

Draft: January 9, 2007

Village of Bingham Farms
Planning Commission
January 8, 2007

Approved: March 12, 2007

The regular meeting of the Planning Commission was called to order by Chairman Wolfe at 7:30 p.m.

Present: Wolfe, Hagaman, Kates, Warren, Bello, Kesley,

Absent: Freedman, Wells

Others Present: Jocelyn Wenk (Birchler Arroyo) and Clerk Kathryn Hagaman

Agenda

Motion by Kesley, supported by Warren to accept the Agenda as presented.

Motion carried.

Meeting Minutes

Motion by Kates, supported by Kesley to approve the meeting minutes of August 16, 2006 as submitted.

Motion carried.

Proposed Ordinance Amendments – Driveways

The Commission reviewed the documents edited by the Village attorney. Several members questioned the need for the amendments. Mr. Hagaman indicated the amendments will help the Design Review Board in reviewing proposed site plans. Mrs. Wenk added that the existing ordinance does not provide the Design Review Board with the authority to address driveway issues.

Chapter 97.03 Sec. 5

Chair Wolfe questioned the wording that would allow an auxiliary parking area to be screened by a wall or fence as they are prohibited unless approved by Council. Upon further discussion, it was agreed that the section should read “Auxiliary parking areas shall be screened by perimeter landscaping consisting of groundcover and a hedge (densely planted shrubs) such that parked vehicles are not visible from the street or adjoining properties”.

Motion by Kesley, supported by Warren to recommend to Council that the proposed ordinance amendment to Chapter 97 Residential Driveway regulations be adopted with the change noted above. Motion carried.

Discussion ensued regarding driveway widths and the exclusion of auxiliary parking areas if a garage is within 75 feet of a front or exterior side lot line. Mrs. Wenk indicated that the Village specifically prohibits driveway widths in excess of 12-feet. It was clarified that Village ordinance allows maximum driveway widths of 18-ft if the garage is 75-feet or less from the road.

During discussion of the proposed ordinance amendment, the Commission questioned the timeframe allowed for outside storage of recreational vehicles. The Commission believes this the 12-hour timeframe is very stringent.

Motion by Kesley, supported by Warren to request that Council review Chapter 157.050 Section L and consider increasing the timeframe from 12 to 24 hours for outside storage of recreational vehicles etc.

Motion carried 5-1 with Kates opposing.

Chapter 153

Mrs. Wenk indicated that this amendment was necessary to give the Design Review Board the authority to review driveway configurations for single-family homes. The current wording authorizes the DRB to review driveways in subdivisions and non-residential developments.

Motion by Warren, second by Hagaman to recommend adoption of the ordinance amendment to Chapter 153 as submitted.

Motion carried.

Non-Motorized Pathways

Chair Wolfe indicated that he believes the Village needs to address this issue. In his assessment, the Village should consider a pathway at the bridge on Bingham Rd. This is a difficult area to walk as there is no place for a walker to get off the road when going up hill to avoid vehicular traffic, especially when two cars are approaching at the same time.

Mrs. Wenk distributed a proposal to conduct a study to identify possible locations for a pathway. It is not the intent to add pathways throughout the Village.

Mr. Kesley recommended that another area to consider is the section on Thirteen Mile Rd. from Bingham Rd. to Cardinal Ln. It is challenging whether one is walking or biking.

In response to a question, Mrs. Wenk addressed the requirements for receiving Act 51 road funding. It requires that 1% of the funding level be spent in a ten year period on non-motorized pathways. The definition includes shoulder paving, bike lanes or separated paths, bridge widening and signage.

This study will also tie in with one of the concepts included in the Village's 2004 Master Plan. Chapter 6-14 (Recommended Improvements) addresses consideration of pathways alongside 13 and 14 Mile Roads to enhance safety and discourage pedestrians and bikers from using traffic lanes.

Motion by Kesley, second by Warren to recommend that Council authorize funding for a Safety Path Study as described in the Birchler Arroyo proposal dated January 8, 2007.

Motion carried.

Discussion followed regarding the timeframe for updates to the Planning Commission. Mrs. Wenk agreed to provide updates following completion of the inventory phase and upon formulation of findings.

Old Business – None

New Business - None

Motion by Kates, second by Kesley to adjourn.

Motion carried.

Meeting adjourned at 8:04 p.m.