ROSEVILLE PLANNING COMMISSION
REGULAR MEETING

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5440

MONDAY, MAY 17, 2010
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Secretary	John Surhigh
	Commissioners	Kurmmell Knox
		Joseph Montgomery
		Robert Neibel
		Danielle Stoner
		Nancy Sunderman-Elert
VACANT:	One	
OTHERS PRESENT:		Ben Tallerico, Planning Consultant

Chairperson Otto Wilhelm called the meeting to order at 7:00 p.m.

A. ROLL CALL

Secretary John Surhigh conducted Roll Call.

B. PLEDGE OF ALLEGIANCE

Chairperson Otto Wilhelm led the Commission in the Pledge of Allegiance.

C. PUBLIC TO BE HEARD

No one from the public wished to be heard.

D. APPROVAL OF MINUTES

1. Study Session of April 5, 2010

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT NEIBEL seconded to approve minutes of the Study Session held on April 5, 2010.
MOTION CARRIED UNANIMOUSLY

2. Regular Meeting of April 19, 2010

COMMISSIONER JOSEPH MONTGOMERY moved, DANIELLE STONER seconded to approve minutes of the Regular meeting held on April 19, 2010 with the correction Robert Splane submitted a letter of resignation not Robert Neibel.
MOTION CARRIED UNANIMOUSLY

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Secretary John Surhigh received the following bills to be paid:

1. Beckett & Raeder, Inc. Invoice 13199 & 13200

a.	Professional services for the month of April	$ 600.00
b.	Rezoning B-1 to I-1 and site visit 16235 11 Mile Road PP#14-18-455-025	$ 517.50
c..	Rezoning B-2 to B-3 and site visit Eastgate Shopping Center PP #14-20-176017	$ 495.00
	TOTAL:	$ 1,612.20

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER ROBERT NEIBEL seconded to approve payment to Beckett & Raeder, Inc. totaling $1,612.20
MOTION CARRIED UNANIMOUSLY

G. PUBLIC TO BE HEARD-AGENDA ITEMS ONLY-NOT TO INCLUDE PUBLIC HEARING ITEMS

No one from the Public wished to be heard.

H. PUBLIC HEARINGS

REZONING – Property located on the North side of 11 Mile Road PP#14-18-455-025) West of Barkman, East of Academy (Commonly Known as 16235 11 Mile Road) from B-1 (Local Business) to I-1 (Light Industrial); N. J. Kaminski, Petitioner.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded to open a public hearing.
MOTION CARRIED UNANIMOUSLY

- Don Fresard, 16171 11 Mile Road, discussed the rezoning of 16235 11 Mile Road from B-1 to I-1.

Chairperson Otto Wilhelm addressed concerns raised during the Public Hearing this evening.

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

1. REZONIING – Property located on the (North side of 11 Mile Road PP#14-18-455-025) – West of Barkman, East of Academy (Commonly known as 16235 11 Mile Road) from B-1 (Local Business) to I-1 (Light Industrial): N. J. Kaminski, Petitioner.

    a. Ben Tallerico advised the Commission that he has not received any new information since the Planning Commission received his report dated April 6, 2010. From the information Mr. Tallerico has submitted to the Commission he has concluded from a planning stand point that the parcel should remain its current B-1 (Local Business) Classification. This conclusion is based on the determination that reclassification of the parcel would be contrary to the land use recommendation of the City's adopted Master Plan.
    b. A request to reclassify this parcel to light industrial (I-1), could create a potential small zone of inconsistent use within a larger zone. It would be surrounded on two sides by a commercial district that would not properly relate to the remaining land directly to the north and would be physically separated from any other industrial district, in other words it would be spot zoning.
    c. Rezoning it would make the remaining commercial district reduced in size with an industrial classification sandwiched in between B-1.
    d. The Character of the neighborhood would remain consistent with the use of the master plan, and does not reflect industrial use.

    Joe Oram, President of VIP Media, 29551 Greenfield, Suite 219, Southfield MI appeared on behalf of this request, and answered the Commission and Mr. Tallerico's questions.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER KURMMELL KNOX seconded to send a recommendation to City Council to deny the applicants request to rezone property located on the (North side of 11 Mile Road PP#14-18455-02) West of Barkman , East of Academy (Commonly know as 16235 11 Mile Road) from B-1 (Local Business) to I-1 (Light Industrial): it would be considered spot zoning.

MOTION CARRIED UNANIMOUSLY

2. SITE PLAN REVIEW – New Social Security Office to be located at 15250 12 Mile Road (South side of 12 Mile Road, east of Hayes). WSSA Roseville LLC, Developer; Scott Schumacher of GLA Surveys & Engineers, site Plan Designers.

Planning Consultant Ben Tallerico offered the following summary of the Revised Preliminary Site Plan for 15250 E. 12 Mile Rd Social Security Administration Building and the following items that need to be addressed as indicated in his report:

- If the subject property is two separate parcels with two zoning districts, the applicant may want to rezone one of the parcels so both zoning districts would be the same.
- Off-Street Parking requirements do not appear to be met. The application needs to indicate the usable floor area or depict it on the floor plan.
- Additional lighting information needs to be provided as noted in 1.9.
- As stated in 1.12, signs shall be in compliance with the Roseville Sign Ordinance, Chapter 264 in the Roseville Code of Ordinances, as amended.

Planning Consultant Ben Tellerico answered the Planning Commission's questions and concerns regarding the New Social Security Office.

John Pavone, Developer from WSSA, Flint MI appeared on behalf of this request and answered the Commission's questions. He also submitted documents to the Commission with an apology for late submittal of the documents, but he just received Planning Consultant Ben Tallerico's write up.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER JOSEPH MONTGOMERY seconded to send a recommendation to City Council to deny the applicants request because it fails to meet the minimum standards.

MOTION CARRIED UNANIMOUSLY

K. NEW BUSINESS

REZONING – Property located on the East side of Gratiot, North of Frazho Road (Commonly known as 26380 Gratiot – Eastgate Shopping Center) from B-2 Community Business to B-3 General Business. Howard Rosenberg, Eastgate Shopping Center, Petitioner.

Planning Consultant Ben Tallerico offered the following conclusion from a planning stand point there are challenges to the parcel being rezoned from B-2 Community Business to B-3 General Business. His conclusion is based on the following determinations:

- In addition to the permitted uses listed in Section 1101, Section 1102 (2) h which allows other uses similar to the above use. This allows for a larger number of uses than what is listed.
- The applicant is not requesting to construct any new buildings on the site, therefore any new uses would be incorporated within the existing buildings.
- Some of the additional uses such as motor vehicle service stations and motor vehicle repair shops that would be allowed if the property were rezoned to B-3 General Business may be incompatible with the existing uses within an integrated or planned cluster of establishments served by a common parking area.
- Public hearing to Rezone on June 21st.

Howard Rosenberg, 30665 Northwestern, Suite 200, Farmington MI the Petitioner was present to answer any questions or concerns the Commission may have regarding the rezoning of 26380 Gratiot PP# 14-20-176017 Eastgate Shopping Center.

Planning Consultant Ben Tellerico answered questions the Commission may have regarding the rezoning.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded to schedule the rezoning of the property at 26380 Gratiot PP#14-20-176-017 Eastgate Shopping Center from B-2 Community Business to B-3 General Business for public hearing on the 21st of June.
MOTION CARRIED UNANIMOUSLY

L. REPORT OF PLANNING CONSULTANT, ADMINISTRATOR'S OR STAFF REPORT

Planning Consultant Ben Tellerico brought to the Commissions attention that on the existing Social Security Office plans that the applicant has an additional 14 parking spaces on his site plan.

Planning Consultant Ben Tellerico stated he was not advising the Commission to deny the rezoning at Eastgate Shopping Center just that there were some challenges with the rezoning.

Ben Tellerico answered questions and concerns that the Commission had regarding these issues.

M. COMMISSION MEMBERS TO BE HEARD

- Nancy Sunderman-Elert will not be at the next meeting.
- Joseph Montgomery had no comments.
- Danielle Stoner had no comments.
- Robert Neibel wanted to welcome Danielle back.
- John Surhigh said he spoke with Building Director Glenn Sexton about the Gratiot Avenue access management. Mr. Sexton indicated he would call John Paul regarding Commissions copies, he should give us an answer by the next meeting.
- Geraldine White had no comments.
- Otto Wilhelm had no comments.

N. ITEMS FOR NEXT AGENDA

The Building Department will prepare the next agenda.

O. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, NANCY SUNDERMAN-ELERT seconded that the agenda having been acted upon, the meeting is hereby adjourned.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk