

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

Absent:

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

ROLL CALL/CALL TO ORDER/ PLEDGE OF ALLEGIANCE

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

AMENDMENTS TO AGENDA/APPROVE AGENDA

Motion by Hrydziusko, second by Kecskemeti, to approve the agenda as published.

Motion passed.

COMMUNITY ANNOUNCEMENT

None

PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA

Maria Langhorst, Evans Court expressed support for allowing chickens, noting positive experiences living next door to neighbors who have them, and their educational and environmental benefits.

Linda Remington, Lincolnshire East, requested clarification and correction to the previous meeting's minutes, regarding Council’s stance on adding the keeping of chickens to the ballot.

Suzanna Grimm, Vernon, would like deer management placed on the ballot and emphasized the importance of not making unilateral decisions.

CONSENT AGENDA

Motion by Hrydziusko, second by Kecskemeti, be it resolved, the consent agenda is approved with the medication for the Clerk to review September 16, 2025 meeting minutes.

- A. Approve minutes of a regular Council meeting held September 16, 2025
- B. Review & File Bills recapped as of Monday, October 6, 2025
- C. Approve Delegates for MERS Annual Conference
- D. Approve NEXT Annual Renewal Agreement
- E. Approve Mutual Aid Agreement with SOCPWA

Roll Call:
Motion passed (7-0)

BUSINESS AGENDA

CONSIDER SPECIAL LAND USE REQUEST- DETROIT COUNTRY DAY

Rothe gave an overview of the special land use request from Detroit Country Day School, located at 22400 Hillview Lane. Stec noted that Detroit Country Day addressed the requirements stated in the Hubbell, Roth and Clark (HRC) review. Council, Stec and Scott Stanley from Detroit Country Day, discussed the stormwater management system under the playground, previous engineering and drainage concerns and the project timeline

The following resident spoke on the matter:

Marla Parial, Amherst, inquired about the playground location and the installation timeline. Parial is in support of the playground and urged timely competition.

Motion by O’Gorman, second by Abboud, be it resolved:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this Section 1 as the findings of the Beverly Hills Village Council, as is fully set forth herein.

SECTION 2: SPECIAL USE PERMIT. Subject to, and contingent upon, the terms and conditions set forth in Section 3 of this Resolution, the Application for a Special Land Use Permit to allow construction of an accessory structure at 22400 Hillview Lane, in accordance with Section 46-188 of the Zoning Ordinance and the approved site plan is hereby approved.

SECTION 3: CONDITIONS. The Special Land Use Permit granted by Section 2 of this Resolution is subject to and contingent upon, compliance by Owner with the following conditions:

A. Compliance with Regulations. The development, use and maintenance of the Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time, including, without limitation, the Zoning Ordinance.

B. Compliance with Plans. The development, use, and maintenance of the accessory structure on the Property must be in strict accordance with the plans submitted by Owner, dated September 23, 2025 and consisting of 6 sheets, a copy of which is attached to and, by reference, made a part of this resolution as Exhibit A, except for minor changes and site work approved by the Building Official (within his respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

SECTION 4: AMENDMENT OF SPECIAL LAND USE PERMIT. Any amendments to the Special Land Use Permit that may be requested by Owner may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

Roll Call:
Motion passes (7-0)

SECOND READING OF THE ANIMAL ORDINANCE

Mr. Rothe presented the second reading of the proposed animal ordinance, which includes two versions under consideration, both to be codified as Ordinance No. 392 upon adoption. Rothe reminded Council that the current moratorium on animal-related regulations is scheduled to expire on Saturday, October 11th, and recommended that, at a minimum, Council consider adopting Articles I and II to establish a regulatory framework ahead of the moratorium's expiration. Council discussed the keeping of chickens, which included lot size restrictions, sunset provisions and numbers of permits allowed.

The following residents spoke on the matter:

Ron Bajorek, Metamora, opposed removing the lot size requirement, citing Beverly Hills' 70-year ban on farm animals and urging the village to align with neighboring communities that continue to prohibit backyard chickens.

Megan Lyle, Pickwick, expressed offense at a Council member's prior remark implying residents lack research skills and cited health, odor, and noise concerns, and opposed removing the lot size requirement due to potential impact on property values.

Allison Schultz, Dunblaine, thanked the Council for their work and urged removal of the lot size restrictions, arguing that setbacks and maintenance, not lot size, ensure proper chicken keeping.

Mike White, Vernon, supports allowing chickens, recommended reducing minimum lot size to 0.25 acres, and suggested a 15-minute barking dog nuisance limit.

Peggy Brady, Pebblestone, oppose allowing chickens in Beverly Hills, disagrees with removing the lot size requirement, and urged that the decision be put to a public vote.

Mary Perfitt-Nelston, Woodhaven, supports allowing chickens and favored reducing the lot size to a quarter acre, emphasizing community dialogue to resolve any neighbor concerns.

Tom Maxwell, Lauderdale, oppose the revised ordinance, citing concerns about density, waste, rodents, disease, and enforcement. Maxwell urged council to gather more data from other cities and put the matter to a public vote.

Todd Schafer from Sunset Drive opposes chickens in Beverly Hills and urges the council to focus on finalizing articles one and two first, postponing chickens and beekeeping for future public vote and more thorough review. Schafer warned Council against rushing, highlights legal risks, and calls for clearer ordinance language.

Nancy McIntyre, Chelton, a longtime resident shared her concerns about health risks, predators, and property values related to allowing chickens. McIntyre agrees with separating the chickens for a public vote, urges maintaining lot size restrictions, and worries about Council members not recusing themselves. She opposes rushing the ordinance.

John Simpson, Kirkshire, shares firsthand experience with backyard chickens on a large 11-acre property, highlighting issues like raccoon attacks, strong odors, and pests. Simpson doesn't think that chickens aren't suitable for Beverly Hills.

Greg Smith, Royal Oak, shared his experience with living next door to backyard chickens over the last 5 years. Smith spoke on major rodent infestations, noise from hens, and neighbors turning properties into mini farms on small lots.

Suzanne Grimm, Vernon, expressed that fears about chickens are exaggerated and that existing rules will keep things controlled. Grimm supports allowing chickens as a personal choice and trusts the village's thoughtful approach.

Melissa Holland, Riverside, stated that she respects her neighbors' freedoms and supports everyone's right to choose, even if she doesn't want chickens herself. She trusts the council to make a fair, constitutional ordinance that balances individual rights with community standards.

David Wenzler, Nottingham, is opposed to chickens and urged a public vote on the issue and warned that allowing chickens could increase taxes due to enforcement costs.

Janet Ramseyer, Evergreen, stated that she lives near chickens with no issues like rats, smell, or noise, and finds them quieter than nearby dogs. She is in support of allowing chickens and suggested a community vote rather than decisions by a few.

Brian Reamer, Devonshire, stated that he is in support of the chicken ordinance and emphasized the extensive study and democratic process behind it.

Caitlyn Borra, Eastlady, supports allowing backyard chickens, and stressed that decisions shouldn't be driven by fear or "what-ifs" but by clear guidelines and homeowner responsibility.

Tammy Wilms, Waltham, urged that the chicken ordinance issue be put to a community vote rather than decided solely by the Council and stressed that there should be no fear in letting the residents decide, especially given the strong community interest and controversy surrounding the topic.

Greg Ernie, Beverly Road, stated that he appreciates the Council's work but personally opposes chickens in the neighborhood and he supports putting the issue to a community vote, believing it's too divisive to be decided by the council alone and that the people's voice should ultimately prevail.

John Jennings, Orchard Way, criticized the last-minute changes to the ordinance and questioned Councilmember George's silence on the chicken issue and urged George to clearly state whether he believes chickens benefit Beverly Hills and if he supports putting the matter to a public vote.

Liam O'Gorman, Beverly Road, criticized the disproportionate focus on chickens, urging the council to adopt reasonable rules and redirect energy toward more pressing issues like infrastructure and sustainability. O'Gorman spoke on the benefits of chickens and noted that other cities manage backyard hens effectively and called the local opposition divisive and embarrassing.

Barbara Wauldron, Reedmere, expressed strong opposition to allowing chickens in Beverly Hills, citing concerns about noise, odor, and potential rodent issues. She supports placing the issue on the ballot for residents to decide.

Scott Hammer, Churchill, spoke in favor of allowing chickens and advocated for protecting the rights of minority property owners. He urged residents to respect others' freedoms and rely on existing ordinances to address potential nuisances.

Wendy Hipsky, Sunset, voiced strong support for allowing chickens in Beverly Hills. She emphasized property rights, defended council transparency, criticized calls for recusal, and argued that existing ordinances can address potential problems.

Marla Parial, Amherst, thanked the council for sidewalk improvements benefiting her daughter's mobility and expressed opposition to allowing chickens in Beverly Hills. Parial argued that chickens differ from pets like cats and dogs due to their livestock status and potential neighborhood impact, and urged the issue be put to a public vote out of respect for community input and council time.

Claudette Buck, Glencoe, voiced strong opposition to allowing chickens in Beverly Hills, emphasizing that the issue is too divisive and important to be decided solely by the council. Buck believes her rights as a resident are not being represented and urged the council to put the matter on the ballot for a public vote and expressed concern about the fairness and transparency of the process.

Linda Remington, Lincolnshire East, opposed the chicken ordinance and urged the council to put it on the ballot. She expressed doubts about enforcement and warned it could undermine neighborhood associations like hers.

Alan Study, Dunblaine, stated that he is opposed to the chicken ordinance and urges that the decision be put to a public vote. Study questioned the legitimacy of the Council making a unilateral decision on such a contentious issue.

Matt Roberts, Riverside, urged Council to put the chicken ordinance to a public vote so residents can decide and questioned why the council won't place it on the ballot directly, instead of making residents gather signatures.

Diane Brody, Sunset, reflected on her long involvement with the chicken issue since 2018 and expressed disappointment with last-minute changes to the chicken ordinance. Brody stated despite frustrations, she appreciates how the issue brought the community together and encouraged civic engagement.

Bill Whalen, Amherst, questioned why the Council hasn't put the chicken issue on the ballot yet, stating that it's clear the community wants that. Whalen also mentioned that Katie Maxwell asked

about some communication with Mr. Gorman regarding opposition data, noting she never got a response.

Mark Melendy, Kinross, voiced support for putting the chicken ordinance on the ballot, emphasizing that infrastructure projects benefit the broader community, unlike chickens, which may negatively affect neighbors. He questioned why Ryan didn't push for a ballot vote and asked the Village Manager why meeting minutes take so long to appear online.

Matt Ziegele, Waltham, voiced opposition to the chicken ordinance and strongly urged that Article 3 be put to a public vote.

Todd Wilms, Waltham, urged Council to put the issued on the ballot

Motion by Kecskemeti, second by Hrydziuszko, to amend section 8-60, keeping of chickens, striking sub paragraph B, minimum lot size, and renumbering the paragraph accordingly.

Roll Call Vote:

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

Motion failed (3-4)

Motion by Mercer, second by Drummond, to adopt Ordinance No. 392B.

Roll Call Vote:

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

Motion failed (3-4)

Motion by O’Gorman, second by Kecskemeti, to amend section 8-60, keeping of chickens, striking sub paragraph B, minimum lot size, and changing that to 15 permits and no sunset associated with that.

Roll Call Vote:

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

Motion passed (4-3)

Motion by Kecskemeti, second by Hrydziusko, to adopt Ordinance No. 392A as modified.

Roll Call Vote:

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

Motion passed (4-3)

VILLAGE ATTORNEY SEARCH UPDATE

President George gave an update on the Personnel Committee’s comprehensive search to find a Village Attorney. Council and Rothe discussed the candidates and the process for conducting future interviews with the top three finalist firms. Rothe will send Council all of the RFPs received for legal services and circulate an online scheduling poll for Council to determine a special meeting date to conduct interviews.

PUBLIC COMMENTS

Allie Schutz, Dunblaine, expressed gratitude to the council for their hard work and support of the chicken ordinance, calling the 15-permit system an inclusive step forward. She also praised recent infrastructure improvements like sidewalks and new parks.

David Tobaben, Orchard Way, commented on the origins of the chicken ordinance debate, and asked Hrydziusko whether she agrees to and will comply with all elements of the newly passed ordinance, expressing that many in the Village would like to hear her response.

Mark Melendy, Kinross, acknowledged the strong passion surrounding the chicken ordinance and predicted that further legislative developments would likely occur before the next election

Todd Schafer, Sunset, criticized the Council's decision to pass Article 3 of the animal ordinance, calling it rushed and lacking transparency. He argued that Articles 1 and 2 could have been approved while taking more time to properly develop Article 3. He also raised concerns about unresolved details like how the 15 chicken permits will be allocated, fees, renewal processes, and enforcement—calling the process incomplete and disappointing.

Tony Lott, Riverside, criticized the Council for passing the ordinance without putting it to a public vote and warned that Council members will ultimately be held accountable by voters in future elections.

MANAGER'S REPORT

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

COUNCIL COMMENTS

Keckskemeti shared that she and Mr. Rothe met with the Public Services director and HRC regarding the Oakland County Infrastructure Grant and that the project will focus on basement backup education and outreach. Keckskemeti stated team is planning website content and community materials, and they await a proposal from HRC.

O'Gorman thanked the community for remaining respectful and civil during the discussion and expressed appreciation for the responsible behavior shown, emphasizing it reflects positively on Beverly Hills and contrasts with more chaotic public discourse seen elsewhere.

Hrydziuszko thanked both those deeply invested in the chicken ordinance discussion and those less involved who were nonetheless affected by it. Hrydziuszko emphasized that they have not and do not intend to break any ordinances going forward and intend to abide by the law. Hrydziuszko shared a personal story about attending wrestling tournament with her daughter, highlighting the intense competition but also the sportsmanship and respect displayed between competitors and she hopes that the lessons of respect and unity from the wrestling tournament would carry forward into future community conversations.

Abboud emphasized the importance of freedom of speech and said elected officials must truly represent the people, including those who can't attend meetings. Abboud was disappointed that the chicken ordinance wasn't on the ballot and want fair representation for residents. Abboud informed everyone that the Tigers loss 8 to 4.

George congratulated Erlin on her wrestling match and shared fond memories of wrestling despite knee issues. George discussed the safe routes to school program and suggested coordinating with principals and Public Safety to organize bike safety classes and helmet distribution. George highlighted a \$600,000 grant for infrastructure improvements and acknowledged the challenges of Council work but stressed the importance of addressing unfinished issues. George affirmed their commitment to ethical governance, referenced the code review process, and thanked everyone involved, including village staff. Finally, George mentioned Groves High School's homecoming week and wished the kids well for the big game Friday.

ADJOURNMENT

Motion by Abboud, second by Kecskemeti, to adjourn the meeting at 10:36 p.m.

Motion passed.

John George
Village President

Carissa Brown
Village Clerk