

Present: Chairperson Westerlund, Vice-Chairperson Dillard-Russaw, Secretary Copeland,
Members: Campbell, Harper, Lucas, and Erickson

Absent: Trust

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

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.

APPROVAL OF AGENDA

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

Motion passed.

APPROVAL OF MINUTES

Motion by Campbell, second by Dillard-Russaw, to approve the minutes of the April 22, 2026, Planning Commission meeting.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA

None

OLD BUSINESS

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

Stec summarized the application to relocate an existing scoreboard to the northeast corner of the athletic track. In response to prior Commission concerns, the applicant revised the proposal by changing the scoreboard from a portrait to a landscape orientation, reducing its size from 577.08 to 560.09 square feet, and lowering its height from 31 feet to 28 feet. Houdek, of Grissim Metz Andriese Associates, confirmed that sound amplification is not part of the scoreboard permit application and that the school's speaker system is being upgraded separately.

Stec presented applicant-provided renderings showing that existing mature trees would largely screen the scoreboard from nearby roadways and residential properties. Houdek explained that the scoreboard would be oriented toward the bleachers and away from the western property boundary.

Several Commissioners reported visiting a comparable installation and concluded that the scoreboard was less visually impactful than anticipated. They expressed support for the revised design, citing the reduced height, orientation, absence of speakers, and existing screening.

Stanley of Detroit Country Day School stated that the school had worked cooperatively to address concerns and noted that the scoreboard would support both athletic and educational programming.

Motion by Campbell, second by Dillard-Russaw, to approve the amended application for a 560.09 square foot digital scoreboard as presented, with the conditions that no commercial advertising be displayed, the scoreboard be screened as much as feasible from vehicular traffic on 13 Mile Road and Lahser Road as well as nearby residents, and the scoreboard be turned off when no sporting events are occurring.

Roll Call Vote:

Copeland	Yes
Erickson	Yes
Lucas	Yes
Dillard-Russaw	Yes
Westerlund	Yes
Harper	Yes
Campbell	Yes

Motion passed (7-0)

NEW BUSINESS

A. Introduction of Master Plan & Zoning Ordinance Rewrite Consultant Giffels Webster

Stec introduced Joe Tangari of Giffels Webster, the firm selected to lead the Village's Master Plan update and Zoning Ordinance rewrite. Tangari outlined the two-year, grant-funded project, which will include concurrent updates to the Master Plan and a comprehensive Zoning Ordinance rewrite, with the Master Plan providing policy direction for future zoning changes. Initial work will include a review of the existing Master Plan and an audit of the current Zoning Ordinance.

Tangari described the public engagement process, which will include surveys, focus groups, stakeholder meetings, and outreach to students. A steering committee will be established for the zoning component, with regular updates provided to the Planning Commission.

Key Master Plan focus areas will include housing, stormwater and sustainability, transportation and mobility, economic development, and community facilities. These efforts will inform a future land use map and implementation strategy. A joint meeting with Village Council is anticipated in July.

Campbell emphasized the importance of attainable housing – defined as housing affordable to households earning between 80 and 120% of the area median income, including teachers, nurses, and public safety employees. He highlighted emerging tools such as ADUs (Accessory Dwelling Units), workforce housing ordinances, and related incentives. Stec confirmed that the Village currently has no ADU standards and indicated the topic would be addressed through the Master Plan process.

Westerlund encouraged commissioners to begin considering their long-term vision for the community, particularly regarding housing, ahead of the joint meeting with Council.

PUBLIC COMMENTS

None

LIAISON COMMENTS

None

STAFF COMMENTS

None

COMMISSIONER COMMENTS

Copeland inquired about the status of ADU standards. Stec noted that the topic received a generally positive reception during a prior joint meeting with Council, but no standards currently exist to permit ADUs in the Village. The consensus was that ADUs should be addressed comprehensively through the upcoming Master Plan process.

Dillard-Russaw asked about the timing of re-appointments to the Commission. Stec confirmed that reappointment applications were due by Friday and that Council action is expected in June.

Campbell directed commissioners to the MSHDA “Getting Housing Ready” resources and noted that he may be unavailable for the July meeting due to travel.

CORRESPONDENCE

None

ADJOURNMENT

Motion by Dillard-Russaw, second by Harper, to adjourn the meeting at 7:40 p.m.

Motion passed.

Patrick Westerlund
Secretary

Carissa Brown
Village Clerk

Lydia Williams
Recording Secretary