

**ROSEVILLE PLANNING COMMISSION
REGULAR MEETING**

CITY MANAGER'S CONFERENCE ROOM
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5443

Monday, September 19, 2016
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Kurmmell Knox
	Vice – Chairperson	Geraldine White
COMMISSIONERS:	Commissioners	Scott Arnold
		Michael Batke
		Matthew Haugh
		John Jacobson
		Lauren O’Meara
		John Surhigh
ABSENT:	Commissioner	Frank Maisano
OTHERS PRESENT:		Ben Tallerico, Planning Consultant

Chairperson Kurmmell Knox called the meeting to order at 7:00 p.m.

A. ROLL CALL

Secretary John Surhigh conducted roll call.

COMMISSIONER MATTHEW HAUGH moved, VICE - CHAIRPERSON GERALDINE WHITE seconded to excuse Commissioner Frank Maisano.

MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIENCE

Chairperson Kurmmell Knox led the Planning Commission in the Pledge of Allegiance.

C. AGENDA APPROVAL

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER SCOTT ARNOLD seconded to approve the agenda.

MOTION CARRIED UNANIMOUSLY

D. PUBLIC TO BE HEARD – NON AGENDA ITEMS

No one from the public wished to be heard.

E. APPROVAL OF MINUTES

1. Meeting of August 15, 2016.

VICE - CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER LAUREN O'MEARA seconded to approve the meeting minutes of August 15, 2016.

MOTION CARRIED UNANIMOUSLY

*Commissioner Matthew Haugh abstained from motion due to absence.

2. Meeting of August 29, 2016.

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER SCOTT ARNOLD seconded to approve the meeting minutes of August 29, 2016.

MOTION CARRIED UNANIMOUSLY

F. CORRESPONDENCE

Secretary John Surhigh reported Commission members received no correspondence.

G. BILLS TO BE PAID

Beckett & Raeder #2016397

Basic Services	RZ 28800 Groesbeck	\$360.00
Basic Services	RZ 19904 and 19780 McKinnon	\$337.50
		<u>Total \$697.50</u>

Beckett & Raeder #2016398

Retainer	July	\$600.00
		<u>Total \$600.00</u>

VICE - CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER MATTHEW HAUGH seconded to approve payment of Beckett & Raeder invoices #2016397 and #2016398 in the total amount of \$1297.50.

MOTION CARRIED UNANIMOUSLY

H. PUBLIC TO BE HEARD – AGENDA ITEMS ONLY – NOT TO INCLUDE PUBLIC HEARING ITEMS

No one from the public wished to be heard.

I. PUBLIC HEARINGS

- **REZONING - Property located on the south side of 12 Mile Road, west of Utica Road (Commonly known as 17872 12 Mile Road) from R1 Single Family Residential to B3 General Business; Jay Hammoud, Applicant.**

COMMISSIONER JOHN SURHIGH moved, VICE – CHAIRPERSON GERALDINE WHITE seconded to open Public Hearing for REZONING - Property located on the south side of 12 Mile Road, west of Utica Road (Commonly known as 17872 12 Mile Road) from R1 Single Family Residential to B3 General Business; Jay Hammoud, Applicant.

MOTION CARRIED UNANIMOUSLY

The following people wished to be heard:

- Ben Tallerico, Planning Consultant spoke on behalf of this request.
- Ron Chiesa, RA Architects PC, site plan designer, spoke on behalf of this request.
- Lori Nichols – 17864 12 Mile.

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER SCOTT ARNOLD seconded to close Public Hearing for REZONING - Property located on the south side of 12 Mile Road, west of Utica Road (Commonly known as 17872 12 Mile Road) from R1 Single Family Residential to B3 General Business; Jay Hammoud, Applicant.

MOTION CARRIED UNANIMOUSLY

J. COMMITTEE REPORTS

There were no committee reports.

K. OLD BUSINESS

- 1. REZONING – Property located on the south side of 12 Mile Road, west of Utica Road (Commonly known as 17872 12 Mile Road) from R1 Single Family Residential to B3 General Business; Jay Hammoud, Applicant.**

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER JOHN JACOBSON seconded to approve REZONING – Property located on the south side of 12 Mile Road, west of Utica Road (Commonly known as 17872 12 Mile Road) from R1 Single Family Residential to B3 General Business; Jay Hammoud, Applicant, and to send recommendation to City Council.

MOTION CARRIED UNANIMOUSLY

- 2. REZONING – Property located on the north side of 12 Mile Road, east of Groesbeck and west of Utica (Commonly known as 16831 12 Mile Road) from OS Office Service to B2 Community Business District; Steve Gibson of Hope Center Macomb, Petitioner; Roseville K of C, Owner.**

- Ben Tallerico, Planning Consultant informed Commission members of Applicant letter to rescind rezoning request.

- 3. REZONING – Property located on the south side of Curtis, west of Packard and east of Ford (Commonly known as 16250 Curtis) from R1 One Family Residential to I-1 Light Industrial; Tom Mayo of TJ’s Hauling Company, Petitioner and Owner.**

- Ben Tallerico, Planning Consultant discussed Public Hearing to be held on October 3, 2016 with Commission members.

L. NEW BUSINESS

There was no new business.

M. PLANNING CONSULTANT, ADMINISTRATOR’S OR STAFF REPORT

Ben Tallerico, Planning Consultant reported on the following:

- Senate Bill 1032.
- Senate Bill 1031.
- House Bill 4209 of 2015.
- House Bill 4209.

N. COMMISSION MEMBERS TO BE HEARD

Commission members wished Chairperson Kurmmell Knox a Happy Birthday.

O. ITEMS FOR NEXT AGENDA.

1. **PUBLIC HEARING FOR REZONING** – Property located on the south side of Curtis, west of Packard and east of Ford (Commonly known as 16250 Cutis) from R1 One Family Residential to I-1 Light Industrial. Tom Mayo of TJ's Hauling Company, Petitioner and Owner.

2. **SITE PLAN REVIEW** – 31563 Gratiot; Kevin's Marysville Auto Sales.

P. ADJOURNMENT

COMMISSIONER MATTHEW HAUGH moved, VICE – CHAIRPERSON GERALDINE WHITE seconded the agenda having been acted upon; the meeting is hereby adjourned at 7:39 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland
City Clerk