

**ROSEVILLE PLANNING COMMISSION
REGULAR MEETING**

COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5443

Monday, May 2, 2016
7:00 p.m.

ROLL CALL

PRESENT: Chairperson Kurmmell Knox
Vice – Chairperson Geraldine White

Commissioners John Surhigh
Scott Arnold
Michael Batke
John Jacobson
Frank Maisano
Lauren O’Meara

ABSENT: Commissioner Matthew Haugh

OTHERS PRESENT: Ben Tallerico, Planning Consultant

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

A. ROLL CALL

Secretary John Surhigh conducted roll call.

VICE – CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER FRANK MAISANO seconded to excuse Commissioner Matthew Haugh.

MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIENCE

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

C. AGENDA APPROVAL

Commissioner John Surhigh requested to amend agenda by adding item 3. Review of St. Clair Shores Master Plan and placing under Old Business.

COMMISSIONER FRANK MAISANO moved, VICE – CHAIRPERSON GERALDINE WHITE seconded to approve the agenda as amended by adding item 3. Review of St. Clair Shores Master Plan and placing under Old Business.

MOTION CARRIED UNANIMOUSLY

D. PUBLIC TO BE HEARD – NON AGENDA ITEMS

No one from the public wished to be heard.

E. CORRESPONDENCE

Secretary John Surhigh reported Commission members received notices of City Council's approval of the Capital Improvement Plan and Education Enterprise Zone changes.

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

No one from the public wished to be heard.

G. PUBLIC HEARINGS

1. Review of proposed Zoning Ordinance Amendment to regulate oil and drilling operations.

COMMISSIONER FRANK MAISANO, COMMISSIONER SCOTT ARNOLD seconded to open Public Hearing for Review of proposed Zoning Ordinance Amendment to regulate oil and drilling operations.

MOTION CARRIED UNANIMOUSLY

- No one from the public wished to be heard.

VICE - CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER FRANK MAISANO seconded to close Public Hearing for Review of proposed Zoning Ordinance Amendment to regulate oil and drilling operations.

MOTION CARRIED UNANIMOUSLY

H. COMMITTEE REPORTS

Commissioner John Surhigh will meet with new Commission member John Jacobson and provide him with necessary training materials.

I. OLD BUSINESS

1. Review of proposed Zoning Ordinance Amendment to regulate oil and drilling operations.

COMMISSIONER JOHN SURHIGH moved, COMMISSIONER SCOTT ARNOLD seconded to approve proposed Zoning Ordinance Amendment to regulate oil and drilling operations and to send recommendation to City Council.

ROLL CALL VOTE

CHAIRPERSON KURMMELL KNOX	YEA
VICE - CHAIRPERSON GERALDINE WHITE	YEA
SECRETARY JOHN SURHIGH	YEA
COMMISSIONER MICHAEL BATKE	YEA
COMMISSIONER MATTHEW HAUGH	ABSENT
COMMISSIONER FRANK MAISANO	NAY
COMMISSIONER SCOTT ARNOLD	YEA
COMMISSIONER LAUREN O'MEARA	YEA
COMMISSIONER JOHN JACOBSON	YEA

MOTION CARRIED

2. Public Participation Plan.

- Commission moved item to the next agenda on May16, 2016 to allow Commissioner John Jacobson to review. No action was taken.

3. Review of St. Clair Shores Master Plan.

- Ben Tallerico, Planning Consultant answered questions from Commission members.

COMMISSIONER FRANK MAISANO moved, VICE - CHAIRPERSON GERALDINE WHITE seconded to approve Review of St. Clair Shores Master Plan and to send a letter of recommendation to the City of St. Clair Shores.

MOTION CARRIED UNANIMOUSLY

J. NEW BUSINESS

1. SITE PLAN REVIEW – 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.

- Pierre Abu-Joudeh and Patrick Abu-Joudeh, Owners, were present on behalf of request.
- Ron Chiesa, R.A. Chiesa Architects P.C., Site Plan Designer, spoke on behalf of request and answered questions from Commission members.

COMMISSIONER FRANK MAISANO moved, VICE – CHAIRPERSON GERALDINE WHITE seconded to deny and send to Zoning Board of Appeals SITE PLAN REVIEW – 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 due to failure to meet minimum requirements.

MOTION CARRIED UNANIMOUSLY

2. Beckett & Raeder #2015-576

Retainer	\$600.00
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TOTAL \$600.00

COMMISSIONER JOHN SURHIGH moved, VICE - CHAIRPERSON GERALDINE WHITE seconded to pay Beckett & Raeder invoice number #2015-576 in the total amount of \$600.00.

MOTION CARRIED UNANIMOUSLY

K. PLANNING CONSULTANT, ADMINISTRATOR'S OR STAFF REPORT

Ben Tallerico, Planning Consultant reported the following:

- Downtown Development Authority should be the primary focus for recommendations for properties located within the DDA area. Planning Commission will be the body that reviews recommendations and holds Public Hearings for those properties as needed.

L. COMMISSION MEMBERS TO BE HEARD

Commission members welcomed John (Jack) Jacobson to the Planning Commission.

M. ITEMS FOR NEXT AGENDA.

1. **REVIEW:** Public Participation Plan.
2. **DISCUSSION:** Capital Improvement Plan Role.

N. ADJOURNMENT

COMMISSIONER JOHN JACOBSON moved, VICE - CHAIRPERSON GERALDINE WHTIE seconded the agenda having been acted upon; the meeting is hereby adjourned at 8:15 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland
City Clerk