

Draft: May 22, 2007

Village of Bingham Farms  
Planning Commission  
May 14, 2007

Approved: June 11, 2007

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

Present: Wolfe, Hagaman, Kesley, Towle, Yaremchuk, Wells, Warren, & Freedman (7:35 p.m.)

Absent: Bello

Others Present: Joe Kosik Jr. (JFK Investments (30300 Telegraph Rd.) Paul Avesian (realtor), Dave Birchler (planner).

### **Agenda**

Motion by Wells, second by Hagaman to accept the Agenda.

Motion carried.

### Minutes

Motion by Warren, second by Wells to approve the meeting minutes of April 18, 2007 as submitted.

Motion carried.

### **RV Parking**

Chair Wolfe opened the public hearing at 7:31 p.m.

No public wished to be heard.

Chair Wolfe explained that the Commission had discussed this topic last month. However, before sending a recommendation to Council, a public hearing was needed.

Mrs. Warren suggested that the word "mobile homes" be removed from the current wording and be replaced with motor homes as it better defines the vehicle.

The public hearing was closed at 7:41 p.m.

Motion by Wells, second by Yaremchuk to recommend to Council adoption of an ordinance amendment to allow outside storage of motor homes, travel trailers and similar recreational vehicles for up to 48 hours.

Motion carried.

### **Residential Parking**

Chair Wolfe explained a public hearing was needed to finalize the last of the ordinance amendments regulating auxiliary parking areas on residential properties.

The Chair opened the public hearing at 7:41 p.m.

No public wished to be heard.

The Planning Commission will discuss this amendment at next month's meeting prior to forwarding any recommendation to Council.

The public hearing was closed at 7:44 p.m.

### **Review C-1 Sign Ordinance**

Chairman Wolfe explained that a review of the C-1 Sign Ordinance was requested by the Zoning Board of Appeals in relation to a variance request under consideration.

Mr. Joe Kosick, Jr., was representing the building owners, JFK Investments. He explained the unique situation at Bingham Office Park. Three of the buildings in this complex have no frontage on Telegraph Rd. and are difficult to find. They sit approximately 728 ft. from Telegraph Rd.

Prior to its bankruptcy, Global Crossing occupied 90% of the 30300 building. None of that space has been filled partially due to the inability to have building signage. In the past few years, at least twenty prospective tenants became disinterested when they were informed that building signage was not available. Those tenants went elsewhere. Large companies (45,000 sq. ft. minimum) want a building sign.

The existing ordinance is somewhat grey whether the back buildings retain building signage rights even with the monument signs that are on Telegraph Rd. Burton Share (30100 & 30400 Telegraph Rd) have maintained that the tenant spaces on the monument sign are for their two buildings only. This leaves the back buildings at a distinct disadvantage.

Mr. Kesley commented that the Village considers those 5 buildings as one parcel with regard to sign allocation. Originally, each building was allowed 30 sq. ft for building designation. However, when the sign ordinance was amended, the monument signs were in lieu of building designation.

Mrs. Warren concurred that the sign requests were considered as representing all five buildings. She raised concern that at some point, there could be five different owners in this complex.

Mr. Birchler commented that in essence, the building owners traded 150 sq. ft. of total signage (30 sq. x 5) for 100 sq. ft. Plus there is the concern that the decision to do this was made without consultation with the other owners. Mr. Birchler recommended that he be authorized to consult with the Village attorney relative to this issue.

Discussion ensued on the practical difficulties of this particular complex. Mr. Kosick presented a display that showed what the signage would look like from Telegraph Rd. One sign was at 30 sq. ft and the other at 100 sq. ft. This sign would not be detracting from anything and would not impact the residential properties to the east.

Chairman Wolfe questioned whether the Commission should recommend that the building owner request a variance or should the ordinance be amended.

Mr. Kesley commented that he did not believe a variance should be given because of the economic climate. If the Planning Commission accepts the argument the present signage applies solely to the front buildings, then a case could be made to amend the ordinance.

Mr. Hagaman suggested that the Commission consider a sliding scale. The further back from Telegraph Rd., the larger the size for a building sign.

Mr. Birchler informed the Commission that there is a street graphic system, which calculates the size of a sign, based on the distance of the sign to the street and also takes into consideration the speed limits on the road.

Mr. Hagaman suggested that a sliding scale could be as follows:

200 ft from the road – 30 sq. ft allowed

201 – 500                      70 sq. ft

700 +                              100 sq. ft.

The Commission agreed to continue discussion on this topic and requested that Mr. Birchler provide additional information for consideration at the June PC meeting.

### **Non Motorized Pathways**

Mr. Birchler presented the final chapter of the NonMotorzied Pathways Study and proposed several payment options for consideration by the Village. Pathways on both Thirteen Mile Rd. and Fourteen Mile Rd. are real possibilities. Both Beverly Hills and Bloomfield Township have pathways that the Village could connect to.

In response to a question relative to cost, Mr. Birchler indicated he did a rough estimate based on installation of 3300 lineal ft. on Fourteen Mile and 2000 on Thirteen Mile. That cost would be between \$240,000 to \$300,000. This does not include the cost for a bridge over the Franklin Branch of the Rouge. This cost could range from \$25,000 for a small bridge up to \$100,000. Continental Bridge Co. has installed numerous types of bridges throughout the U.S. Their website is [www.continentalbridge.com](http://www.continentalbridge.com). The cost estimates are based upon 8-ft. wide paths.

Discussion ensued over the benefits of having pathways ranging from safety issues to health issues. It would be safer for people to walk on pathways than on the street. A concern was raised over liability issues and the recommendation was made to check with other communities to see how they handle it. However, there was consensus that the Village should further evaluate the concept and better define the costs.

### **New Business**

Mr. Birchler informed the Commission that he had a pre-meeting with a company who is interested in constructing a multi-use facility at the corner of Telegraph and Fourteen Mile Rd. The concept is to build an independent/assisted living facility with a small office building. They have an agreement to secure all the parcels except one on Deauville Ct.

Mr. Birchler indicated that the concept is a legitimate land use. The courts and statutes are in full support of this concept in any community that shows there is a need.

This concept could not be improved under the current ordinance, however the Village could consider modifying the Planned Unit Development provision. This proposal would build the facility into the terrain. The majority of parking would be underground, with small surface parking areas for the office building and visitor parking for the residential area.

Mr. Kesley noted that this concept is not in conflict with the Village Master Plan.

The Commission requested that the representatives attend the next Planning Commission meeting to further discuss this concept.

### **Old Business - None**

Motion by Hagaman, second by Kesley to adjourn.  
Motion carried.

Meeting adjourned at 9:15 p.m.