



Council Chamber, 18500 W 13 Mile Rd, Beverly Hills, MI 48025-5262

PLANNING COMMISSION MEETING

WEDNESDAY, MAY 27, 2026 at 7:00 PM

AGENDA

1. **Call meeting to order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - A. 2026 04 22 PC Minutes
5. **Public comments on items not on the published agenda**
6. **Old Business**
 - A. Sign Permit — Detroit Country Day School Scoreboard
7. **New Business**
 - A. Introduction of Master Plan & Zoning Ordinance Rewrite Consultant Giffels Webster
8. **Public Comments**
9. **Liaison Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Correspondence**
13. **Adjournment**

The Village of Beverly Hills will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities attending the meeting upon three working days' notice to the Village. Individuals with disabilities requiring auxiliary aids or services should contact the Village Clerk by writing 18500 W. Thirteen Mile, Beverly Hills, MI 48025 or calling (248) 646-6404.

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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.

THESE DRAFT MINUTES ARE NOT OFFICIAL AND HAVE NOT BEEN APPROVED.

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



Agenda Item Summary

To: Planning Commission

From:

Re: *Old Business - A. Sign Permit — Detroit Country Day School Scoreboard*

Date: May 27, 2026 - [Click to View Agenda](#)

Summary:

Consideration of a new scoreboard was originally contemplated earlier this year as part of Detroit Country Day School's initial site plan & special land use application. Following significant discussion regarding the potential sound and visual impacts on the surrounding properties, the scoreboard was removed from the initial submission in order to move the remaining elements forward. The scoreboard was then submitted as a separate application for Planning Commission consideration.

As noted in the attached planning consultant review letter, the only reference to scoreboards is in the Sign Ordinance, and as such, the Planning Commission will be reviewing the proposed scoreboard under the standards in Section 46-426 and Section 46-425(b). At the April meeting, the discussion continued to focus on the potential visual impact of the scoreboard on eastbound vehicular traffic, as well as those residents in the Georgetown neighborhood. A representative from the scoreboard manufacturer was present to answer questions and explain how they are able to mitigate typical visual concerns by adjusting the scoreboard angles and dimensions, auto-dimming technology, etc.

Action was postponed at the April meeting in order to allow Commissioners to visit a local campus (Lawrence Tech University) which has a similar scoreboard and to provide the applicant with additional time to put together visual references. The applicant has since further reduced the size of the scoreboard from 577.08 sf to 560.09 sf (3% reduction). The updated references have been included in the packet.

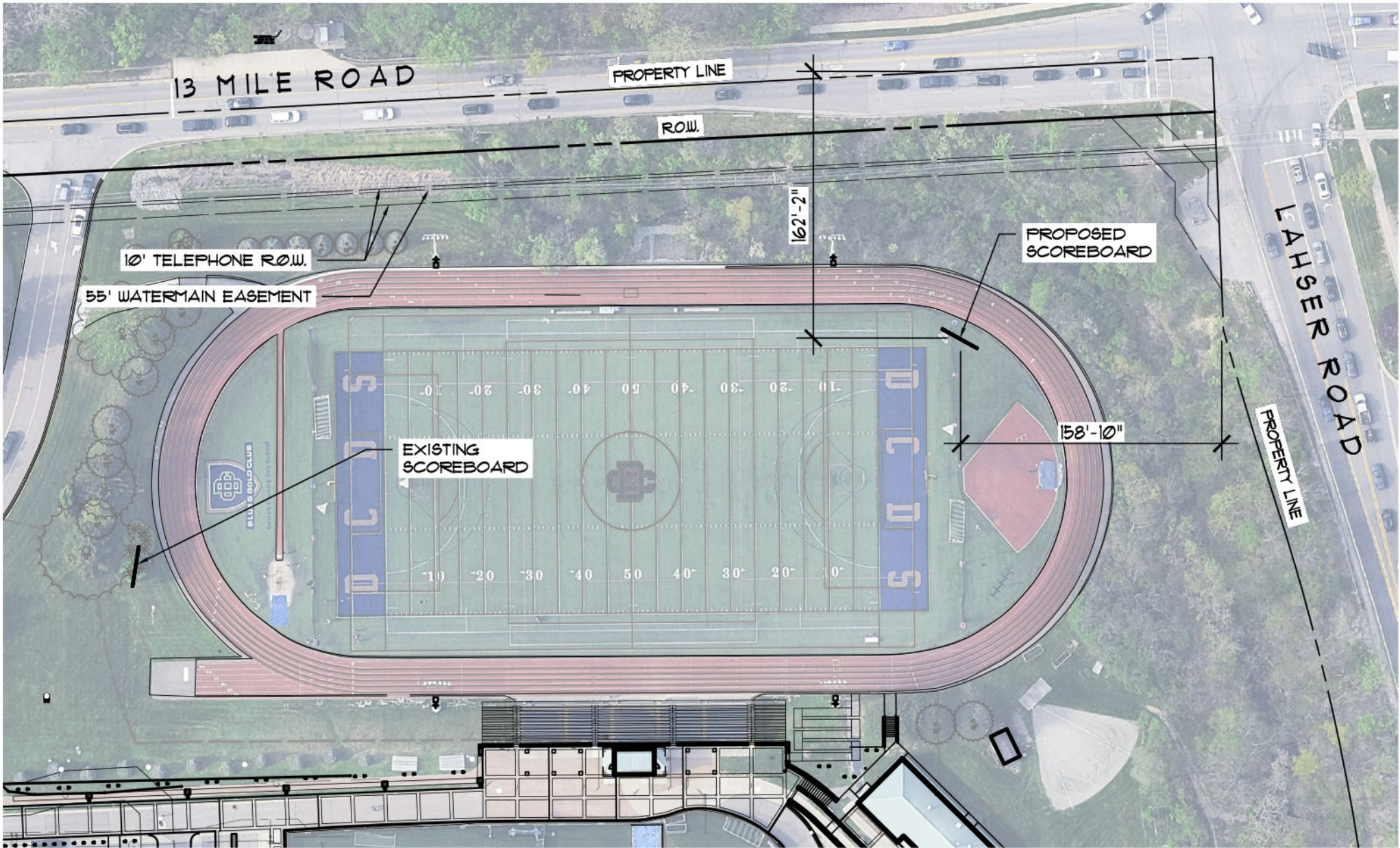
Recommendation:

Approve the 560.09 sf digital scoreboard as presented with the condition that no commercial advertising is present; the scoreboard is screened as much as feasible from vehicular traffic on 13 Mile Road and Lahser Roads, as well as nearby residents; the scoreboard is turned off when no sporting events are occurring.

Attachments:

1. 2026-05-26_Scoreboard Plan and Photos

2. Scoreboard Renderings V14-16 x 29 Height
3. DCDS scoreboard PC
4. DCDS-Scoreboard Site Plan_03-13-2026
5. DCDS-Scorboard_03-13-2026
6. DCDS_Scoreboard Aerial Overlay_03-13-2026
7. DCDS-Scoreboard Illumination levels
8. DCDS-Soundscape Noise Model_03-13-2026
9. DCDS-Electro Voice Sound System_3-13-2026
10. Sign Permit application_DCDS



Detroit Country Day Athletic School Complex Proposed Scoreboard Site Plan

03.13.2026



**GRISSIM
METZ
ANDRIESE**
ASSOCIATES
Landscape Architecture





Detroit Country Day Athletic School Complex Proposed Scoreboard Site Plan

05.26.2026



**GRISSIM
METZ
ANDRIESE** ASSOCIATES
Landscape Architecture







top of north football
goal post upright.
20' ht.



Goal posts

Top of stadium light pole

Top of roadside utility pole light pole



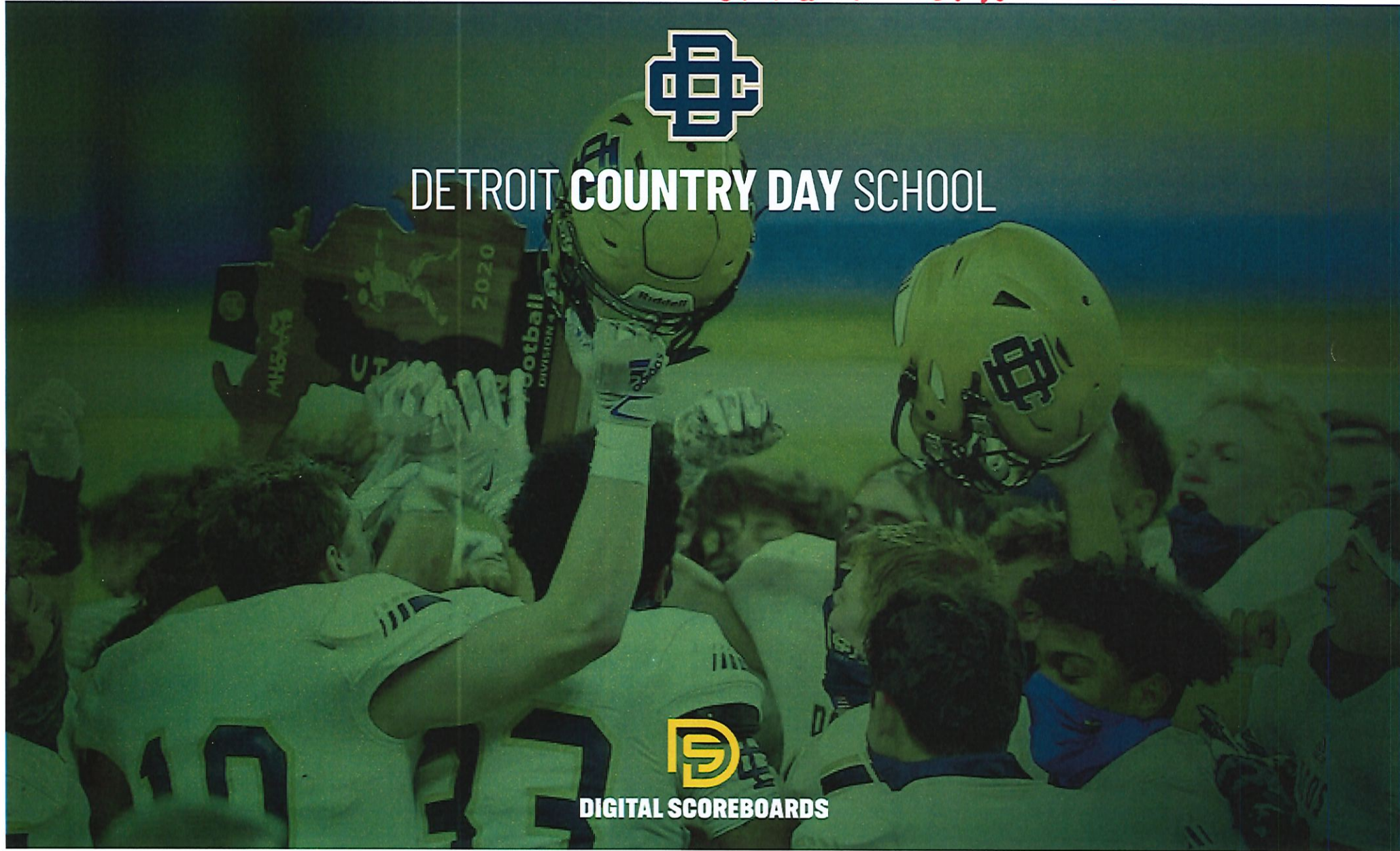
V 14

APR-29-2026

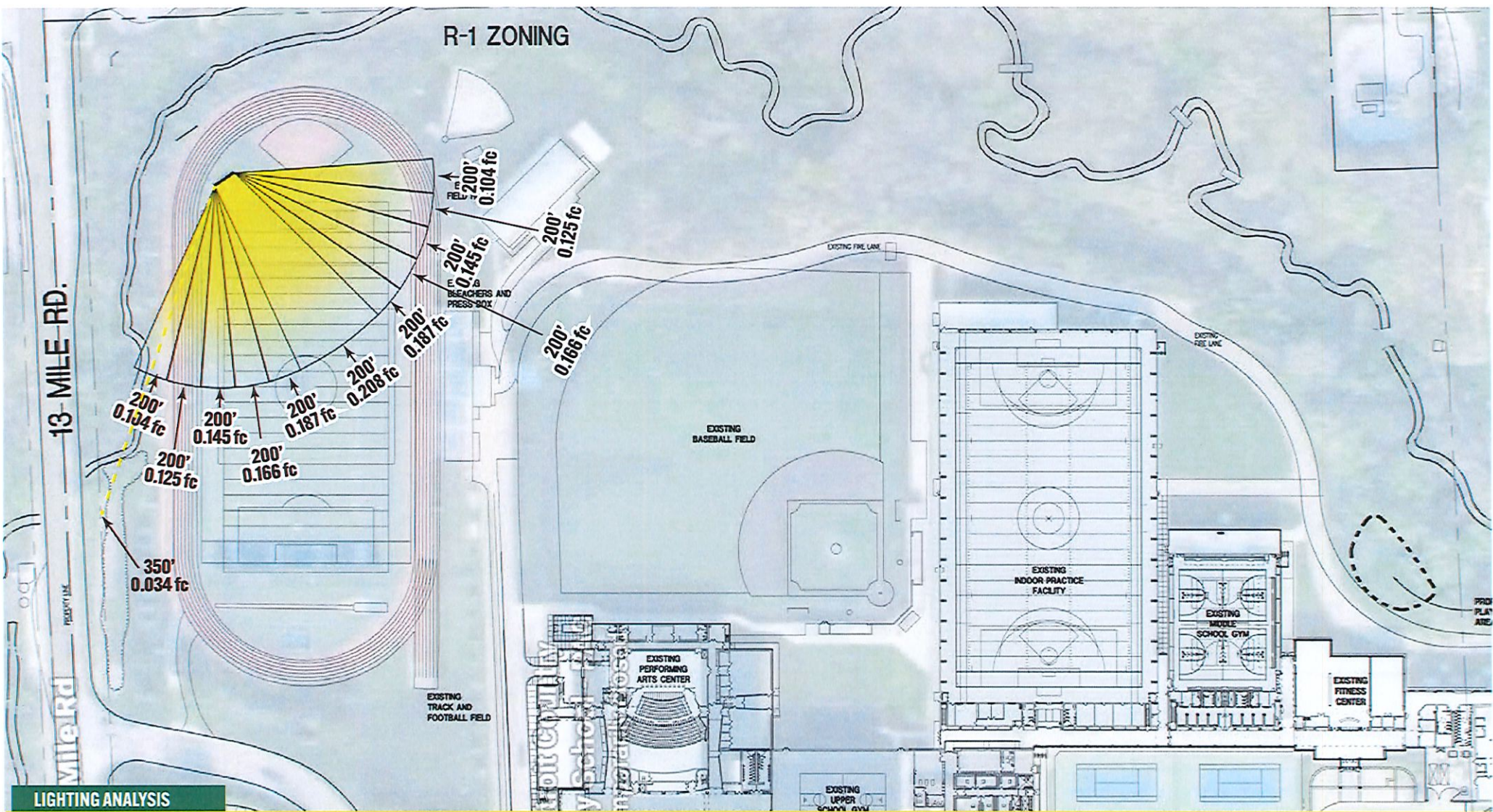
RECTANGULAR DISPLAY 15.75 x 28.4



DETROIT COUNTRY DAY SCHOOL



DIGITAL SCOREBOARDS



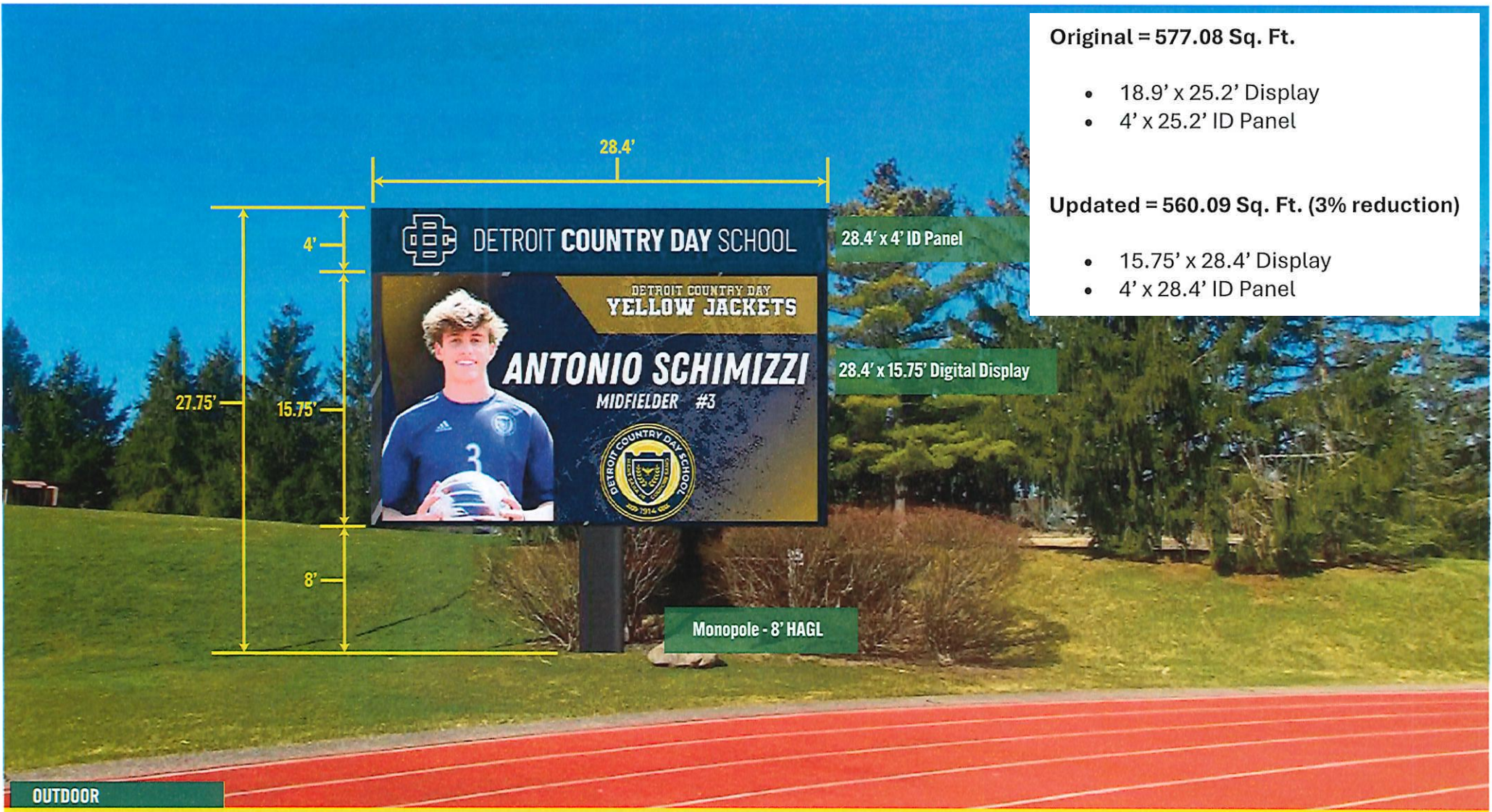
LIGHTING ANALYSIS

28.4' x 15.75'
DIGITAL DISPLAY

22305 W. 13 Mile Rd • Beverly Hills, MI

fc = Foot Candles | Calculations based on 200 nit, 100% white at night
Foot Candle - the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot





Original = 577.08 Sq. Ft.

- 18.9' x 25.2' Display
- 4' x 25.2' ID Panel

Updated = 560.09 Sq. Ft. (3% reduction)

- 15.75' x 28.4' Display
- 4' x 28.4' ID Panel

OUTDOOR

28.4' x 15.75'
DIGITAL DISPLAY

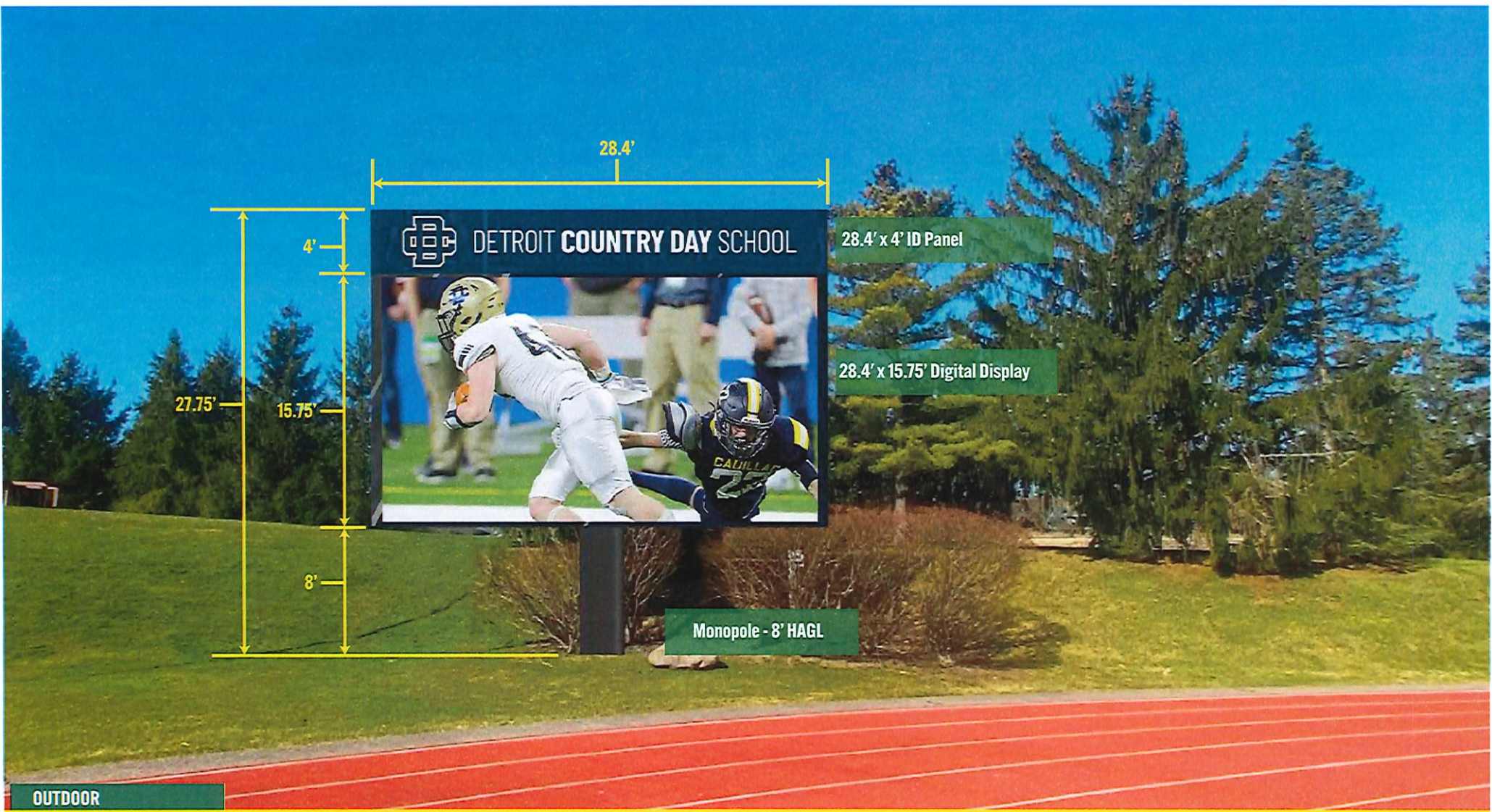
PACKAGE INCLUDES

- Digital Display
- 28.4' x 4.5' Decorative Mesh
- Monopole w/ 8' HAGL

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- Powered by ScoreVision®
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28.4'



DETROIT COUNTRY DAY SCHOOL

28.4' x 4' ID Panel



28.4' x 15.75' Digital Display

27.75'

4'

15.75'

8'

Monopole - 8' HAGL

OUTDOOR

28.4' x 15.75'
DIGITAL DISPLAY

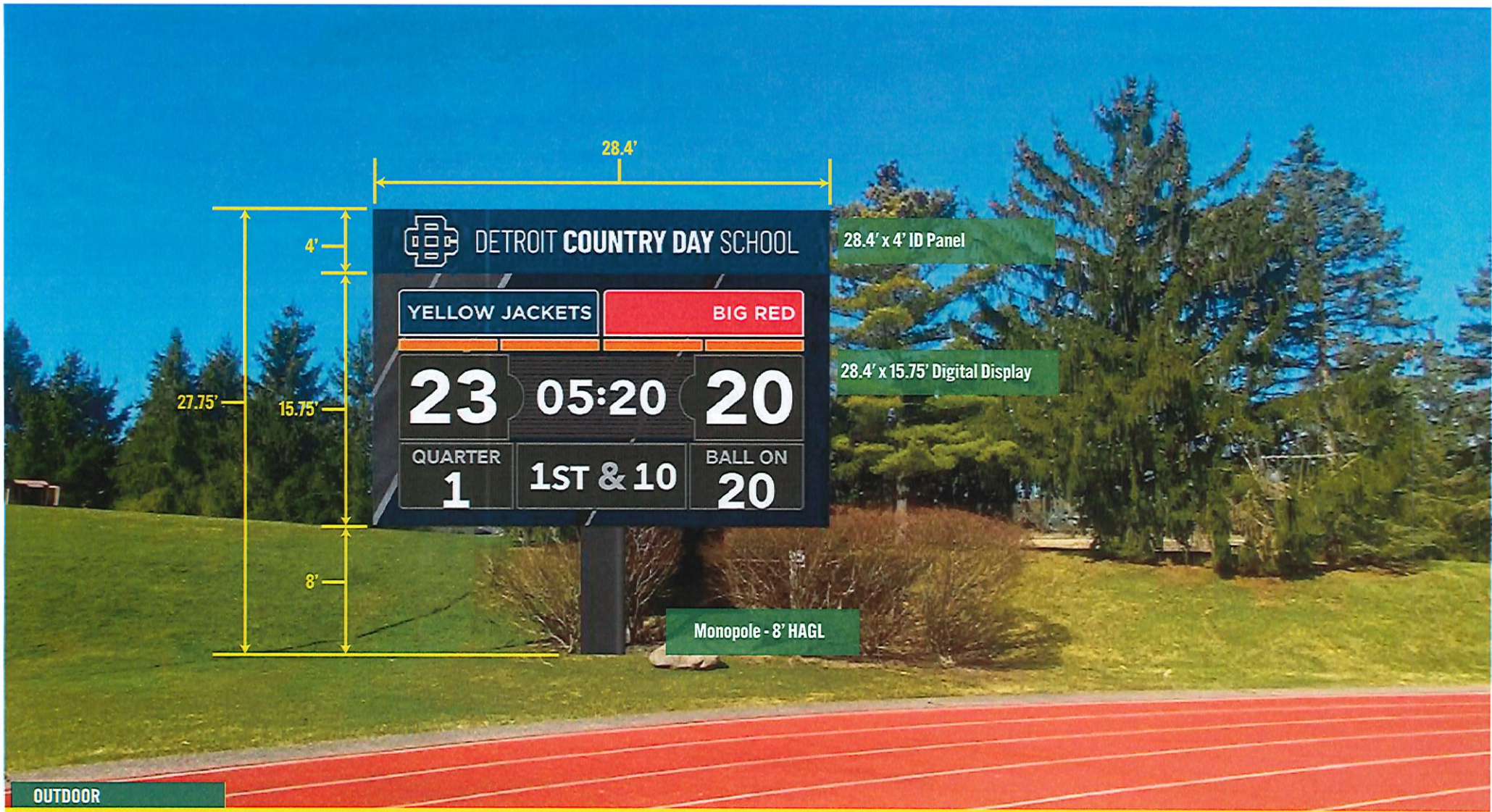
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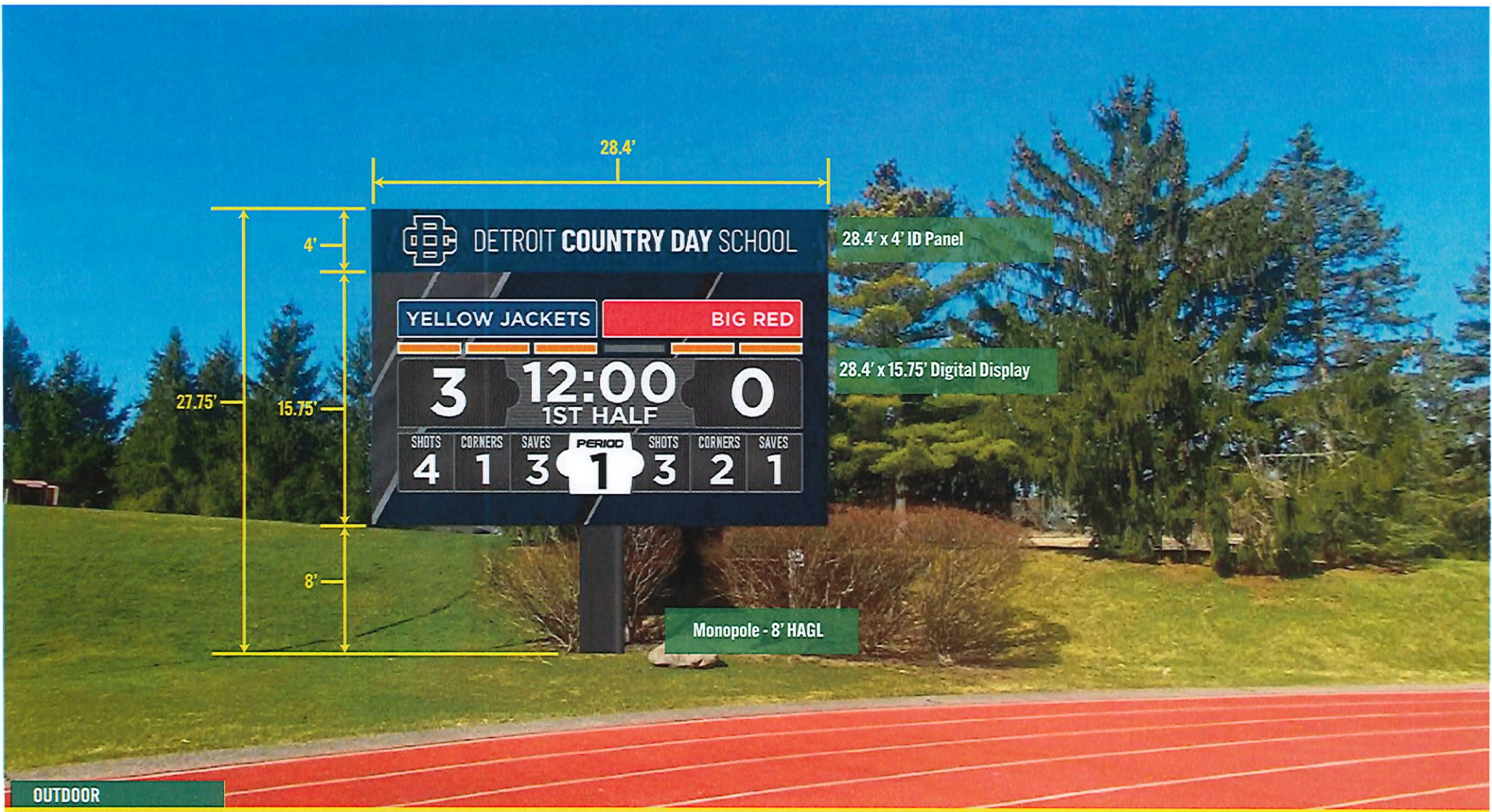
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April 16, 2026

Planning Commission
 Village of Beverly Hills
 18500 W. 13 Mile Road
 Beverly Hills, MI 48025

Attention:	Susie Stec, Planning and Zoning Administrator
Subject:	Detroit Country Day – Sign Review (new scoreboard for northerly athletic field)
Location:	22305 West 13 Mile Road – southwest corner of the 13 Mile and Lahser intersection
Zoning:	R-1 Single Family Residential District

Dear Commissioners:

At the Village’s request, we have reviewed the submittal materials (plans, studies, and photos) from Detroit Country Day School for a new scoreboard for the northerly athletic field/stadium.

The existing scoreboard, which is in the southwest corner of the field, will be removed as part of this project. For the Commission’s consideration, the existing scoreboard is 300 square feet in area (25’ x 12’) with a height of 22.5’.

The only references to athletic field scoreboards are contained in the Village’s sign regulations found in Article X of the Village Zoning Ordinance.

Specifically, Section 46-426 reads as follows:

Athletic scoreboards are exempt if all of the following conditions are met:

1. *The total square footage for all athletic scoreboards within an individual athletic facility, such as a football or soccer stadium or a baseball or softball field, shall not exceed 200 square feet;*
2. *There is no commercial advertising;*
3. *An electronic changeable message sign shall not be included; and*
4. *No smoke, fireworks or other special effects that have an off-site impact shall be produced.*

The proposal entails the following:

- A 589.5 square foot scoreboard that is 31.4’ in height.
- No commercial advertising is proposed.
- The scoreboard includes 476 square feet of digital display area.
- No special effects with an off-site impact are proposed. This includes removal of the sound system previously proposed.

As such, the request is not exempt from the sign regulations and requires Planning Commission review/approval; however, there are no other regulations specific to this type of sign.

Accordingly, Section 46-425(b) states that *a type of sign not explicitly defined in Section 46-423 must be approved by the Planning Commission before a permit shall be issued.*

Therefore, Planning Commission approval is required for the scoreboard in a similar manner to the March 2026 review of the banners, logos, and sculpture.



Aerial view of site and surroundings (looking north)

The proposed scoreboard is set back approximately 130' from 13 Mile Road and 160' from Lahser Road and is angled inward towards the stadium stands/press box.

A lighting study included with the submittal depicts little to no illumination at property lines and the proposed location (now inside the track) is buffered by existing mature trees along both road frontages.

Based on the information provided, our primary concerns are:

- The height of the scoreboard in relation to the grade elevation of both roadways; and
- Potential visual distractions for vehicles traveling east on 13 Mile Road towards the school.

In response, the applicant provided the following information:

- The grade elevation at the proposed location is approximately 690.0.
- Based on this grade and the height of the scoreboard, the top will sit at a grade elevation of approximately 721.4.
- The grade elevation of the roadway in this area is approximately 704.0.
- Accordingly, the top of the scoreboard will be approximately 17.3' above the grade of the roadway.
- The trees in this area of the property are 30' or more above the grade elevation of the roadway.

Any additional information the applicant can provide to address these points would be helpful for this review process. The applicant must also address any additional comments/concerns raised by the Planning Commission and/or Village staff.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,
SAFE BUILT

A handwritten signature in black ink, appearing to read "B. V. Borden".

Brian V. Borden, AICP
Planning Manager



DETROIT COUNTRY DAY SCHOOL



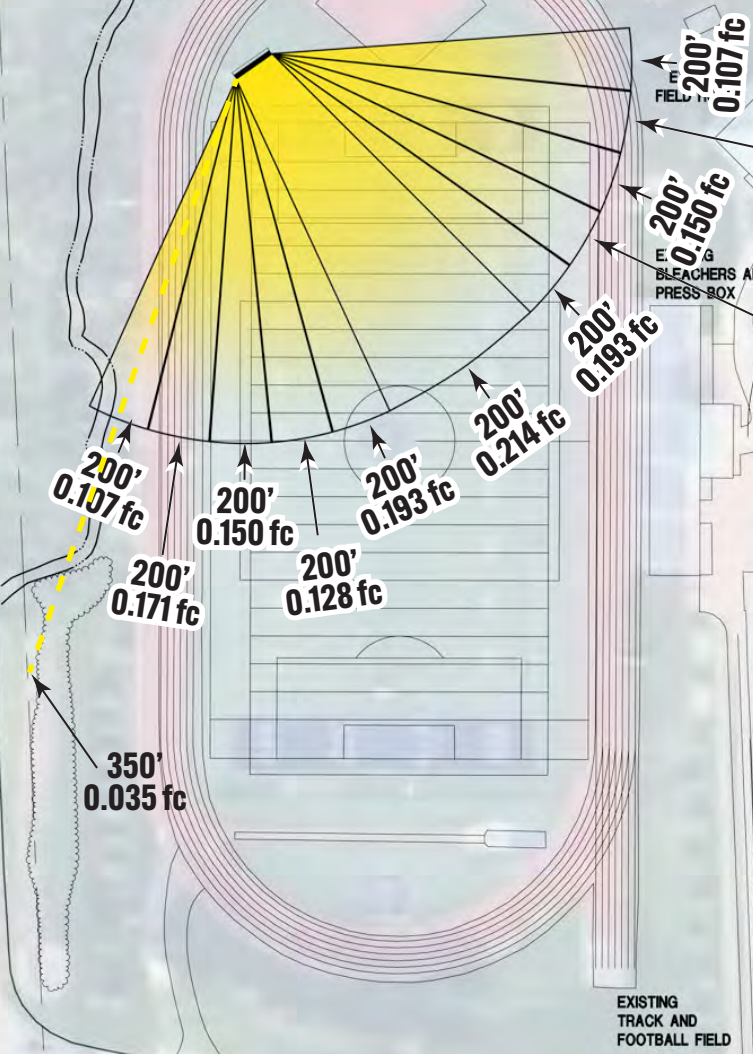
DIGITAL SCOREBOARDS

R-1 ZONING

13 MILE RD.

PROPERTY LINE

Mile Rd



EXISTING TRACK AND FOOTBALL FIELD

EXISTING BLEACHERS AND PRESS BOX

EXISTING BASEBALL FIELD

EXISTING FIRE LANE

EXISTING FIRE LANE

EXISTING INDOOR PRACTICE FACILITY

EXISTING MIDDLE SCHOOL GYM

EXISTING FITNESS CENTER

EXISTING PERFORMING ARTS CENTER

EXISTING UPPER SCHOOL GYM

LIGHTING ANALYSIS

25.196' x 18.897'
DIGITAL DISPLAY

22305 W. 13 Mile Rd • Beverly Hills, MI

fc = Foot Candles | Calculations based on 200 nit, 100% white at night
Foot Candle - the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot



OUTDOOR

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DIGITAL DISPLAY

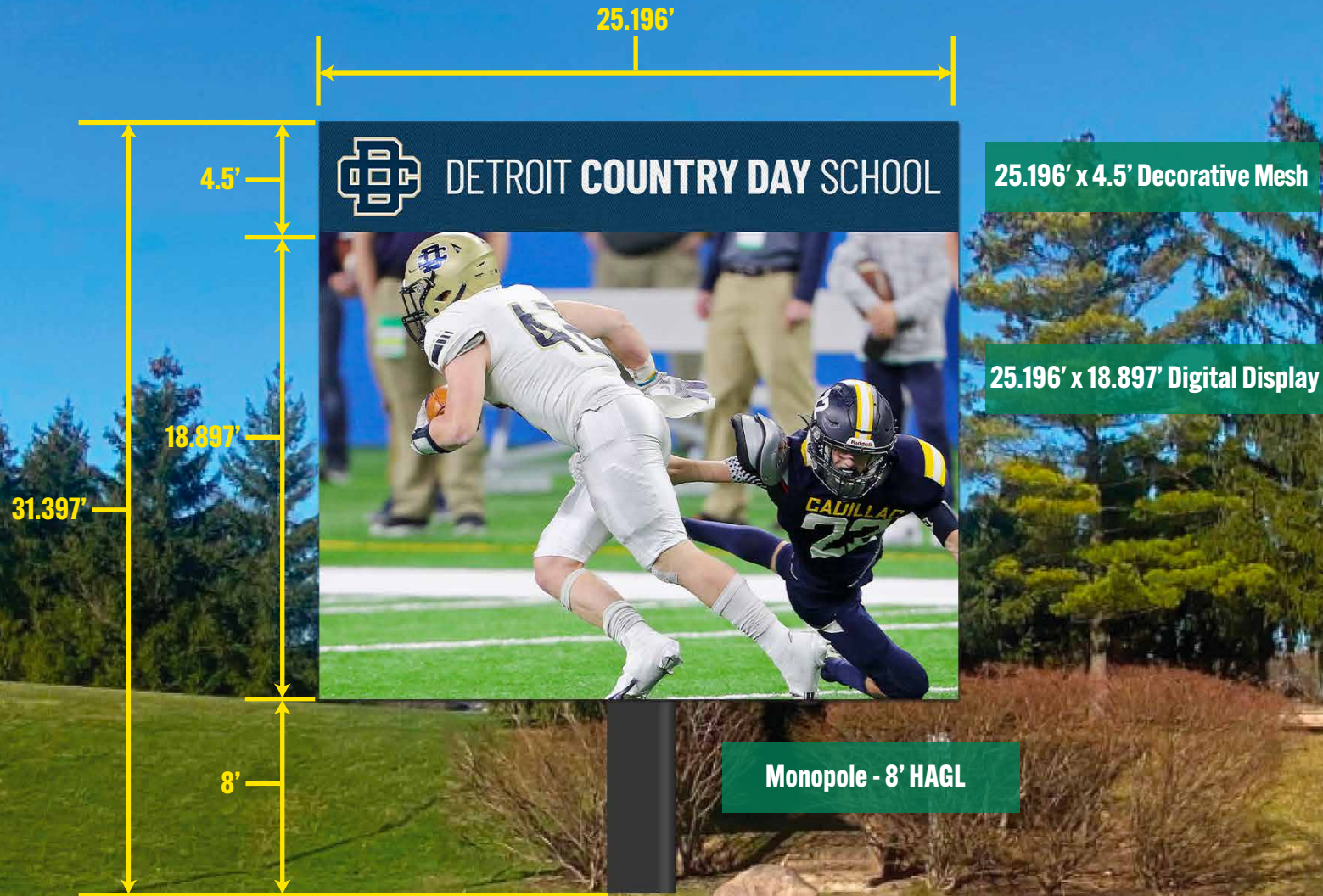
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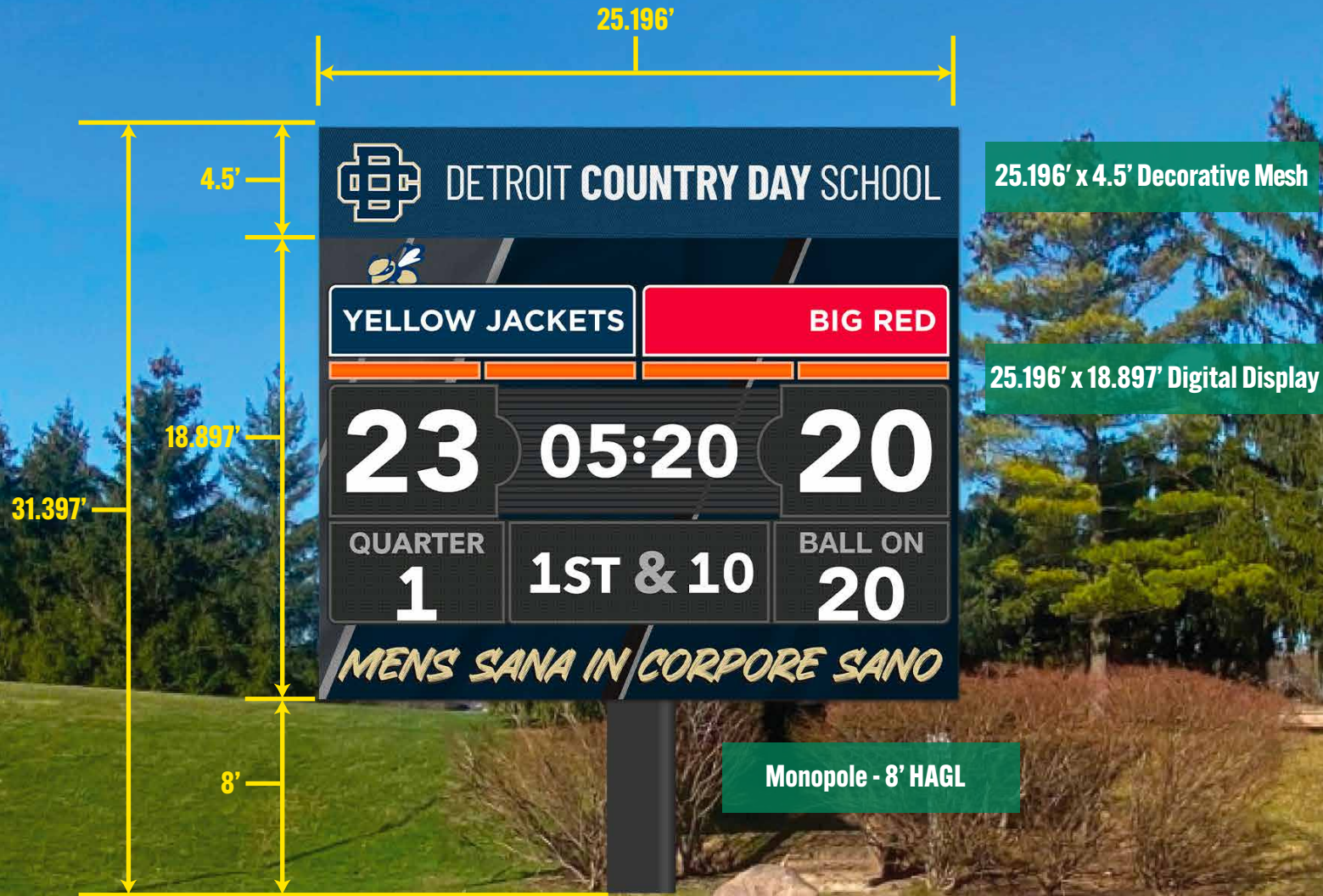
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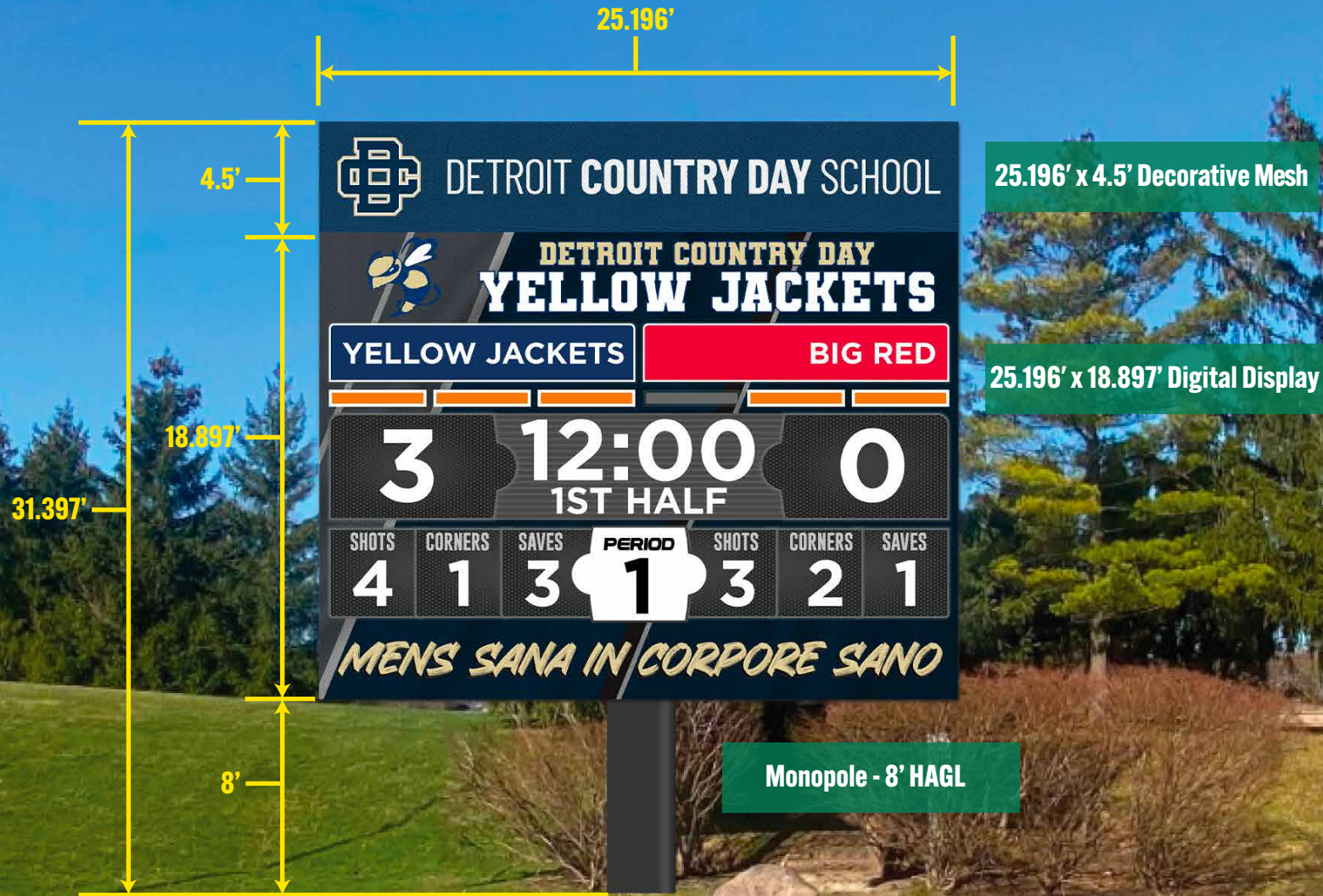
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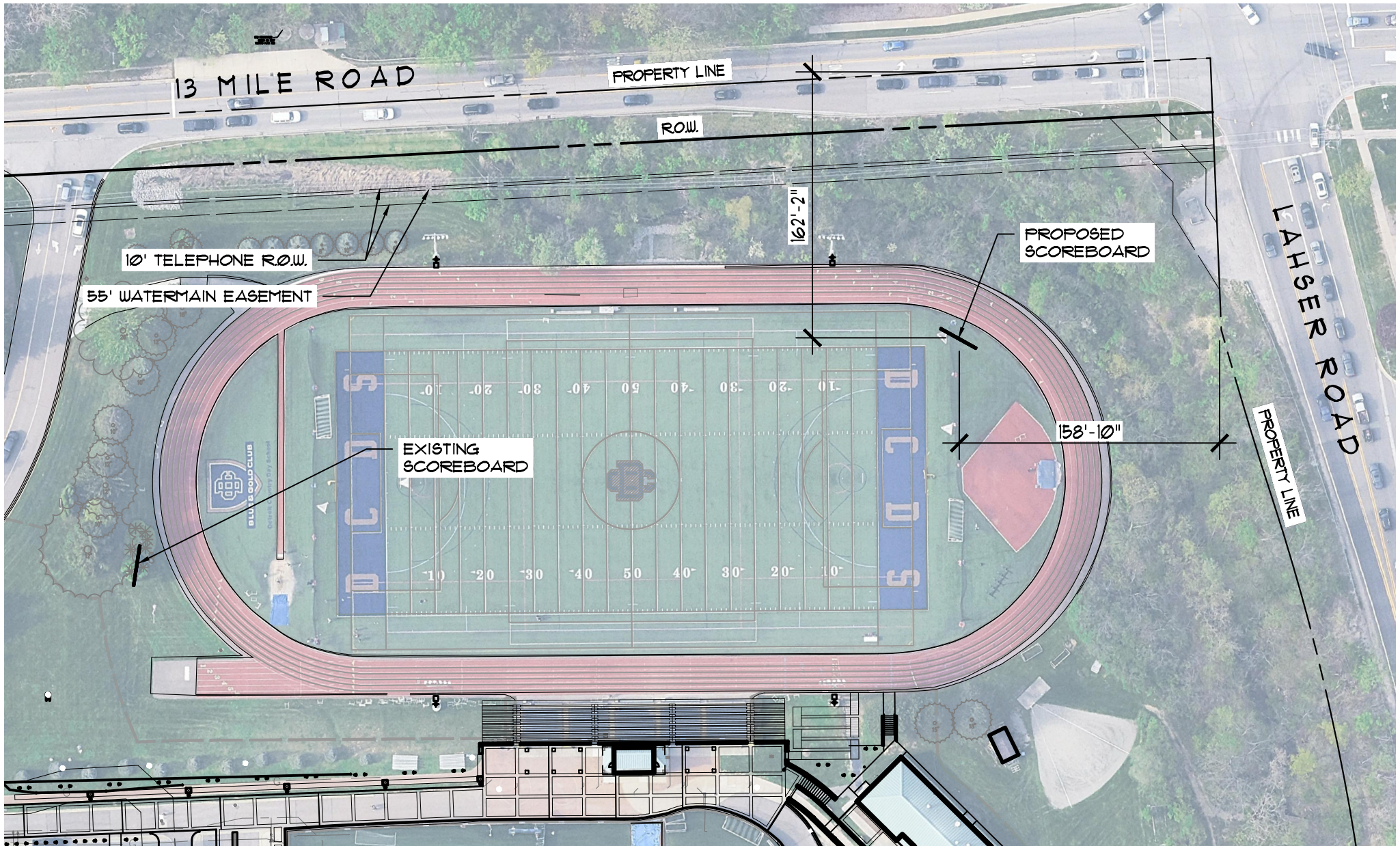
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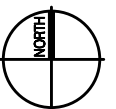


Detroit Country Day Athletic School Complex Proposed Scoreboard Site Plan

03.13.2026



**GRISSIM
METZ
ANDRIESE**
ASSOCIATES
Landscape Architecture



ILLUMINATION OVER AMBIENT LIGHT

The formula that measures Illumination over Ambient Light is universal. We use the Inverse Square Law for light, taking the Illuminance of the display surface, then dividing it by the distance squared from the display. The number produced is the brightness in Footcandles, which is defined as a unit of light intensity, representing the amount of light that falls onto a one-square-foot surface from a distance of one foot. It measures the brightness of a space rather than the light source itself. As the distance from the source doubles, the illumination is quartered.



Lighting Comparisons

Professional Stadium Lighting	Field Average of 150-250 foot candles
College / Mid-Level Stadium Lighting	Field Average of 75-125 foot candles
High School / Small Stadium Lighting	Field Average of 30-50 foot candles
Digital Scoreboards outdoor digital display	Field Average of <3 foot candles in direct line with the face of the display. Light intensity reduces by 10% with every 10° shift in viewing angle.

March 12, 2026

Scott Stanley
 Detroit Country Day School
sstanley@dcds.edu
 (248) 514-8380T

Detroit Country Day School
 22305 W 13 Mile Rd,
 Beverly Hills, MI 48025

**Subject: Detroit Country Day High School Stadium PA System
 Beverly Hills, MI
 Environmental Noise Modeling**

Dear Mr. Stanley:

A comprehensive 3D acoustic model of the stadium and its surrounding environment was developed using SoundPLAN software to evaluate the environmental noise impact of the public address (PA) system. Initially, a baseline model of the existing PA system was constructed and calibrated against sound levels measured during operation of the existing PA system. This calibration process ensured that the existing conditions were being modelled accurately so as to reflect the real-world acoustic propagation and current noise footprint of the facility.

Upon validation of the baseline model, a subsequent model was developed to simulate the acoustic performance of the proposed new PA system. The new system features 4 Danley OS80 loudspeakers that will be located directly behind the stadium seating. The new system was adjusted to maintain the same sound levels in the stadium seating area as are provided by the existing PA system. Environmental noise calculations were performed for both scenarios to facilitate a direct comparison. See the Table 1 below for comparison.

Table 1: Predicted Sound Levels at Residential Receiver Locations

ID ¹	Existing PA System L _{eq} dBA	New PA System L _{eq} dBA	Delta
R1	50	39	-11
R2	46	37	-9
R3	49	43	-6
R4	52	51	-1
R5	53	52	-1
R6	47	39	-9
R7	51	43	-8
R8	54	44	-10

1. ID's location shown on the attached noise contour maps

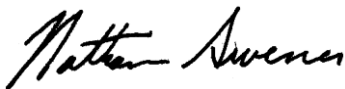
Noise level contours were also generated to help graphically illustrate the calculated results and provide a comparison of the sound propagation from existing and proposed new PA systems to the surrounding community. Noise contours are attached to this memo.

The predictive modeling indicates a distinct acoustic improvement with the new design, yielding lower overall sound pressure levels at all adjacent residential receivers when compared to the existing system's operation.

Sincerely,

Soundscape Engineering

Per:



Nathan Sevens, Principal Consultant
PE, LEED AP, INCE Bd. Cert.
nsevens@SoundscapeEngineering.com
(734) 669-3260

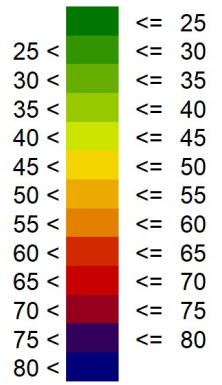


Timothy Carson, Senior Consultant
INCE Mbr.
tcarson@SoundscapeEngineering.com
(734) 796-7098

Existing PA System

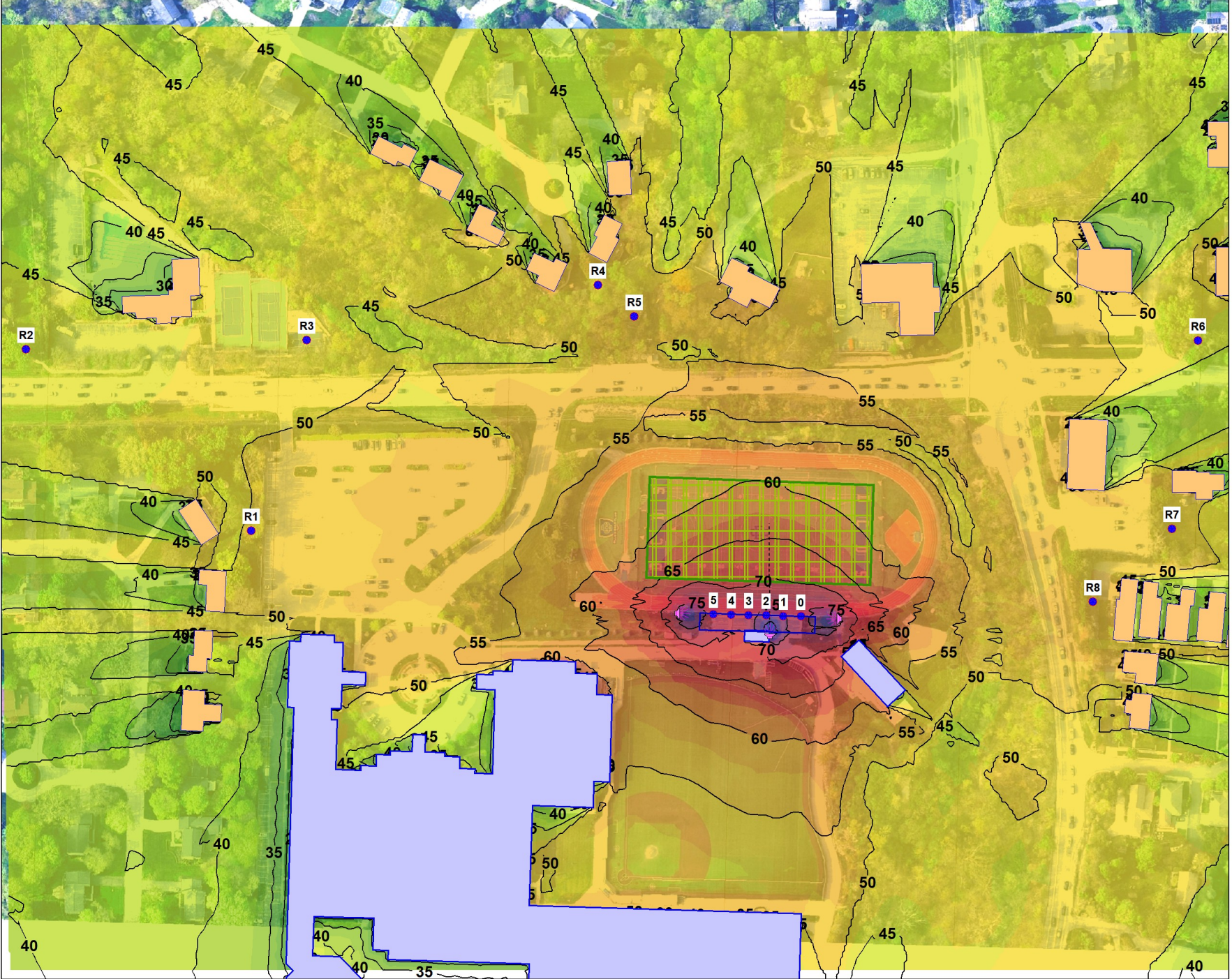
Noise Contours
1.5 m (5 ft)
above ground level

Noise Level Leq (dBA)



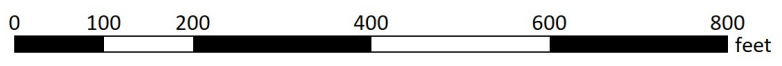
Legend

- Field
- Bleachers
- School Buildings
- Other Buildings
- Loudspeaker
- Receiver



Detroit Country Day School, Beverly Hills MI

Soundscape Engineering | Project # 2383 | Calculated: 3/9/2026

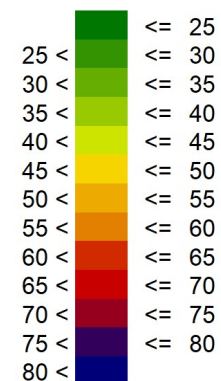


New PA System

4 Loudspeakers
Above Bleachers

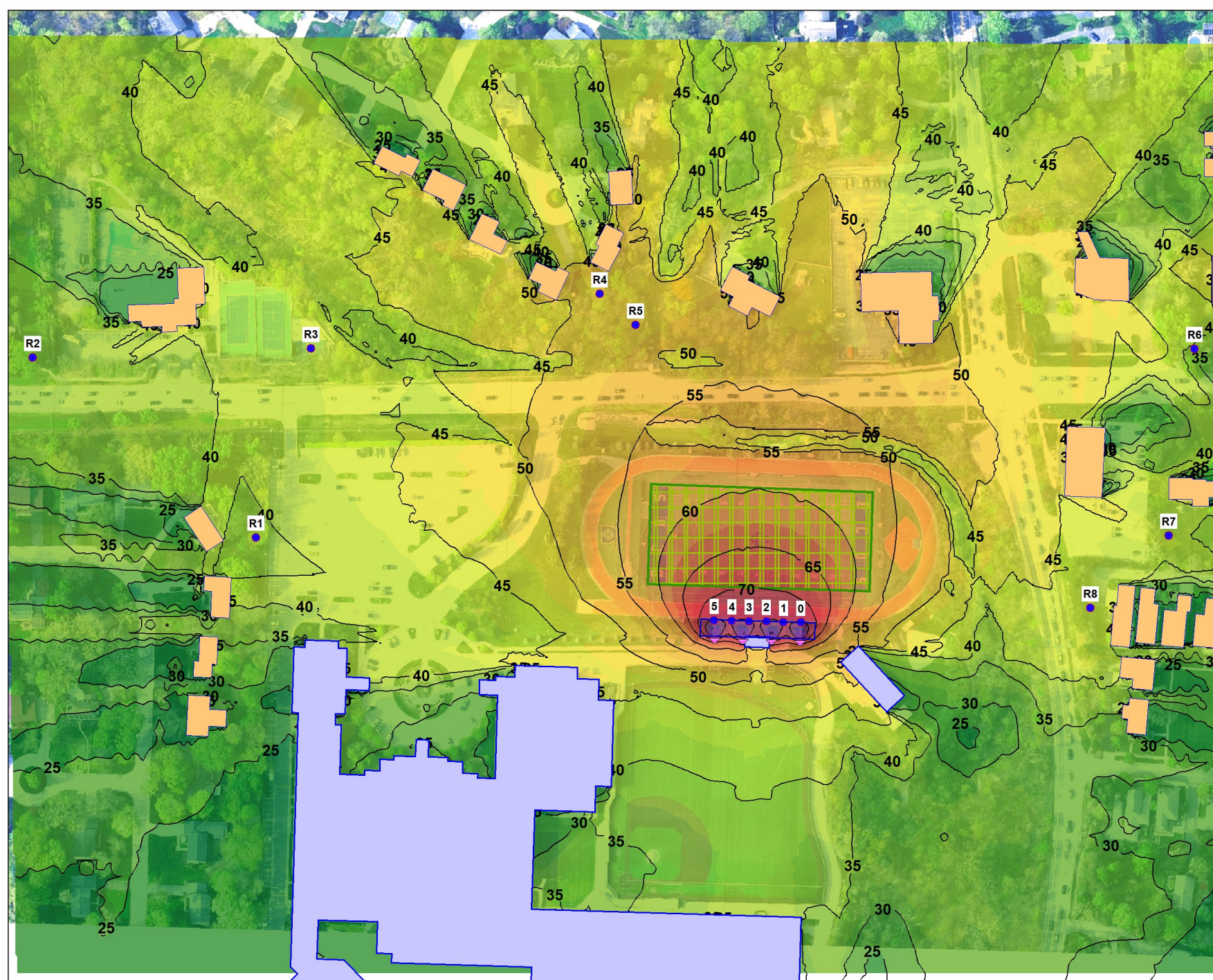
Noise Contours
1.5 m (5 ft)
above ground level

Noise Level
Leq (dBA)



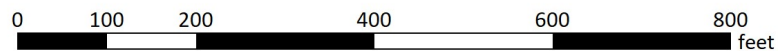
Legend

- Field
- Bleachers
- School Buildings
- Other Buildings
- Loudspeaker
- Receiver



Detroit Country Day School, Beverly Hills MI

Soundscape Engineering | Project # 2383 | Calculated: 3/12/2026





Sx600 High Output Two-way Loudspeaker

- Very High Sensitivity, 105 dB 1 W/1 m (139 dB Peak SPL)
- Easy, Versatile, SuperSAM Mounting System included
- All Weather IEC 529 IP 44 & Mil Spec 810 Environmental Specs
- Available 600 Watt Internal Transformer (Sx600PIX)
- EN54-24 Type B certification 1438-CPR-0300



The Electro-Voice Sx600PI and Sx600PIX are higher power extensions of the popular Sx-series of weather-resistant indoor/outdoor speaker systems. The Sx600 series features a dual 12 inch, Two-element vertical array based on the powerful Neodymium woofer developed for X-Array. Mid-bass and low frequency energy is augmented by an overlapping DL series woofer to produce vertical pattern control and intelligibility superior to conventional horn systems. The HF section features the DH2t compression driver coupled to a molded-in 65° x 65° Constant Directivity horn using EV's unique Varipath throat geometry. An EV exclusive SuperSAM mounting system allows 60° of vertical adjustment and 180° of horizontal pan with simple adjustment. The molded polymer enclosure combined with aluminium and neodymium components provide a lightweight, easy to handle system. A multilayer stainless steel grille protects against rain, sprayed water, and dust to IEC 529 IP 44 Mil Spec 810 humidity, salt spray, and UV specifications.

The Sx600PIX features a special internally mounted 600 Watt line transformer for operation on 70, 100, 140 and 200 volt distributed line systems. The Sx600 series is ideally suited for applications requiring high intelligibility sound at high SPL's in applications such as arenas, stadiums and race tracks.

Technical specifications

Frequency range (-3 dB):	100 Hz-14 kHz
Frequency range (-10 dB):	70 Hz-16 kHz
Max calculated SPL (1m) ¹ :	139 dB
Max calculated SPL (4m) ¹ :	127 dB
Horizontal coverage:	65° nominal
Vertical coverage:	65° nominal
Power handling ² :	600 W continuous., 2400 W peak
Rated noise power:	600 W
Sensitivity (SPL 1W/1m) ¹ :	105 dB
Sensitivity (SPL 1W/4m) ¹ :	93 dB
Impedance (PI version only):	4 Ω nominal, 3.5 Ω minimum
Crossover frequency:	1.8 kHz, LF/MB overlap: 200-600 Hz
Recommended filtering:	90 Hz high-pass filter, @ Q=1.6
Connectors:	SJO cable with gland nut
Enclosure material:	High density polymer

2 | Sx600 High Output Two-way Loudspeaker

PIX version 600 Watt internal transformer ³ :	70 V: 75W - 65Ω 150W - 33Ω 300W - 16Ω 600W - 8Ω 100 V: 150W - 50Ω 300W - 33Ω 600W - 16Ω 140 V: 300W - 65Ω 600W - 33Ω 200 V 600W - 65 Ω
Mounting:	SuperSAM, 5° increments over 60° vertical, 180° horizontal, can be bolted or strapped
Grille:	Powder coated stainless steel
Weather resistance:	IEC 529 IP 44, Mil Spec 810 humidity, salt spray, temperature, and UV
Dimensions (H x W x D):	45.8 in x 16.9 in x 12.3 in (1163 mm x 429 mm x 312 mm)
Net weight (with bracket):	Sx600PI - 80.0 lb (36.3 kg) Sx600PIX - 98.0 lb (44.5 kg)
Shipping weight:	Sx600PI - 92.0 lb (41.8 kg) Sx600PIX - 110.0 lb (50.0 kg)

¹Full-space anechoic measurement.

²EIA RS-426A, tested for eight hours.


³Wattage may be halved (-3 dB) by connecting to the next higher voltage tap. NEVER connect to a tap rated for less than the nominal line voltage!

Notice!

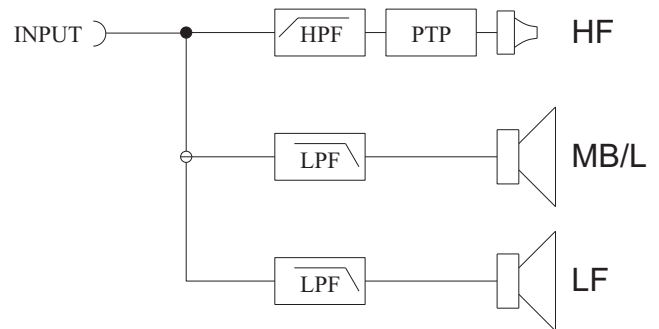
The specifications data was measured in an anechoic chamber according to EN 54-24. Reference axis: Axis is on the center of grille surface and perpendicular to the grille surface.



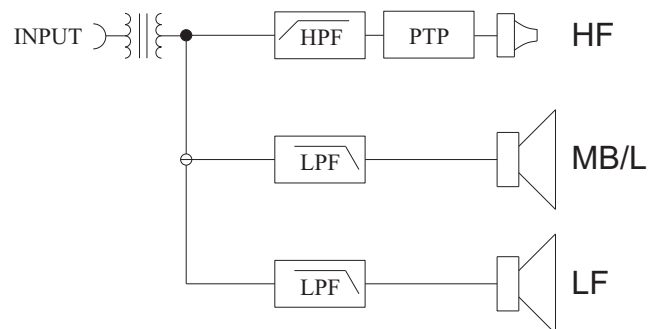
Reference plane: Plane is on the grille surface and perpendicular to the reference axis. Horizontal plane: Plane is containing the reference axis and perpendicular to the reference plane.

 1438
Bosch Security Systems Inc. 130 Perinton Pkwy, Fairport, NY, 14450, USA 12 1438-CPR-0300
EN 54-24:2008 Loudspeaker for voice alarm systems for fire detection and fire alarm systems for buildings Passive full-range loudspeakers Sx600PI, Sx600PIX Type B DOP: REG000288001

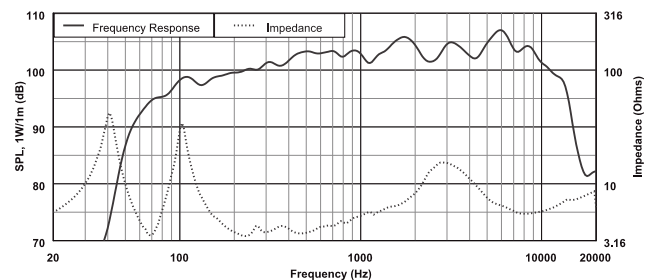
Block diagram Sx600PI:



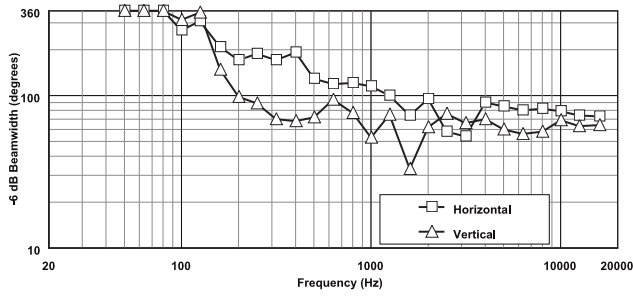
Block diagram Sx600PIX:



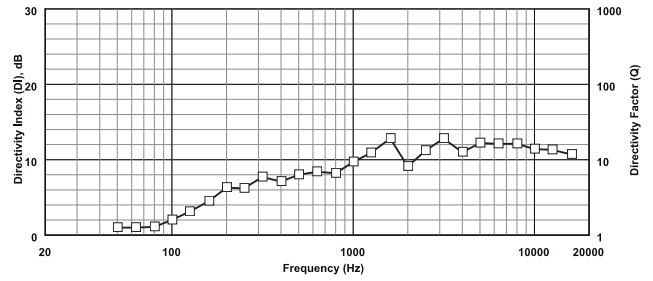
Frequency response and impedance:



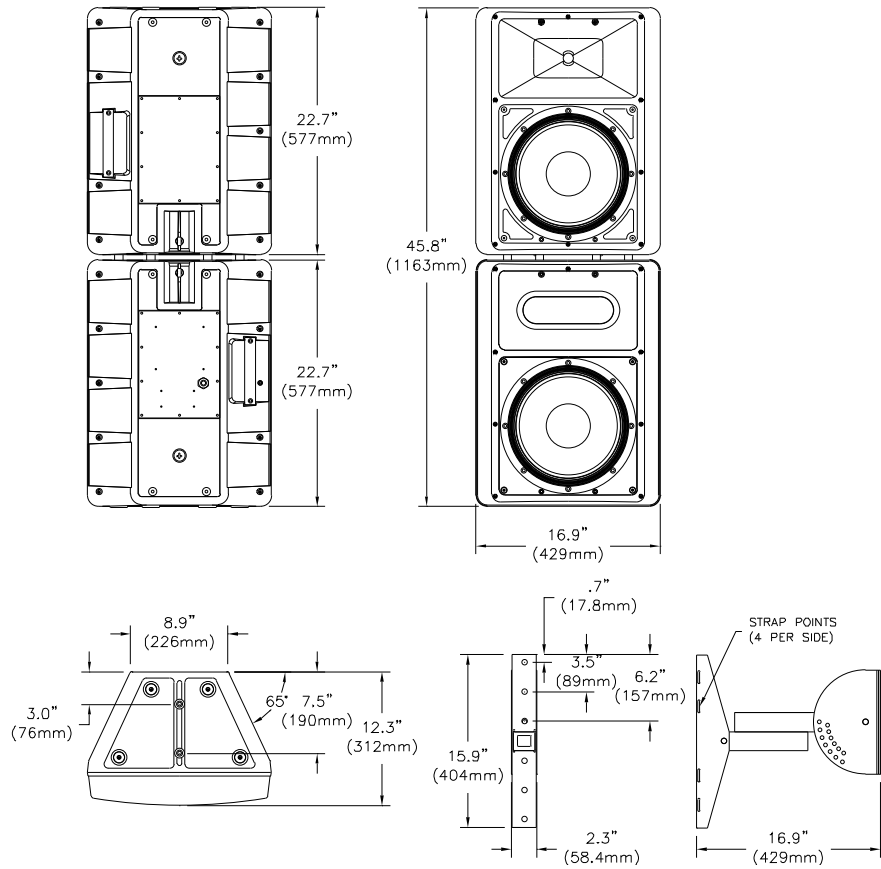
Beamwidth:



Directivity:



Dimensions:



Notice!

Acoustic measurement reference axis is 36 inches up from bottom of enclosure.

Compatible System Solutions:

DC-ONE loudspeaker controller¹

DX46 loudspeaker controller¹

N8000 120V N8000 digital matrix controller¹

CPS2.9 CPS 2.9 power amplifier¹

CPS2.12 CPS 2.12 power amplifier¹

CPS4.10 CPS 4.10 power amplifier¹

¹Contact your sales representative for available voltage versions.

Ordering information

SX600PI_HE SX600PI, BLACK, 2-WAY, HIGH OUTPUT 2 ELE

2 x 12" 2-way, 600 W, incl. Strong-Arm-Mount, outdoor, EN 54-24 certified, black
Order number **SX600PI_HE**

SX600PIX_HE SX600PIX, BLACK, 2-WAY, HIGH OUPUT 2 ELE

2 x 12" 2-way, 600 W, incl. Strong-Arm-Mount, outdoor, transformer, EN 54-24 certified, black
Order number **SX600PIX_HE**

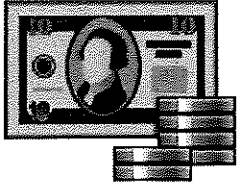
Represented by:

Germany:

Bosch Sicherheitssysteme GmbH
Robert-Bosch-Ring 5
85630 Grasbrunn
Germany

Bosch Security Systems, Inc.
12000 Portland Avenue South
Burnsville MN 55337
USA

www.electrovoice.com



Village Of Beverly Hills

18500 West Thirteen Mile Road

Beverly Hills, MI 48025

Ph: (248) 646-6404

Fax: (248) 646-3703

EXT. RECEIPT NUMBER

200071

Paid By

GRISSIM METZ ANDRIESE ASSOCIATES

15000 EDWARD NORTH HINES DRIVE

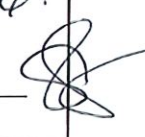
PLYMOUTH, MI 48170

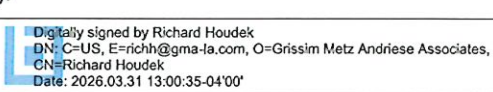
Date: 04/01/2026

Transaction	Type	Record	Category	Description	Amount
00026936	Permit	PS26-0003	Standard Item	01. PLANNING COMMISSION FEE	\$ 200.00

Total	\$ 200.00
Cash	
Check	\$ 200.00
Credit	
Transferred	
Tendered	\$ 200.00
Change	\$ 0.00
To Overpayment	\$ 0.00

Village of Beverly Hills
 Planning
 18500 W 13 Mile Rd
 Beverly Hills, MI 48025
 Phone: (248) 646-6404 Fax: (248) 646-3703
www.villagebeverlyhills.com

Staff Use Only	
Date Received:	3/31/2026
Review/Mtg Date:	4/22/2026
Decision:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> ZBA
Notes:	

Application for Sign Permit	
Property Address & Parcel I.D. Number(s)	Address: 22305 W. 13 Mile Road, Beverly Hills, MI 48025
	Parcel ID(s): 24-09-226-006
Property Information (Attach additional pages if necessary)	Primary Street Frontage: 13 Mile Road Secondary Street Frontage: Lahser Road
	Business Frontage (if different than building):
	Landscaping (if applicable):
First Sign Information * (Attach additional pages if necessary)	Type (e.g. wall or ground): Ground <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary
	Setback (if applicable): refer to plans Height from grade: 8'
	Size: 25.2' L x 23.4' H = 476.1 sq ft Depth or Projection:
	Sign Colors (incl white/black):
	Lighting (type, size, number, etc): Digital Scoreboard
Second Sign Information * (Attach additional pages if necessary)	Type (e.g. wall or ground): <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary
	Setback (if applicable): Height from grade:
	Size: 25.2' L x 23.4' H = 476.1 sq ft Depth or Projection:
	Sign Colors (incl white/black):
	Lighting (type/size/number/etc):
Existing Sign Information	Sign Type: Analog Scoreboard Number of Signs: 1
	Square Footage per sign: 300 sq ft [25' L x 12' H]
Applicant	Contact Name: Richard Houdek
	Business Name: Grissim Metz Andriese, Associates
	Address: 15000 Edward N. Hines Drive, Suite A
	City: Plymouth State: MI Zip: 48170
	Phone: (248) 869-2324 Email: richh@gma-la.com
Property Owner <input type="checkbox"/> Same as Applicant	Contact Name: Rich Dempsey
	Business Name (if applicable): Detroit Country Day School
	Address: 22305 W. 13 Mile Road
	City: Beverly Hills State: MI Zip: 48025
	Phone: (248) 430-1635 Email: rdempsey@dcds.edu
	Property Owner Signature (if other than applicant):
Applicant Signature	X: Richard Houdek 

In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Planning Commission. Submittal by deadline does not guarantee placement on the agenda. Please refer to Sections 22.32 for complete sign regulations. Note: the applicant or a representative must be present at all meetings.

* Full color rendering(s) of existing and proposed sign(s) with required measurements and depicted in the proposed location with applicable building measurements, set back measurements, and any other applicable information is required with submittal.



Agenda Item Summary

To: Planning Commission
From:
Re: *New Business - A. Introduction of Master Plan & Zoning Ordinance Rewrite
Consultant Giffels Webster*
Date: May 27, 2026 - [Click to View Agenda](#)

Summary:

Village Council has awarded the Master Plan Update & Zoning Ordinance Rewrite to Giffels Webster. The project is expected to take two years and will begin in earnest this summer. Staff is working to schedule a Joint Kick-Off Meeting with Village Council. More details and project schedule is forthcoming.

Recommendation:

Attachments:

None