

Present: Chairperson Westerlund, Secretary Copeland, Members: Campbell, Harper, and Trust

Absent: Vice-Chairperson Dillard-Russaw, Members: Erickson, and Lucas

Also Present: Planning and Economic Development Director, Stec
Planning Consultant, Borden
Recording Secretary, Williams

ROLL CALL/CALL TO ORDER

Chairperson Westerlund called the regular Planning Commission meeting to order at 7:02 p.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025.

Motion by Campbell, second by Harper to excuse Vice-Chairperson Dillard-Russaw, Members: Erickson, and Lucas, as the provided notice of their absence.

Motion passed.

APPROVAL OF AGENDA

Motion by Trust, second by Campbell, to approve the agenda as published.

Motion passed.

APPROVAL OF MINUTES

Motion by Harper, second by Trust, to approve the minutes of the March 25, 2026 Planning Commission meeting.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

A. PC CASE: 26-04-01
LOCATION: 22305 West 13 Mile Rd- Southwest corner of the 13 Mile and Lahser intersection
PARCEL ID: 24-09-226-006
ZONING: R-1 Single Family Residential District
PETITIONER: Chris Kern, Digital Scoreboards and Rich Houdek, Grissim Metz Andriese Associates
OWNER: Detroit Country Day School
REQUEST: Install a new scoreboard for the Northeastern quadrant of the football stadium.

Stec reviewed the proposed scoreboard and sign permit for Detroit Country Day School as part of ongoing athletic complex improvements. The proposal, previously discussed in January, has been revised to address earlier concerns regarding noise and lighting. The scoreboard has been relocated from the southwest to the northeast corner of the field, and the integrated speakers have been removed to mitigate noise impacts.

Borden explained that the current zoning ordinance does not clearly regulate scoreboards. Because the proposal does not meet exemption criteria, Planning Commission approval is required. The new scoreboard will be larger and taller than the existing structure and will be located approximately 162 ft from the road. A lighting study indicates that illumination will remain on-site; however, some visibility or glare may still be noticeable to passing motorists. The field's lower elevation and surrounding tree line are expected to reduce visual impact, though staff advised consideration of potential off-site effects.

Scott Stanley, a representative of Detroit Country Day School, stated that the digital scoreboard will enhance both athletics and educational programming by allowing student involvement in media production and game operations.

Chris Kern, Owner and CEO of Digital Scoreboards, explained that the board includes automatic brightness controls and adjustable viewing angles, reduced from 140 degree viewing angle to 96 degrees. He also noted that the board can be physically repositioned after installation, if necessary, to further minimize light spill beyond the site.

Commission discussion focused on visibility from nearby roads, elevation differences, seasonal screening from vegetation, and overall light impact compared to existing field lighting. Members emphasized the importance of ensuring that any approval adequately mitigates off-site impacts, particularly affecting driver visibility and safety.

Kern proposed a revised design that would reduce height by approximately 39 inches while increasing the width by the same amount, maintaining a similar overall square footage. He explained that this adjustment would improve visual integration with the surrounding area and could reduce impacts on nearby roadways and residential properties. Discussion continued regarding lighting impacts, potential driver distraction, and visibility. The applicant noted that the scoreboard would operate only during events, remain off otherwise, and would not be used for advertising.

Commissioners raised concerns about the overall scale and neighborhood impact, particularly to the west of the site, while also acknowledging mitigating factors such as existing tree coverage. Comparisons were made to a similar installation at Lawrence Technological University to provide context for size and viewing distance. The applicant stated that final orientation adjustments could be made during installation before the structure is permanently set.

Motion by Harper, second by Copeland, to table the sign permit for the scoreboard installation at Detroit Country Day School until the May 2026 regular Planning Commission meeting. The purpose of the delay is to allow for updated renderings of a reduced sign to be provided as well as time for planning commissioners time to view

comparable installations in the area, including the Lawrence Technological University scoreboard.

Motion passed.

PUBLIC COMMENTS

None

LIAISON COMMENTS

None

STAFF COMMENTS

Stec reminded the commission that the American Planning Association Conference is in Detroit on Monday, 4/27/26 and Tuesday, 4/28/26. Please join if you wish to attend.

COMMISSIONER COMMENTS

None

CORRESPONDENCE

None

ADJOURNMENT

Motion by Trust, second by Harper, to adjourn the meeting at 8:32 p.m.

Motion passed.

Patrick Westerlund
Chairperson

Carissa Brown
Village Clerk

Lydia Williams
Recording Secretary