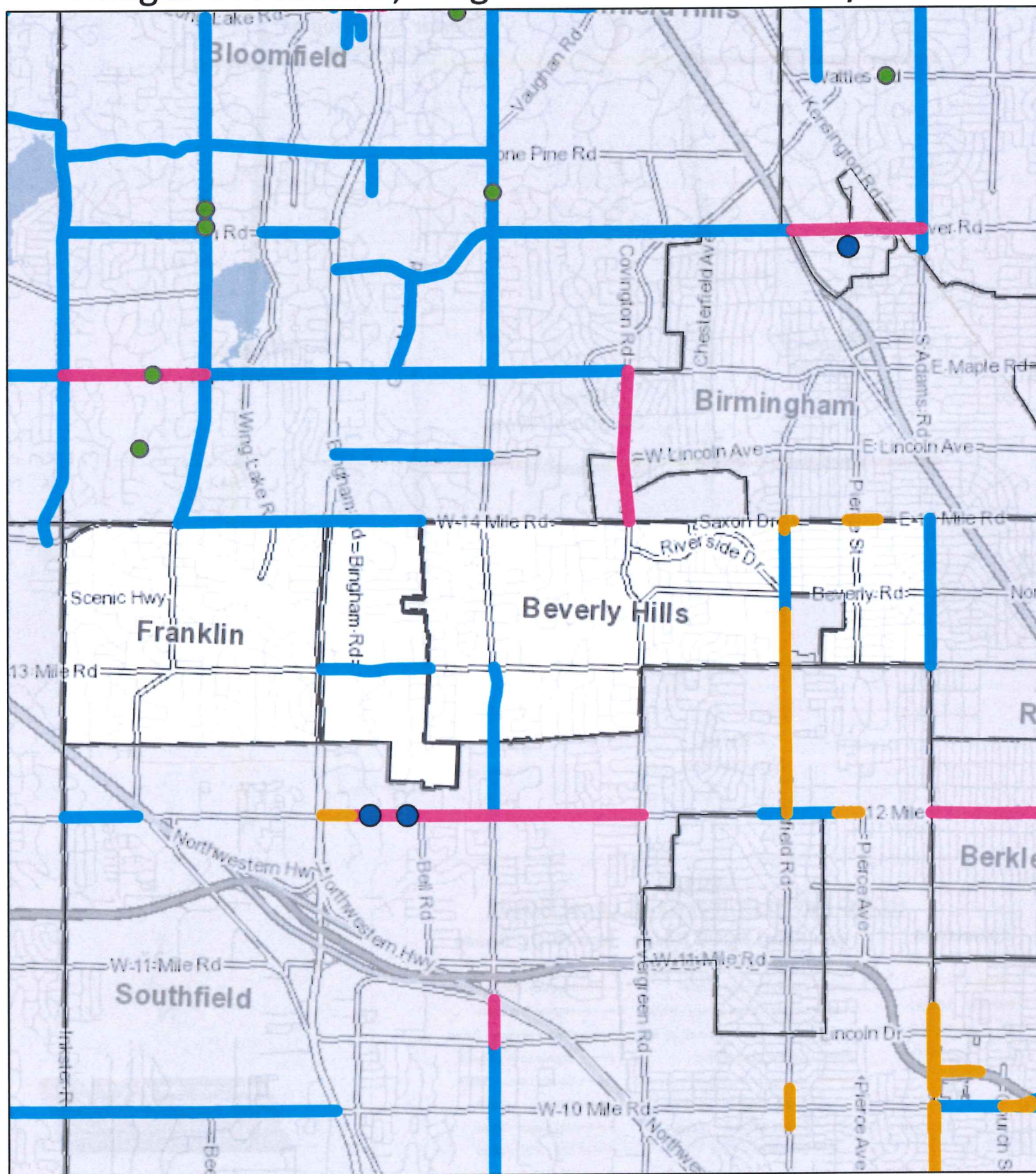
Private

Unknown



**ROAD
COMMISSION**
for OAKLAND COUNTY

2016-2022 Past Road Construction Villages of Franklin, Bingham Farms & Beverly Hills

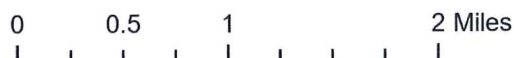


- Roundabout
- Bridge

- Culvert
- Pave Gravel

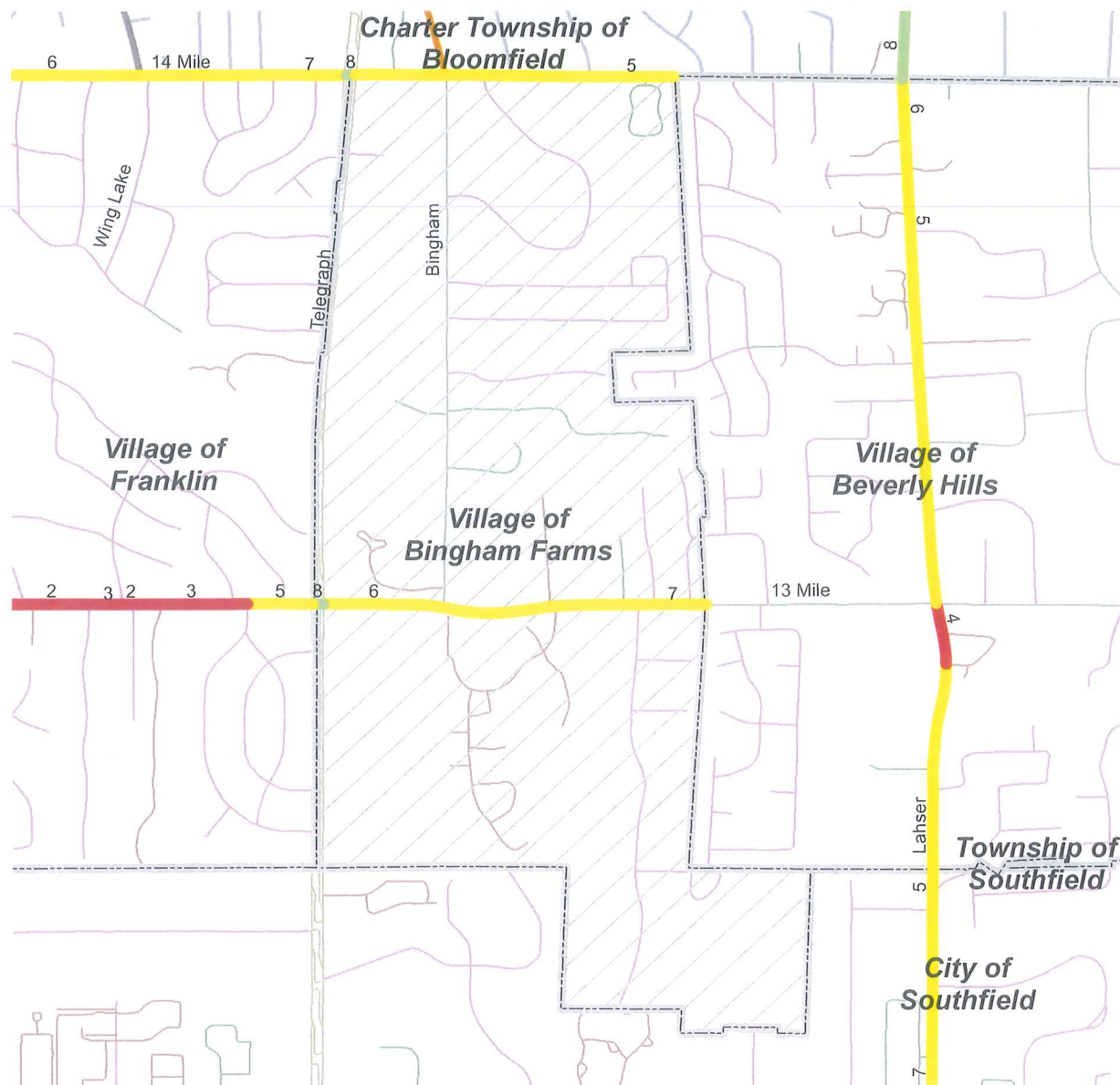
- Preservation Overlay
- Rehabilitation/Reconstruction

- Widening
- Concrete Patching



2022 PAVEMENT CONDITION

RCOC PAVED PRIMARY AND LOCAL ROADS



Legend

RCOC Paved Primary and Local Roads

LASTRATING

8 - 10 (Good)

5 - 7 (Fair)

0 - 4 (Poor)

Municipal Boundary

Community

Non Rated RCOC Roads

County Primary - Paved

County Primary - Gravel

County Natural Beauty - Paved

County Natural Beauty - Gravel

County Local - Paved

County Local - Gravel

County Sublocal - Paved

County Sublocal - Gravel

Uncertified

Non-RCOC Roads

Highway US

Highway State

Highway Interstate

County Primary - Paved

County Local - Paved

County Local - Gravel

City Major - Paved

City Major - Gravel

City Local - Paved

City Local - Gravel

City Local / County Sublocal - Paved

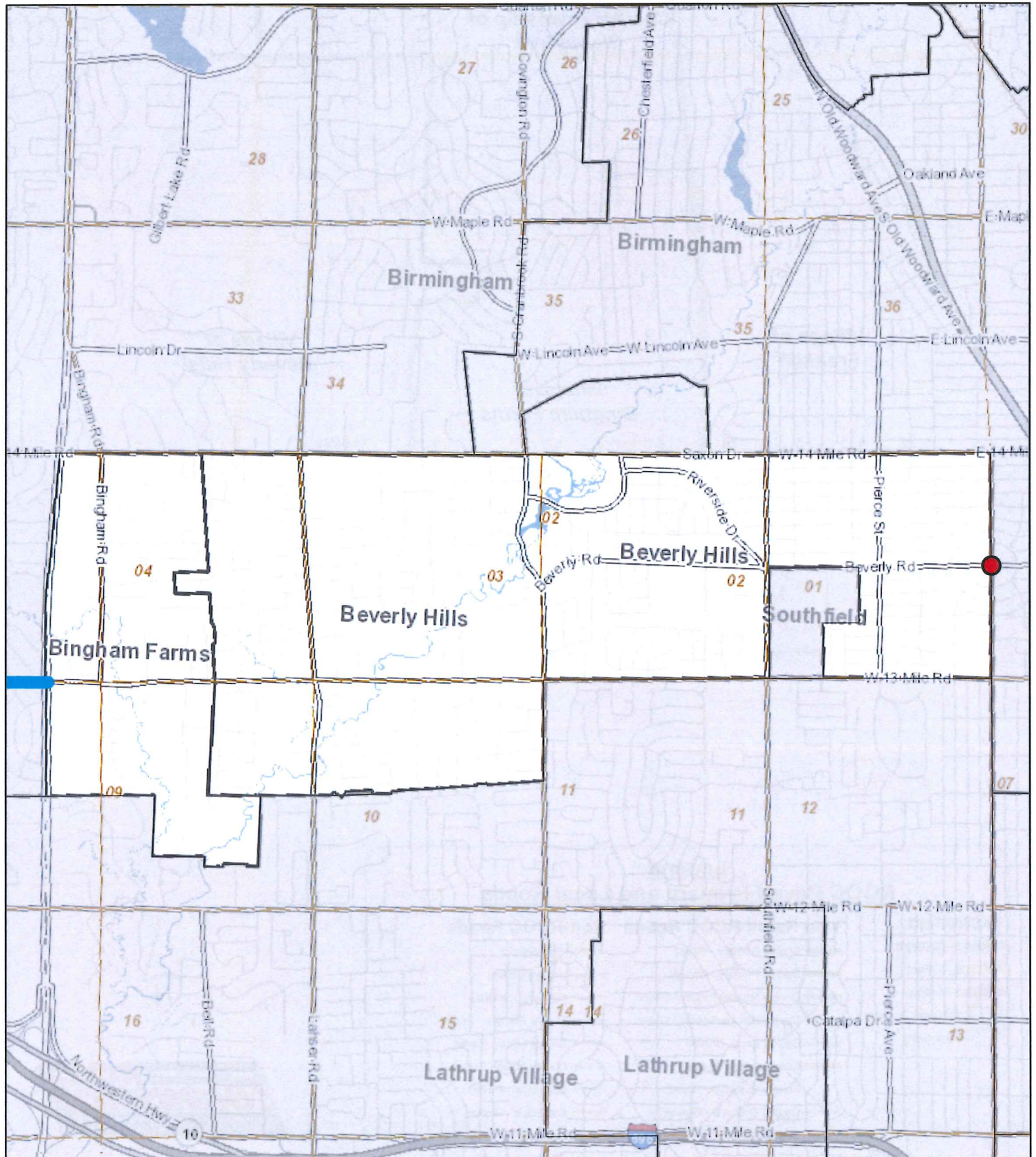
Park Roads

Private

Unknown

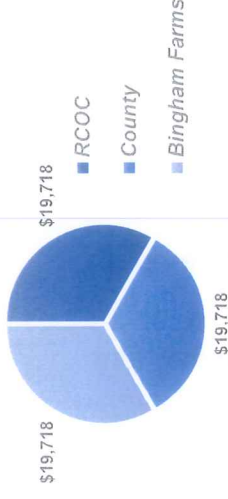


2023 Road Construction Bingham Farms & Beverly Hills



**ROAD COMMISSION FOR OAKLAND COUNTY
TRI-PARTY PROGRAM
VILLAGE OF BINGHAM FARMS**

At-A-Glance Summary by Share



At-A-Glance Summary			
Budgets through fiscal year 2023	\$	213,009	
Project totals through fiscal year 2023	\$	153,855	
Total Budget All Shares	\$	59,154	

COUNTY COMMISSIONERS:
Janet Jackson - District 18

PROJECT DESCRIPTION	DATE	PROJECT NUMBER	AMOUNT OF AGREEMENT ALL SHARES	ADDITIONAL FUNDING ALL SHARES	BUDGET ALL SHARES	REFUND ALL SHARES	PROJECT TOTAL ALL SHARES	REMAINING TRI-PARTY BUDGET ALL SHARES
1980 - 2010 Budget Amount		Budget			\$ 135,245		\$ -	\$ 135,245
13 Mile Bridge PE	03/25/10	48323	\$ 99,190				\$ 99,190	\$ 36,055
13 Mile spillway, E of Bingham Rd to Franklin Rvr	10/27/05	48601	\$ 36,055				\$ 36,055	\$ -
2011 Budget Amount	01/01/11	Budget			\$ 3,250		\$ -	\$ 3,250
2012 Budget Amount	01/01/12	Budget			\$ 3,514		\$ -	\$ 6,764
Additional Funding Re-Distributed from other Communities	01/01/12	Budget			\$ 4,605		\$ -	\$ 11,369
2013 Budget Amount	01/01/13	Budget			\$ 3,662		\$ -	\$ 15,031
13 Mile Bridge CON	03/14/13	48323	\$ 18,610				\$ 18,610	\$ (3,579)
2014 Budget Amount	01/01/14	Budget			\$ 3,579		\$ -	\$ -
2015 Budget Amount	01/01/15	Budget			\$ 3,346		\$ -	\$ 3,346
2016 Budget Amount	01/01/16	Budget			\$ 6,429		\$ -	\$ 9,775
2017 Budget Amount	01/01/17	Budget			\$ 6,748		\$ -	\$ 16,523
2018 Budget Amount	01/01/18	Budget			\$ 6,483		\$ -	\$ 23,006
2019 Budget Amount	01/01/19	Budget			\$ 7,447		\$ -	\$ 30,453
2020 Budget Amount	01/01/20	Budget			\$ 7,824		\$ -	\$ 38,277
2021 Budget Amount	01/01/21	Budget			\$ 7,877		\$ -	\$ 46,154
2022 Budget Amount	01/01/22	Budget			\$ 7,104		\$ -	\$ 53,258
2023 Budget Amount	01/01/23	Budget			\$ 5,896		\$ -	\$ 59,154
TOTALS			\$ 153,855	\$ -	\$ 213,009	\$ -	\$ 153,855	\$ 59,154

2021 STRATEGIC PLANNING MEETING

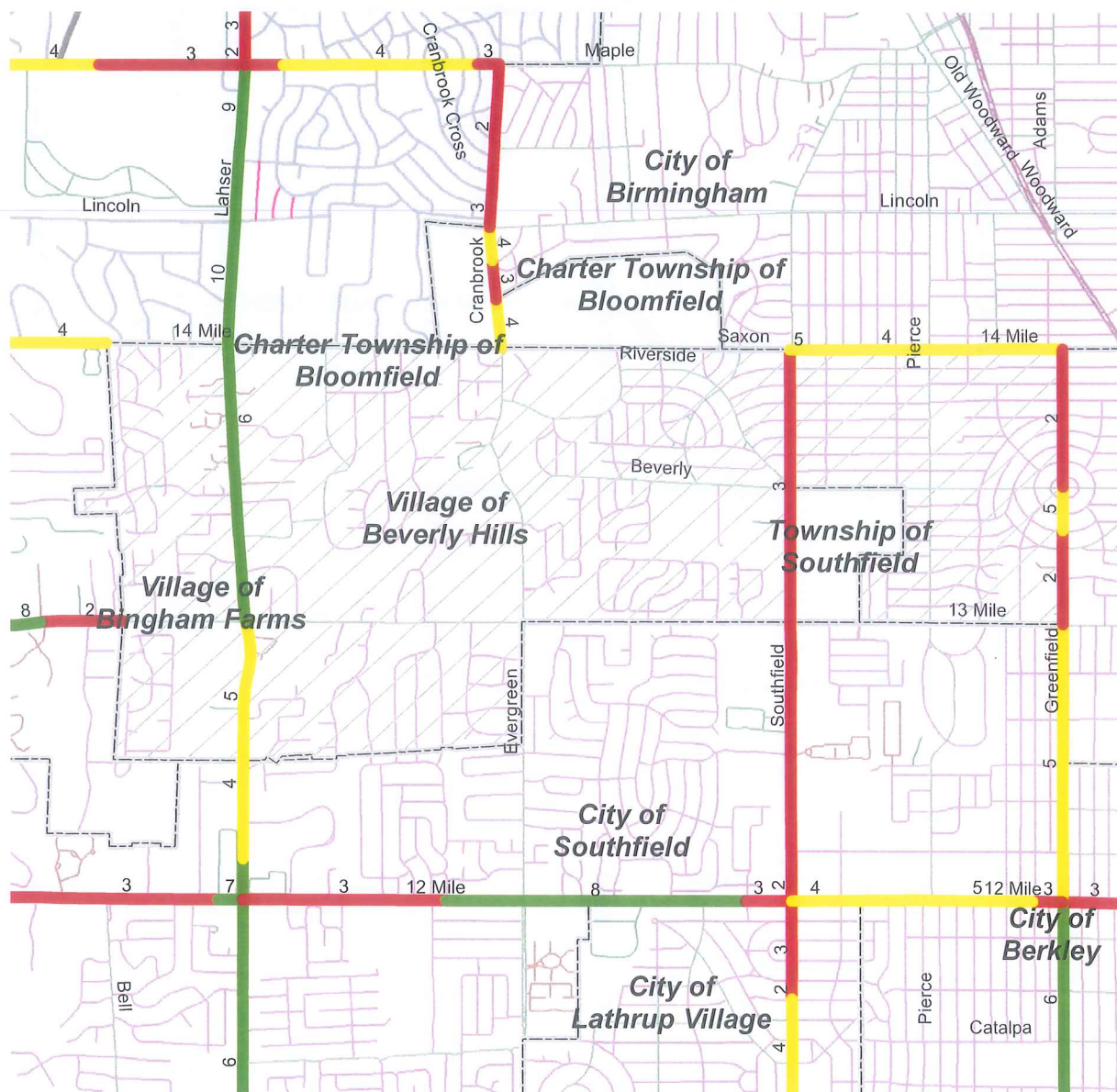
VILLAGE OF BEVERLY HILLS

LONG-RANGE STRATEGIC TRANSPORTATION PRIORITIES

The long-range strategic transportation priorities for the **Village of Beverly Hills** are:

1. Improve the Lahser Road and 14 Mile Road intersection by adding left-turning lanes on 14 Mile Road.
2. Construct a boulevard on Southfield Road from 13 Mile Road to 14 Mile Road.
3. Construct a northbound passing lane on Lahser Road at Metamora Drive.

2016 PAVEMENT CONDITION RCOC PAVED PRIMARY AND LOCAL ROADS



Legend RCOC Paved Primary and Local Roads

CURRRATING

6 - 10 (Good)

4 - 5 (Fair)

0 - 3 (Poor)

Municipal Boundary

Community

Non Rated RCOC Roads

County Primary - Paved

County Primary - Gravel

County Natural Beauty - Paved

County Natural Beauty - Gravel

County Local - Paved

County Local - Gravel

County Sublocal - Paved

County Sublocal - Gravel

Uncertified

Non-RCOC Roads

Highway US

Highway State

Highway Interstate

County Primary - Paved

County Local - Paved

County Local - Gravel

City Major - Paved

City Major - Gravel

City Local - Paved

City Local - Gravel

City Local / County Sublocal - Paved

Park Roads

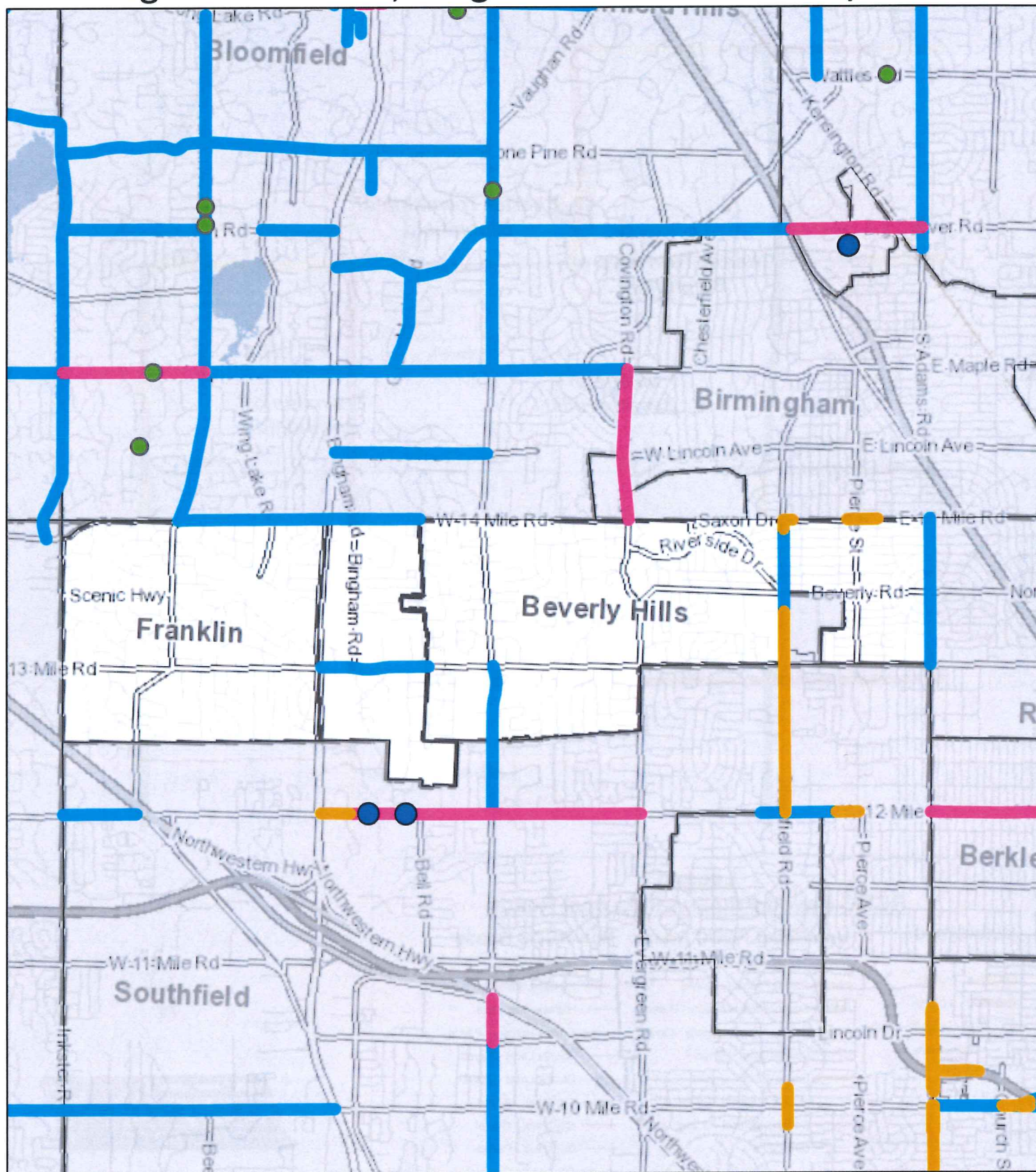
Private

Unknown



**ROAD
COMMISSION**
for OAKLAND COUNTY

2016-2022 Past Road Construction Villages of Franklin, Bingham Farms & Beverly Hills



- Roundabout
- Bridge

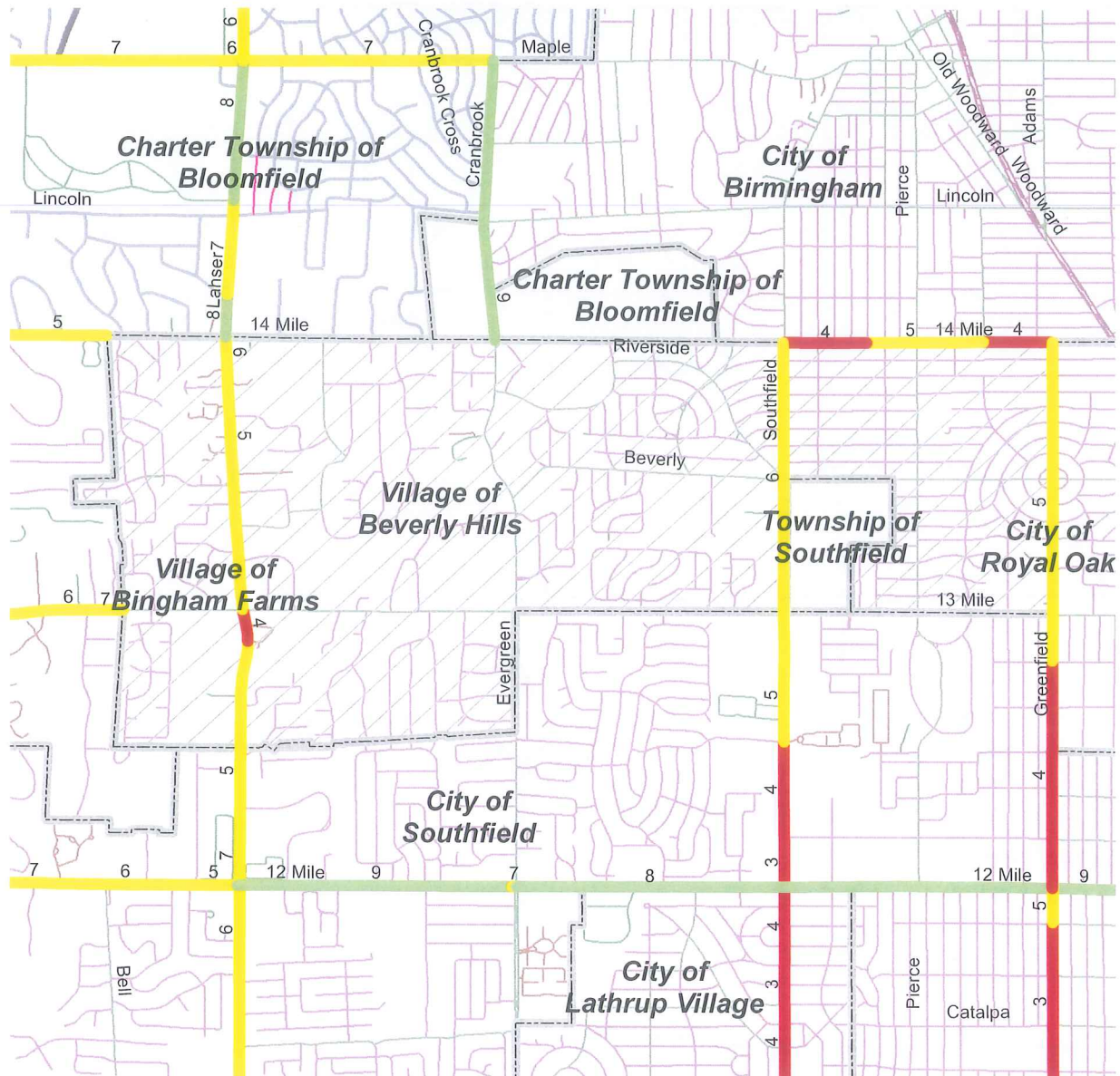
- Culvert
- Pave Gravel

- Preservation Overlay
- Rehabilitation/Reconstruction
- Widening
- Concrete Patching



2022 PAVEMENT CONDITION

RCOC PAVED PRIMARY AND LOCAL ROADS



Legend

RCOC Paved Primary and Local Roads

LA STRATING

8 - 10 (Good)

5 - 7 (Fair)

0 - 4 (Poor)

Municipal Boundary

Community

Non Rated RCOC Roads

County Primary - Paved

County Primary - Gravel

County Natural Beauty - Paved

County Natural Beauty - Gravel

County Local - Paved

County Local - Gravel

County Sublocal - Paved

County Sublocal - Gravel

Uncertified

Non-RCOC Roads

Highway US

Highway State

Highway Interstate

County Primary - Paved

County Local - Paved

County Local - Gravel

City Major - Paved

City Major - Gravel

City Local - Paved

City Local - Gravel

City Local / County Sublocal - Paved

Park Roads

Private

Unknown



ROAD
COMMISSION
for OAKLAND COUNTY

Page 18 of 19



 Roundabout

 Culvert☒ Preservation Overlay

Rehabilitation/Reconstruction

0 0.38 0.75 1.5 Miles

**ROAD COMMISSION FOR OAKLAND COUNTY
TRI-PARTY PROGRAM
VILLAGE OF BEVERLY HILLS**

At-A-Glance Summary by Share

COUNTY COMMISSIONERS:
Janet Jackson - District 18

At-A-Glance Summary

Budgets through fiscal year 2023	\$	1,009,330
Project totals through fiscal year 2023	\$	1,009,330
Total Budget All Shares	\$	-

■ RCOC
■ County
■ Beverly Hills

PROJECT DESCRIPTION	DATE	PROJECT NUMBER	AMOUNT OF AGREEMENT ALL SHARES	ADDITIONAL FUNDING ALL SHARES	BUDGET		REFUND		PROJECT TOTAL		REMAINING TRI-PARTY BUDGET	
					ALL SHARES	\$	ALL SHARES	\$	ALL SHARES	\$	ALL SHARES	\$
1980 - 2010 Budget Amount		<i>Budget</i>				\$	626,597			\$	626,597	
Southfield @ Beverly		36551	\$ 5,371			\$				\$	5,371	\$ 621,226
Lahser @ 14 Mile		38691	\$ 8,604			\$				\$	8,604	\$ 612,622
Southfield (13-Beverly)		36561	\$ 33,555			\$				\$	33,555	\$ 579,067
Lahser @ 13 Mile		38721	\$ 9,106			\$				\$	9,106	\$ 569,961
Greenfield, 13 to 14 Mile-resurfacing	08/30/90	40141	\$ 131,097			\$				\$	131,097	\$ 438,864
Lahser @ Riverview-add center left turn in	12/10/98	44091	\$ 120,452			\$				\$	120,452	\$ 318,412
14 Mile (Shild-Gmfrid) CONST Est Final 3/06	06/13/02	41561	\$ 176,539			\$				\$	176,539	\$ 141,873
13 Mile @ Lahser	06/09/09	49971	\$ 23,430			\$				\$	23,430	\$ 118,443
2011 Budget Amount	01/01/11	<i>Budget</i>				\$	17,315			\$	-	\$ 135,758
Lahser Road, 13 Mile to 14 Mile, PE	05/20/11	50991	\$ 90,000			\$				\$	90,000	\$ 45,758
2012 Budget Amount	01/01/12	<i>Budget</i>				\$	17,524			\$	-	\$ 63,282
2013 Budget Amount	01/01/13	<i>Budget</i>				\$	17,451			\$	-	\$ 80,733
2014 Budget Amount	01/01/14	<i>Budget</i>				\$	16,037			\$	-	\$ 96,770
2015 Budget Amount	01/01/15	<i>Budget</i>				\$	16,194			\$	-	\$ 112,964
Lahser Road, 13 Mile to 14 Mile, CON (2015)	04/23/15	50991	\$ 112,964			\$				\$	112,964	\$ -
2016 Budget Amount	01/01/16	<i>Budget</i>				\$	31,748			\$	-	\$ 31,748
2017 Budget Amount	01/01/17	<i>Budget</i>				\$	31,256			\$	-	\$ 63,004
2018 Budget Amount	01/01/18	<i>Budget</i>				\$	29,283			\$	-	\$ 92,287
Greenfield Road, 13 Mile to 14 Mile	03/09/18	54301	\$ 92,287			\$		\$ 11,651		\$	80,636	\$ 11,651
2019 Budget Amount	01/01/19	<i>Budget</i>				\$	28,030			\$	-	\$ 39,681
2020 Budget Amount	01/01/20	<i>Budget</i>				\$	28,470			\$	-	\$ 68,151
2021 Budget Amount	01/01/21	<i>Budget</i>				\$	28,629			\$	-	\$ 96,780
2022 Budget Amount	01/01/22	<i>Budget</i>				\$	28,012			\$	-	\$ 124,792
2023 Budget Amount	01/01/23	<i>Budget</i>				\$	23,196			\$	-	\$ 147,988
Greenfield Road at Normandy	02/22/23	56031	\$ 217,576			\$				\$	217,576	\$ (69,588)
2024 Budget Estimate	01/01/24	<i>Budget</i>				\$	23,196			\$	-	\$ (46,392)
2025 Budget Estimate	01/01/25	<i>Budget</i>				\$	23,196			\$	-	\$ (23,196)
2026 Budget Estimate	01/01/26	<i>Budget</i>				\$	23,196			\$	-	\$ -
TOTALS			\$ 1,020,981	\$ -		\$ 1,009,330	\$ 11,651		\$ 1,009,330	\$	1,009,330	\$ -

Beverly Hills Public Safety

Activity Report

June 15 to June 29, 2023

CALLS FOR SERVICE

- **307 Calls for Service.**
- **74 Tickets issued.**
- **9 Arrests.**
- Suspicious Circumstances on Evergreen.
- Traffic Enforcement at 14 Mile and Edgewood.
- Suspicious Person on 14 Mile.
- Traffic Complaint on Bates and Kirkshire.
- Medical on Georgetown.
- Medical on Arlington.
- Fraud reported on Old Post.
- Operation Medicine Cabinet.
- Crime Prevention at Market Fresh.
- Medical on Archers.
- Alarm on Dunblaine.
- Traffic Enforcement on Beverly and Verona.
- Suspicious Person at Mission Point.
- Medical at Mission Point.
- Traffic Enforcement at Riverside and Evergreen.
- Beverly Park closed for the night.
- Radar Detail on Lahser.
- Crime Prevention on Warwick and Norchester.
- Crime Prevention on Metamora and Sleepy Hollow.
- Suspicious Circumstance on Chelton.
- Crime Prevention on Southfield.
- Crime Prevention on Riverview and Metamora.
- Medical in front of the Village Offices.
- PBT at the front desk.
- Suspicious Person on Corsaut Lane.
- Radar Detail on Verona.
- Medical on Auburn.
- Suspicious Vehicle on Verona.
- Officers stopped a driver for a minor violation at Pierce and Elizabeth. The driver was arrested for

Driving While License Suspended and was taken into custody without incident.

- Radar Detail on 14 Mile.
- Extra Patrol at Verona and Beverly.
- Motorist Assist at 13 Mile and Evergreen.
- Parking Complaint on Verona.
- Parking Complaint on Bedford and Warwick.
- Extra Patrol at Groves High School.
- Noise Complaint on Kinross.
- Extra Patrol at Beverly Park.
- Extra Patrol at Greenfield and Verona.
- Officers stopped a driver for a minor violation on Southfield. The driver was arrested for Driving While License Suspended and warrants. The arrest was without incident.
- Open Garage found and closed on Chelton.
- Open Garage found and closed on Churchill.
- Suspicious Vehicle on Riverside and Devonshire.
- Open Garage found and closed on Devonshire.
- Crime Prevention on Amherst.
- Suspicious Person on Sunset.
- Medical on 13 Mile.
- PBT at the front desk.
- Crime Prevention at Beverly Park.
- Traffic Report on 14 Mile.
- Found Property reported on Rutland.
- Radar Detail on 14 Mile.
- Medical on Kirkshire.
- Crime Prevention on Robinhood.
- Medical on West Valley Woods.
- Sudden Death at Mission Point.
- Medical at Beverly Park.
- Alarm on Locherbie.
- Parking Complaint on Locherbie.
- Vehicle Lockout on 13 Mile.
- Wires Down in Huntley Square Apartments.
- Medical on 13 Mile.
- Medical on Warwick.
- Suspicious Circumstances on Bedford.
- Medical on Auburn.
- Medical at Mission Point.
- Motorist Assist on Southfield.
- Animal Complaint on Lahser.
- Confiscated Property report on Southfield.

- Noise Complaint on Sunset.
- Beverly Park closed for the night.
- Family Trouble on Ronsdale.
- Officers stopped a driver for a minor traffic violation at Southfield and 13 Mile. The driver was arrested for Driving While License Suspended and warrants. The arrest was without incident.
- Traffic Enforcement on Verona.
- Alarm on Valley Oaks.
- Extra Patrol in Huntley Square Apartments.
- Citizen Assist on Verona.
- Assisted Oakland County Sheriff's Department with an event on Rock Creek.
- Animal Complaint on Southfield.
- Citizen Assist on Southfield and 13 Mile.
- Radar Detail on Verona and Greenfield.
- Suspicious Person on Beverly and Riverside.
- Suspicious Person on Lahser and 13 Mile.
- Parking Complaint on Verona.
- Suspicious Vehicles on Normandale.
- Fire Alarm on Old Stage.
- Fire Truck Checks at the station.
- Traffic Complaint on 14 Mile and Lahser.
- Notified DPW of sunken fire hydrant on Nottingham.
- Crime Prevention at Market Fresh.
- Traffic Enforcement at Auburn and Beverly.
- Animal Complaint on Pierce.
- Wires Down in Huntley Square Apartments.
- Family Trouble on Devonshire.
- Welfare Check on Verona Circle.
- Wires Down on Southfield.
- Radar Detail on 14 Mile.
- Crime Prevention at the Corners Shopping Mall.
- Assist Birmingham PD on Lincoln.
- Suspicious Person at Brady's Tavern.
- Alarm on Camelot.
- Carbon Monoxide Alarm on Waltham.
- Traffic Enforcement at Verona and Greenfield.
- Juvenile Complaint on 13 Mile.
- Beverly Park closed for the night.
- Radar Detail on Lahser.
- Traffic Enforcement at Beaconsfield and Riverside.
- Crime Prevention at Lincolnshire and Georgetown.
- Traffic Accident at 13 Mile and Greenfield.

- Crime Prevention at Greenfield School.
- Crime Prevention at Nottingham and Robinhood.
- Crime Prevention at 13 Mile and Huntley Square.
- Crime Prevention at Metamora and Foxboro Way.
- Traffic Enforcement at Southfield and Beverly.
- Crime Prevention at Douglas Evans Park.
- Operation Medicine Cabinet.
- Neighborhood Trouble on Archers Lane.
- Crime Prevention at Market Fresh.
- Assisted Civil Engineer with closing Riverside Bridge.
- Parking Complaint on 13 Mile.
- Motorist Assist on Southfield.
- Solicitor Complaint on Westlady.
- Crime Prevention at the Corners Shopping Mall.
- Alarm on Southfield.
- Citizen Assist on Kinross.
- Juvenile Complaint on Smallwood.
- Traffic Enforcement on Beaconsfield.
- Crime Prevention on King Richards Court.
- Beverly Park Closed for the night.
- Vehicle Fire at Tubby's Submarine Restaurant.
- Crime Prevention on Camelot Court.
- Welfare Check on 13 Mile.
- Crime Prevention at Groves High School.
- Crime Prevention at Sheridan and Elizabeth.
- Crime Prevention at Nixon and Southview.
- Crime Prevention at Stellamar and Marimoor.
- Alarm at the Southfield Township Offices.
- Prisoner Transport to the 46th District Court.
- Radar Detail on 14 Mile.
- Welfare Check on Sleepy Hollow.
- Fraud reported on Buckingham.
- Medical on 13 Mile.
- Suspicious Circumstance at Mission Point.
- Suspicious Person on Southfield.
- Alarm on Rutland.
- Suspicious Person on Lahser.
- Medical on Kirkshire.
- Accident report taken at the station.
- Crime Prevention at Market Fresh.
- Crime Prevention at the Corners Shopping Mall.
- Public relations at Beverly Park Sculpture Show.
- Alarm on Spruce Lane.
- Radar Detail on 14 Mile.

- Traffic Complaint report taken at 13 Mile and Southfield.
- Welfare Check on Downing Place.
- Suspicious Person on Embassy.
- Beverly Park closed for the night.
- Crime Prevention at Detroit Country Day School.
- Traffic Enforcement at Pierce and Buckingham.
- Traffic Enforcement at Verona and Greenfield.
- Crime Prevention at Beverly Park.
- Alarm on Village Pines.
- Welfare Check on Orchard Way.
- Welfare Check on Sheridan.
- Alarm on Dover Court.
- Crime Prevention at Market Fresh.
- Crime Prevention at the Corners Shopping Mall.
- Alarm at Groves High School.
- Assisted Southfield PD with an accident at Southfield and 13 Mile.
- Alarm on Southfield.
- Officers stopped a driver for a minor traffic violation at Southfield and 14 Mile. The driver was arrested for warrants and Driving While License Suspended. The arrest was without incident.
- Crime Prevention at Evergreen and Waltham.
- Beverly Park closed for the night.
- Crime Prevention at Groves High School.
- Traffic Enforcement at Southfield and Locherbie.
- Intelligence information Common Place.
- Traffic complaint about reckless driver on 14 Mile.
- Crime prevention on DCD property.
- Found property on 14 Mile and later returned it to the owner.
- Crime prevention on Southfield.
- Medical on Verona Circle.
- Suspicious Circumstance on Beverly Road.
- Possible Parental Kidnaping on Orchard Way.
- Crime prevention on 13 Mile.
- Medical on Embassy.
- Radar enforcement.
- Park and recreation area check.
- Crime prevention on Nottingham.
- Radar enforcement on 14 Mile.
- Suspicious person 13 Mile.
- Crime prevention on Riverside.

- Crime prevention on 13 Mile.
- Crime prevention on Wilshire.
- Suspicious person on Saxon.
- Crime prevention on Huntley Square.
- Private property accident on Southfield.
- Medical call on 13 Mile.
- Warrant pickup at the Detroit Detention Center without incident.
- Private property accident at the Ace hardware store.
- Civil issue at Bed, Bath and Beyond.
- Backed up Franklin police on an alarm on Telegraph.
- Broken car window on Beechwood.
- Wires down on Arlington.
- Welfare checks on Sheridan.
- Medical at Huntley Square.
- Park and recreation check.
- Medical on 13 Mile.
- Crime prevention on Beechwood.
- Crime prevention on Beverly.
- Crime prevention on Riverside.
- Suspicious circumstance on Plum wood.
- Alarm on Sleepy Hollow.
- Animal complaint on Southfield.
- Animal complaint on Woodhaven.
- Alarm on Orchard Way.
- Fire apparatus checks.
- Found property (wallet) at Beverly Park. Property returned to owner later.
- Medical call on 13 Mile.
- Traffic complaint on Kinross.
- Traffic complaint on Locherbie (tree blocking rd.).
- Traffic complaint on 13 Mile and Churchill.
- Traffic complaint on 13 Mile and Chelton.
- Wires down on Beverly.
- Traffic complaint on Old Post.
- Traffic complaint Chelton.
- Traffic complaint Beverly.
- Assisted Royal Oak police in looking for a subject on Edgewood and Kirkshire.
- Wires down on Kinross.
- Wires down on Sleepy Hollow.
- Park and recreation check
- Suspicious person on Kirkshire.
- Alarm on 14 Mile.

- Traffic complaint on Birmingham and Birwood.3320
- Crime prevention on Beverly.
- Assist citizen on Hampton.
- Assist to Oakland County Road Commission on Lahser.
- Assist citizen with electrical lines down on Beverly.
- Hang up 911 call on Arlington.
- Operation medicine cabinet.
- Fraud on 13 Mile.
- Medical on Archers Lane.
- Traffic complaint on Devonshire.
- Radar Enforcement on 14 Mile.
- Crime prevention on Evergreen.
- Crime prevention on 13 Mile.
- Selective enforcement on Beverly.
- Crime prevention on Lahser.
- Assist citizen on Devonshire car lockout.
- Crime prevention on 14 Mile.
- Traffic complaint on Auburn.
- Crime prevention on 13 Mile.
- Crime prevention on Greenfield.
- Crime prevention on Mayfair and Beverly.
- Crime prevention on 13 Mile.
- Crime prevention on Evergreen.
- Medical on Amherst.
- Crime prevention on Beverly.
- Prisoner pickup at Hazel Park, misdemeanor arrest out of the 46th District court. The arrest was without incident.
- Harassing text messages on Whispering Pines.
- Traffic complaint on 14 Mile.
- Missing Juvenile at the corner of 13 Mile and Southfield. Subject was found. Nothing else to report.
- Extra patrol on Pierce and Beverly.
- Stolen mountain bike from Beverly Park.
- Suspicious person on Highbank.
- Suspicious circumstance on Embassy, teenage male arguing and yelling from a car.
- Traffic complaint on Amherst.
- Medical on 13 Mile.
- Crime prevention on Pierce.
- Parks and recreation checks.
- Selective enforcement on 14 Mile.

- Officers stopped a subject for expired plates. The driver was arrested the Driving while license Revoked, without incident.
- Medical at Mission Pointe.
- Crime prevention at Huntley Square.
- Medical on Birwood.
- Crime prevention at Southfield.
- Medical on 13 Mile, Mission Pointe.
- Traffic complaint on Evergreen.
- Assist Motorist on 13 Mile and Southfield.
- Crime prevention on Southfield.
- Traffic complaint on Lahser.
- Traffic crash on 13 Mile and Huntley.
- Crime prevention on 13 Mile.
- Selective enforcement on Pierce.
- Radar enforcement on Lahser.
- Park and recreation checks.
- Fireworks complaint on Corsaut Lane.
- Crime prevention on Robinhood.
- Crime prevention on Turnberry.
- Crime prevention on Huntley.
- Warrant pickup at Royal Oak, without incident.
- Crime prevention on Southfield.
- Selective enforcement on 14 Mile.
- Medical on 13 Mile.
- Crime prevention on Birmingham.
- Radar enforcement on Lahser.
- Crime prevention on Riverview.
- Open building on Walmer.

Detective Bureau and School Liaison

- Court Innovations at the 46th District Court.
- Sent CCW case to the Oakland County Prosecutor.
- Background investigation completed for new hire Fire Fighter Logan Malvich.
- Cryptocurrency training at Washtenaw County Sheriff's Office-6/21 & 6/22
- Prisoner transport to OC jail.
- Court for retail fraud case at the 46th District Court.
- Picked up evidence at the Oakland County Forensic Lab.
- Received Felony warrant for Embezzlement and Identity Theft from OC Prosecutor.
- PSO Cazan took multiple reports at the desk.

- Sent two cases to USPIS for further investigation-Mail theft.
- EMS training completed .
- OWI citation issued.
- PSO attended SWAT training.
- In-custody arraignment for indecent exposure.
- Fit testing completed for SCBA mask.
- Swear to complete for OWI-2 (drunk driving).

Fire & Emergency Medical Services

- * Vehicle Fire
- 28 EMS Calls
- 10 Wires Down
- 1 Smoke Investigation
- 2 Fire Alarms
- 1 CO Alarm
- 2 Weekly Apparatus Checks
- Supervise Midnight Platoons 3 and 4
- 2 Sets of turnouts issued.
- Review & assign monthly Fire Training
- Review & assign monthly Fire Officer Training
- Review & assign monthly EMS Training
- Attend Monthly MABAS meeting.
- Annual Hose Testing completed.
- Annual SCBA Fit Testing conducted.

“Hands Free” Law Takes Effect June 30

Driver inattention is the leading factor in most crashes and near-crashes, according to the National Highway Traffic Safety Administration and Virginia Tech Transportation Institute.

Starting June 30, Michigan’s new distracted driving law will make it illegal to hold and use a mobile electronic device while operating a motor vehicle in Michigan.

The bill amends Michigan law to make it illegal to “use a mobile electronic device to do any task, including, but not limited to” the following:

- Send or receive a telephone call
- Send, receive, or read a text message
- View, record, or transmit a video
- Access, read, or post to a social networking site

For more information, visit Michigan.gov/DistractedDriving.

Whitmer signs bills banning distracted driving on Michigan roads

Arpan Lobo and Clara Hendrickson, Detroit Free Press

6.7.23

Drivers will soon face fines for using mobile devices to make phone calls and post to social media on Michigan's roads under legislation approved by Gov. Gretchen Whitmer on Wednesday.

Those who lost loved ones in accidents involving a distracted driver called on Michigan state lawmakers to establish the new penalties against phone use in the car, which are slated to take effect June 30.

"This legislation is designed at saving lives, and that's incredibly important," said bill sponsor Rep. Matt Koleszar, D-Plymouth, during an April committee hearing on the legislation.

House Bills 4250, 4251 and 4252 amend the Michigan Vehicle Code to prohibit using a non-hands-free device while driving, with a few exceptions for making calls to emergency services or reporting a crime taking place.

It strengthens Michigan's current ban on texting and driving to encompass essentially all phone usage while behind the wheel. Advocates for the new law say it brings the state up to speed with the pace of modern technology.

The new law makes Michigan the 26th so-called "hands-free state" in the U.S. In 2021, the last year with available annual data, there were 2,765 vehicle crashes where cellphone use was a factor, according to the Michigan Office of Highway Safety Planning. Twenty-one of those crashes were fatal.

Penalties for violating the new distracted driving law would start off with a \$100 civil fine for first-time offenders and/or 16 hours of community service, followed by \$250 fines for each subsequent violation, and/or 24 hours of community service.

Fines would be doubled if the penalty occurs during a car crash. Fines are also greater for school bus and commercial vehicle drivers, checking in at \$200 for the first offense and \$500 for every subsequent offense, and again twice as much if they occur in a car crash.

Michigan traffic fatalities remain alarmingly high

Data shows some good news as teen and alcohol-involved deaths decreased during 2022.

Michigan traffic crash deaths remained above 1,100 according to recently released data from the Michigan State Police Criminal Justice Information Center. The 1,123 fatalities recorded in 2022 were slightly lower than the 1,131 deaths in 2021.

While the number of crashes in 2022 was 4 percent higher than the previous year, traffic fatalities decreased 1 percent in 2022 and serious injuries were down 3 percent. However, the latest crash data reveals a disturbing five-year trend that has seen traffic fatalities on Michigan roadways rise 15 percent, from 974 deaths in 2018 to 1,123 in 2022.

There is some good news in the 2022 statistics. Teen traffic fatalities dropped 34 percent, from 83 deaths in 2021 to 55 deaths in 2022. The percentage of alcohol-involved fatalities also fell by 10 percent, from 357 deaths in 2021 to 322 in 2022.

“Unfortunately, there has been an alarmingly consistent number of traffic fatalities over the last few years in Michigan, with more than 1,000 people losing their lives each year since 2020,” said Katie Bower, director of the Michigan Office of Highway Safety Planning. “While the several areas of improvement are encouraging, including among younger drivers, we still have more to do as we work to find innovative ways to save lives and prevent crashes on our roads.”

Bicycle fatalities increased to 36 in 2022, up 24 percent, from 29 in 2021. There was also a 28 percent increase in work zone crashes, from 5,814 in 2021 to 7,436 in 2022. Fatalities in work zones increased from 20 in 2021 to 23 in 2022, up 15 percent. Other important data shows:

- Pedestrian fatalities decreased from 183 in 2021 to 173 in 2022, down 5 percent.
- Drug-involved fatalities decreased from 275 in 2021 to 249 in 2022, down 9 percent.
- Motorcyclist fatalities increased from 166 in 2021 to 173 in 2022, up 4 percent.
- Distracted-driving fatalities decreased slightly from 59 in 2021 to 57 in 2022, down 3 percent. Michigan’s new hands-free law to combat distracted driving takes effect on June 30.

2018: 974 Fatalities; 312,798 Crashes
2019: 985 Fatalities; 314,377 Crashes
2020: 1083 Fatalities; 245,432 Crashes
2021: 1131 Fatalities; 282,640 Crashes
2022: 1123 Fatalities; 293,341 Crashes

Have you been getting scammy text messages?

By Ari Lazarus, Consumer Education Specialist, FTC
June 8, 2023

If you get tons of scam text messages, you're not alone. Lots of people have been reporting to the FTC that they're getting texts from scammers impersonating people and organizations you know and trust — like your bank or companies like Amazon. An analysis of consumer reports reveals the top text scams from 2022. So, what are they? And how do you avoid them?

The latest FTC Data Spotlight explores how text scams try to get you to act NOW. Whether it's the thrill of getting a free item or the panic about a large unauthorized charge, scammers know that these texts are hard to ignore. The most-reported text scam looks like a fraud alert from your bank, but it's fake. It might say there's suspicious activity on your account and tell you to call a number. Or to reply "yes or no" to confirm a big purchase (that you didn't really make). But don't do it. There is no real problem. They just want your money or personal information.

Another common text scam promises a "free gift" — if you click a link. But then they ask you for payment information to cover the "shipping cost." If you give it, you'll get unauthorized charges on your account...and no free gift.

So how do you avoid these and other text scams?

Don't click on links or respond to unexpected texts. If you think a text might be legit, contact the company using a phone number or website you know is real. Don't use the information in the text message. Report text scams. Forward them to 7726 (SPAM). This helps your wireless provider spot and block similar messages. And if you spot a text scam, the FTC wants to hear about it. Tell us what happened at [ReportFraud.ftc.gov](https://www.ftc.gov/report-fraud)

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Go hands-free. Just drive. **It's the law.**

It is now illegal to manually use a cell phone or other mobile electronic device while operating a vehicle on Michigan roads. Under the law, a driver cannot hold or support a phone or other device with any part of their hands, arms, or shoulders.

Even if a cell phone or other device is mounted on your dashboard or connected to your vehicle's built-in system, you cannot use your hands to operate it beyond a single touch.

As a result, you cannot manually do any of the following on a cell phone or other electronic device while driving:



Make or answer a telephone or video call.



Send or read a text or email message.



Watch, record, or send a video.



Access, read, or post to social media.



Browse or use the Internet.



Enter information into GPS or a navigation system.

The law makes holding or manually using a cell phone or other mobile electronic device while operating a vehicle a primary offense—which means an officer can stop and ticket drivers for this violation.

PENALTIES

1st violation	2nd or subsequent violations	3 violations within a 3-year period
\$100 fine and/or 16 hours of community service.	\$250 fine and/or 24 hours of community service.	Complete a driving-improvement course.
<p>Fines doubled</p> <p>If a traffic crash occurs and the at-fault driver was holding or manually using a mobile device while operating the vehicle, any civil fines will be doubled.</p>		

Q

Can I use my device while I am stopped at a light or in traffic?

A

You cannot hold or manually use a cell phone or other mobile electronic device at any time while operating a vehicle. Operation includes being stopped at a light or in traffic but does not include being legally parked.

Q

My phone is mounted on my dashboard, so I'm hands-free. Can I send a text?

A

You cannot use your hands to operate a cell phone or other device beyond a single touch, even if it is mounted. Use voice-activated commands instead.

Q

Can I use Bluetooth or my vehicle's built-in system?

A

You can use hands-free technology such as Bluetooth or integrated systems within the vehicle as long as you do not manually use the system. Anything more than a single touch is against the law.

Q

What if I see a crash or have an emergency?

A

You can use a cell phone to call or text 911 to report an emergency or seek help.

Q

When does this law take effect?

A

Beginning June 30, 2023, police will start issuing citations for violating this law.



Michigan Office of Highway Safety Planning
P.O. Box 30634, Lansing, MI 48909 • 517-284-3332
Michigan.gov/DistractedDriving