

Present: Chairperson Westerlund, Vice-Chairperson Dillard-Russaw, Members: Campbell, Erickson, Lucas, and Trust

Absent: Secretary Copeland, Members: Harper, and Ross

Also Present: Planning and Economic Development Director, Stec
Planning Consultant, Borden
Council Liaison, O’Gorman
Recording Secretary, Williams

ROLL CALL/CALL TO ORDER

Chairperson Westerlund called the regular Planning Commission meeting to order at 7:00 p.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025.

Motion by Dillard-Russaw, second by Trust, to excuse Secretary Copeland, Members: Harper, and Ross, as they provided notice of their absence.

APPROVAL OF AGENDA

Motion by Campbell, second by Dillard-Russaw, to approve the agenda as published.

Motion passed.

APPROVAL OF MINUTES

Motion by Dillard-Russaw, second by Trust, to approve the minutes of the February 25, 2026 Planning Commission meeting.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA

None

OLD BUSINESS

A. PC CASE: 26-01-02 Special Land Use & Site Plan Approval #1
LOCATION: 22305 W 13 Mile Rd – SW corner of 13 Mile and Lahser
PARCEL ID: TH-24-09-226-006
ZONING: R-A, Single Family
PETITIONER: Rich Houdek, Grissim Metz Andriese Associates
OWNER: Detroit Country Day School
REQUEST: Seeking a favorable recommendation for Special Land Use and Site Plan Approval for proposed improvements to their Athletic Complex minus the scoreboard.

Stec explained that the motion adopted at the previous meeting was procedurally incorrect. Specifically, the Planning Commission serves as the approving authority for site plans but only as a recommending body for special land uses. As a result, the prior combined motion needed to be rescinded and replaced with separate, properly structured motions. This action needed to be

performed by a commission member that was present at the last meeting and voted “Yes” on the previous motion.

Motion by Dillard-Russaw, second by Lucas, to rescind the motion made during the February 25, 2026 Planning Commission meeting to recommend approval of the site plan dated December 18, 2025, for the Athletic Complex improvements at Detroit Country Day School (22305 W. 13 Mile Rd), ensuring that all references to the proposed scoreboard are removed. Further, recommend approval of the Special Land Use to Village Council, and refer all signage-related matters to the Zoning Board of Approvals, and condition approval on final engineering and all required agency reviews for Area Two, as outlined in the submitted documents.

Stec provided clarification regarding signage associated with the project, including banners, logos, and a sculptural element. Based on further review with the Village Attorney, it was determined that student achievement banners qualify as exempt signage under the ordinance, Section 46-426, and do not require Planning Commission approval, nor a permit. The remaining elements—logos affixed to columns and a freestanding sculptural sign—were determined to follow Section 46-422 (Purpose and Intent), as they are in the interior of the property and used for wayfinding purposes. As these sign types are not adequately defined, the logos and sculpture fall under Section 46-425(b) and are subject to Planning Commission review and approval.

Commissioners discussed visibility, intent, and consistency with the ordinance, noting that the signage was internal to the site, not visible from the public right-of-way, and primarily served branding and placemaking purposes rather than advertising.

Stec also communicated that the scoreboard will be reviewed and submitted separately, any motions made today do not include the scoreboard.

Motion by Campell, second by Trust, to approve the site plan dated December 18, 2025, submitted by the applicant for the Athletic Complex improvements at Detroit Country Day School, subject to the conditions that all references to the proposed scoreboard are removed from the plans and that final engineering review and approval for Area Two, along with any required agency reviews are completed.

Westerlund	Yes
Dillard-Russaw	Yes
Campbell	Yes
Erickson	Yes
Lucas	Yes
Trust	Yes

Motion Passed

Motion by Dillard-Russaw, second by Lucas, to recommend approval of the Special Land Use to the Village Council for the proposed Athletic Complex improvements at Detroit Country Day School (22305 W 13. Mile Rd).

Westerlund	Yes
Dillard-Russaw	Yes
Campbell	Yes
Erickson	Yes
Lucas	Yes
Trust	Yes

Motion Passed

Motion by Campbell, second by Trust, to recognize the banners as exempt signage under the condition that they are limited to recognizing student achievement, and to further recognize the logos on the columns, the sculptural element, and associated banners as undefined signs under the Sign Ordinance (Section 46-425(b)). As such, approve these elements on the basis that they meet the Purpose and Intent of the ordinance.

Westerlund	Yes
Dillard-Russaw	Yes
Campbell	Yes
Erickson	Yes
Lucas	Yes
Trust	Yes

Motion Passed

NEW BUSINESS

None

PUBLIC COMMENTS

None

LIAISON COMMENTS

None

STAFF COMMENTS

Stec informed the commission that the terms of Commissioners: Dillard-Russaw, Campbell and Copeland are expiring, and each will receive a reappointment application by mail.

Stec announced that seven (7) proposals were received for the Master Plan and Zoning Ordinance rewrite. The proposals are currently under review, with the intent of narrowing the field down to approximately three firms for interviews. The submissions include a mix of in-state and out-of-state firms. Stec indicated a goal of presenting recommendations to the Village Council at its first meeting in April, with interviews anticipated prior to that if feasible.

COMMISSIONER COMMENTS

None

CORRESPONDENCE

None

ADJOURNMENT

Motion by Dillard-Russaw, second by Trust, to adjourn the meeting at 7:34 p.m.

Motion passed.

Patrick Westerlund
Chairperson

Carissa Brown
Village Clerk

Lydia Williams
Recording Secretary