



Planning Commission

Annual Report

2022

Pursuant to the Michigan Planning Enabling Act, Public Act 33 of 2008, village planning commissions shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development. This annual report detailing the activities over the past year, including reviews, recommendations, and ordinance updates fulfills this requirement of Public Act 33 of 2008. The Village Master Plan is used as the underlying guide for the land use decisions and updates to the Village's Zoning Ordinance.

MEMBERS AND MEETINGS

The Planning Commission is a nine-member body comprised of appointed residents of the community at-large. The commission meets on the fourth Wednesday of each month, except where the meeting dates conflict with a holiday. The commission met seven times including one joint meeting with the Village Council to review prior year activity and establish annual goals for 2021.

The current Planning Commission membership consists of the following dedicated individuals:

Andrew Drummond, Chairperson
Patrick Westerlund, Vice-Chairperson
Charles Copeland, Secretary
Ashley Harper
Jonathan Hartzell
Neil Hitz
Ahmad Jawad
Meagan Tessler
Andrea Wright
Ryan O'Gorman, Council Liaison
Mike White, Alternate Council Liaison

Commissioners Antonia Grinnan and Benjamin Wilensky both resigned from the commission in 2022 due to no longer being residents of the Village of Beverly Hills. Antonia served on the Planning Commission for eight years. She also served on the Zoning Board of Appeals and as a member of Village Council prior to her appointment to the Planning Commission. Benjamin served on the Planning Commission for seven years. He also served on the Zoning Board of appeals. The contributions made to the community by both Antonia and Benjamin are greatly appreciated and their exemplary dedication to public service will be missed.

SUMMARY OF ACTIONS TAKEN IN 2022

Fence and Sign Permit Applications

The Planning Commission has the authority to review and approve sign permit applications, and certain fence permit applications. The following table summarizes the action the commission took on fence and sign permit applications in 2022:

Fence and Sign Permit Applications 2022

<i>Property Location</i>	<i>Permit Type</i>	<i>Request</i>	<i>Action Taken</i>
23035 Nottingham	Fence	6 ft semi-private fence	Approved
16971 Birwood	Fence	6 ft privacy fence	Approved
22305 W 13 Mile Rd	Fence	8 ft privacy fence	Withdrawn
22305 W 13 Mile Rd	Sign	26.9 sf ground sign	Approved
16231 W 14 Mile Rd	Sign	Sign face change	Tabled

Rezoning Requests

The Planning Commission is a recommending body to the Village Council on rezoning requests whether the request is made by a private property owner is initiated by the Village. The following table summarizes the recommendations made by the commission to Village Council in 2022:

Rezoning Requests 2022

<i>Property Location</i>	<i>Existing Zoning</i>	<i>Requested Zoning</i>	<i>Recommendation</i>
Riverside Park	R-1, Single Family	PP Public Property	Approval
Beverly Green Park	R-1, Single Family	PP Public Property	Approval

Ordinance Amendments

The Planning Commission drafts, holds public hearings, and makes recommendations to the Village Council on proposed amendments to Chapter 22, Zoning of the Municipal Code. The following table summarizes the ordinance amendments taken on by the Planning Commission in 2022:

Ordinance Amendments 2022

<i>Ordinance Section</i>	<i>Purpose</i>	<i>Recommendation</i>
22.08.090 Site Plan Review	Surface Water Drainage	Approval
22.09.010 Site Development Requirements	Surface Water Drainage	Approval

Other Actions

The Planning Commission finalized an updated zoning map. The new map utilizes standard color coding for the various zoning districts making it easier to use and in line with current practices.

2023 ACTION PLAN

The Planning Commission looks forward to a productive year in 2023 and will continue to work to implement the Action Plan items identified in the Village Master Plan and Village Center Plan. The commission will also continue to identify areas of the zoning ordinance that may need to be addressed to better serve the needs of the community's current residents and businesses as well as to ensure that the village remains an attractive destination for new residents and businesses well into the future.

On behalf of the Planning Commission, I would like to express our gratitude to the Village Council, to the dedicated volunteers on the other boards and commissions, and to the village staff for all their hard work and support. Finally, we would like to express our appreciation to all the residents and businesses that make Beverly Hills such a great place to call home.

Respectfully submitted,

Andrew Drummond
Planning Commission Chairperson