

**ROSEVILLE PLANNING COMMISSION
REGULAR MEETING**

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

Monday, July 18, 2016
7:00 p.m.

ROLL CALL

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

Chairperson Kurmmell Knox called the meeting to order at 6:58 p.m.

A. ROLL CALL

Secretary John Surhigh conducted roll call.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER SCOTT ARNOLD seconded to excuse Vice Chairperson Geraldine White.

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

The following person wished to be heard:

- Ben Tallerico, Planning Consultant introduced Gordon Pearson, City of Roseville Community and Economic Development Specialist.

E. APPROVAL OF MINUTES

1. Meeting of June 20, 2016.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER MATTHEW HAUGH seconded to approve the meeting minutes of June 20, 2016.

MOTION CARRIED UNANIMOUSLY

2. Meeting of June 27, 2016.

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER FRANK MAISANO seconded to approve the meeting minutes of June 27, 2016.

MOTION CARRIED UNANIMOUSLY

F. CORRESPONDENCE

Secretary John Surhigh reported Commission members received Planning and Zoning News monthly publication and notification of Public Hearings to be held on August 1, 2016.

G. BILLS TO BE PAID

Beckett & Raeder #2016310

Basic Services	SPR 28945 Utica	\$360.00
Basic Services	Monthly Report	No Charge
Basic Services	Meeting Summary	No Charge
Basic Services	Agenda Review	No Charge
		<u>Total \$360.00</u>

Beckett & Raeder #2016314

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

COMMISSIONER MICHAEL BATKE moved, COMMISSIONER MATTHEW HAUGH seconded to approve payment of Beckett & Raeder invoices #2016310 and #2016314 in the total amount of \$960.00.

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

There were no public hearings.

J. COMMITTEE REPORTS

There were no committee reports.

K. OLD BUSINESS

1. **28945 Utica (Southwest corner of 12 Mile/Utica). APCO Oil Company (Ali Hammoud, Jay Hammoud), Developer; Pierre Abu-Joudeh/Patrick Abu-Joudeh, Owner; Ronald A. Chiesa, AIA, Site Plan Designer.**

- Ronald A. Chiesa, AIA, Site Plan Designer was present to receive the signed Site Plan Review for 28945 Utica.

L. NEW BUSINESS

**Chairperson Kurrnell Knox reported the applicants for New Business item 2 requested to table item indefinitely.*

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER FRANK MAISANO seconded to remove from agenda indefinitely, New Business item number 2, REZONING – Property located on the east side of Groesbeck between 12 Mile Road and Cole Street (Commonly known as 28800 Groesbeck) from B3 General Business to I-1 Light Industrial. Leonard Avenue LLC, Petitioner.

MOTION CARRIED UNANIMOUSLY

1. **REZONING – Property located on the south side of McKinnon between Gratiot and Beaconsfield (Commonly known as 19780 McKinnon and 19904 McKinnon) from R1A One Family Residential to B3 General Business. K Presley Investments LLC, Petitioner.**

- Ben Tallerico, Planning Consultant spoke on behalf of this request.
- Jon Pastucha, 31563 Gratiot, spoke on behalf of this request.

2. **Presentation on Complete Streets.**

- Ben Tallerico Planning Consultant presented information on Complete Streets and answered questions from Planning Commission.

M. PLANNING CONSULTANT, ADMINISTRATOR'S OR STAFF REPORT

Ben Tallerico, Planning Consultant reported on the following:

- International Outdoor, Inc. v. City of Livonia.
- Webster Township v. Waitz.
- Tree of Life Christian Schools v. City of Upper Arlington.
- Colthurst v. Bryan.

N. COMMISSION MEMBERS TO BE HEARD

Commission members thanked Secretary John Surhigh for his research and welcomed Community and Economic Development Specialist Gordon Pearson to the City of Roseville.

O. ITEMS FOR NEXT AGENDA.

- 1. SITE PLAN REVIEW** – 20705 13 Mile Road (Northwest corner of 13 Mile/Little Mack).
The Kroger Company of MI, Developer; The Project Collaborative Inc., Timothy B Kratz,
P.E. Site Plan Designer.

- 2. PUBLIC HEARING FOR REZONING:** Property located on the south side of McKinnon
between Gratiot and Beaconsfield (Commonly known as 19780 McKinnon and 19904
McKinnon) from R1A One Family Residential to B3 General Business. K Presley
Investments LLC, Petitioner.

- 3. ANNUAL REPORT.**

P. ADJOURNMENT

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER FRANK MAISANO seconded the agenda having been acted upon; the meeting is hereby adjourned at 8:27 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland
City Clerk