

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 (6-0)

COMMUNITY ANNOUNCEMENT

None.

PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA

None.

CONSENT AGENDA

Motion by Hrydziusko, second by Kecskemeti, be it resolved, that the Council for the Village of Beverly Hills approves the consent agenda.

1. Approval of October 21, 2025 Council Minutes
2. Review and File Bills recapped as of Monday, November 3, 2025

Roll Call:

Motion passed (6-0)

BUSINESS AGENDA

CONSIDER SPECIAL LAND USE REQUEST- BEVERLY HILLS ACADEMY

Rothe gave an overview. Stec gave background on the special land use request from Beverly Hills academy to construct a shed on its property. Council and Stec discussed Planning Commission’s initial concerns and the size of the proposed shed

The following resident spoke on the matter:

Ally Schultz, Dunblaine, expressed strong support for the project, praised the Academy as an asset to the community and noted that the shed would not impact the neighborhood’s appearance and would benefit the school’s operations.

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 if 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 32605 Bellvine Trail, 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 on the Property must be in strict accordance with the plans submitted by Owner, consisting of 17 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 passed (6-0)

PUBLIC HEARING AND CONSIDERATION OF THE PROGRAM YEAR 2026 CDBG FUNDING ALLOCATION

Stec gave an overview of the Community Development Block Grant program. Stec stated that this year, Oakland County has restructured the program into a competitive grant process emphasizing higher-impact, shovel-ready projects. Stec stated for 2026, the Village will receive an estimated \$3,500 in guaranteed CDBG funding for public services, specifically yard maintenance and snow removal for income-qualified seniors. Stec went on to say that no minor home repair or other competitive project funding will be requested this cycle due to the lack of shovel-ready projects, but the Village plans to revisit larger project applications next year once suitable projects are identified. Council and Administration discussed other resources for critical home repairs and interest in identifying larger community projects for future grant cycles. Council requested clearer funding criteria/guidelines from the County.

George opened the public hearing at 7:32 p.m.

Patrick Vergeldt, Arlington Drive, suggested exploring whether CDBG funds could support a Beverly Hills history project tied to the 250th anniversary of the U.S. to help document and share community history.

George closed the public hearing at 7:36 p.m.

Motion by Mercer, second by Abboud:

Whereas, the Village of Beverly Hills found that the following projects meet the federal objectives of the CDBG program and are prioritized by the community as high priority need.

Account	Project Name	Amount
172160-732170	Public Services – Yard Services	\$3,500

Therefore, be it resolved, that the Village of Beverly Hills' Community Development Block Grant application is hereby authorized to be submitted to Oakland County for inclusion in Oakland County's Annual Action Plan to the U.S. Department of Housing and Urban Development, and that the Council President or his designee is hereby authorized to execute all documents, agreements, or contracts which result from this application to Oakland County.

Roll Call:

Motion passed (6-0)

SECOND READING OF ORDINANCE #393

Rothe gave an overview. Stec and Council discussed the 70 dB limit, enforcement consistency and ensuring inspectors verify compliance. Stec clarified that enforcement would be measured at the property line, not at the equipment, and that the rule would apply to both new and existing units under the general noise ordinance.

Motion by Hrydziuszko, second by Kecskemeti, to strike "as determined by manufacturer's specifications" in item three of Section 46-70(j).

Motion passed unanimously

The following resident spoke on the matter:

Mike White, Vernon, shared that his generator registered 54 decibels at the property line and cautioned against relying solely on manufacturer noise specifications. White noted that placement distance from the property line significantly affects compliance and suggested the ordinance should emphasize actual field measurements rather than manufacturer data.

Motion by O'Gorman, second by Hrydziuszko, be it resolved, the Village Council of the Village of Beverly Hills adopt the proposed zoning ordinance amendments for accessory mechanical units as presented.

Roll Call:

Motion passed (6-0)

FIRST READING OF ORDINANCE #394

Rothe gave an overview. Arnold stated that a fire pit issue at a condominium led to a review of the Village's fire code and the fire code had not been updated since 1996 and was out of compliance with industry standards and NFPA (National Fire Protection Association). Council and Arnold discussed the proposed amendments to the ordinance, differences between outdoor fireplace vs fire pit, revising the wording "seasoned dry firewood" for a simpler term, 50 ft distance rule and Knox boxes. Mr. Ryan gave the first reading.

Drummond arrived at the meeting at 8:07 p.m.

APPROVE PURCHASE OF DETECTIVE BUREAU VEHICLE

Arnold gave an overview of the Public Safety Department's request to replace the Detective Bureau's current 2011 Taurus with a 2026 Ford Interceptor Utility Hybrid. Arnold stated that the vehicle will be upfitted by Canfield Equipment Service with lights, sirens, and other necessary police equipment for an additional cost. Arnold and Council discussed the plans for the 2011 Taurus and the total cost. Arnold clarified that the total cost included both the vehicle and equipment installation and that the new vehicle is budgeted for the fiscal year.

Motion by Abboud, second by Kecskemeti, be it resolved, the Beverly Hills Village Council hereby approves the purchase of a replacement vehicle for the Detective Bureau from Lunghamer Ford and further authorizes the equipment proposal from Canfield Equipment Service for a total combined amount of \$59,537.18. Funds are available in account #205-900-981.00.

Roll Call:

Motion passed (7-0)

PUBLIC COMMENTS

None.

MANAGER'S REPORT & OCTOBER 2025 PUBLIC SAFETY REPORT

Rothe went over the Manager's report as provided in the regular Village Council meeting packet and Arnold gave the Public Safety Report which included updates on staffing, the Fill the Boot campaign, Toys for Tots and SAVES Project.

COUNCIL COMMENTS

Kecskemeti thanked the Parks & Recreation Board and Village staff and all the volunteers who helped organize the Halloween Hoot. Kecskemeti noted the strong turnout and community participation.

Hrydziuszko expressed her appreciation for the Parks & Recreation Board, Administration, and community volunteers for their efforts in organizing the Halloween Hoot, noting the strong turnout and successful event. Hrydziuszko also thanked residents for donating candy and recognized the Public Safety Department for their presence on Halloween night, using spotlights to help ensure safety. Hrydziuszko noted an AED at Groves High School and suggested exploring the idea of installing one at Beverly Park for community safety.

Abboud highlighted a new state infrastructure grant program offering up to \$50,000 for project pre-development activities, with applications due December 1. Abboud announced upcoming meetings, including the MML Elected Officials Academy in January 2026 and the Cable Board meeting on November 19, 2025. Abboud also thanked the Public Safety Department for its service and community engagement, as well as Village staff, Council, and residents for their ongoing support.

Drummond apologized for arriving late to the meeting, explaining that family scheduling conflicts caused the delay.

George highlighted several positive community updates, including Giada Mills, a freshman cross-country runner breaking a school record, a standout football performance by Jeremiah Whitley, foliage clean up at the Beverly & Evergreen Road intersection and residents Mr and Mrs. Tobaben cleaning the planting bed at Beverly Park. George praised Public Safety for their efforts and noted progress toward fully staffing the department.

ADJOURNMENT

Motion by Abboud, second by Hrydziuszko, to adjourn the meeting at 8:51 p.m.

Motion passed.

John George
Village President

Carissa Brown
Village Clerk