REGULAR MEETING
ROSEVILLE PLANNING COMMISSION

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

MONDAY, FEBRUARY 22, 2010
7 P.M.

ROLL CALL

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

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

A. ROLL CALL

Secretary John Surhigh conducted Roll Call.

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to excuse Commissioners Robert Neibel and Robert Splane from the meeting.
MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIANCE

Chairperson Otto Wilhelm led 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 January 4, 2010.

SECRETARY JOHN SURHIGH moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve minutes of the Study Session held January 4, 2010.
MOTION CARRIED UNANIMOUSLY

2. Regular Meeting of January 18, 2010.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER DANIELLE STONER seconded to approve minutes of the Regular Meeting held January 18, 2010.

Abstain: Chairperson Otto Wilhelm
MOTION CARRIED

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Secretary John Surhigh presented two invoices from Beckett & Raeder as follows:

a. Professional Service fees and expenses for the month of November 2009:

Retainer	$600.00.

b. Professional Service fees and expenses for the month of January:

Retainer	$600.00
Additional services	$675.00
Total:	**$1275.00**

COMMISSIONER NANCY SUNDERMAN-ELERT moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve payment to Beckett & Raeder totaling $1875.00.
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

1. Gratiot Avenue Access Management Ordinance.

Planning Consultant Ben Tallerico stated that he has nothing new to add.

COMMISSIONER DANIELLE STONER moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to open the Public Hearing on the Gratiot Avenue Access Management Ordinance.
MOTION CARRIED UNANIMOUSLY

John Paul Rea, Associate Planner, Macomb County Department of Planning and Economic Development appeared on behalf of this request.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER DANIELLE STONER seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER KURMMELL KNOX seconded to approve the Gratiot Avenue Access Management Ordinance.
MOTION CARRIED UNANIMOUSLY

2. Master Plan Update.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER DANIELLE STONER seconded to open the Public Hearing on the Master Plan Update.
MOTION CARRIED UNANIMOUSLY

John Paul Rea, Associate Planner, Macomb County Department of Planning and Economic Development appeared and discussed the City's Master Plan Update.

COMMISSIONER NANCY SUNDERMAN-ELERT moved, SECRETARY JOHN SURHIGH seconded to close the Public Hearing on the Master Plan Update.
MOTION CARRIED UNANIMOUSLY

Planning Consultant Ben Tallerico verified with Mr. Rea that the County had no submission on the Master Plan, but rather the department submitted an overview. Mr. Rea agreed with this statement.

COMMISSIONER DANIELLE STONER moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to recommend approval of the Master Plan to City Council.
MOTION CARRIED UNANIMOUSLY

3. Zoning Text Amendment to I2 General Industrial.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER JOSEPH MONTGOMERY seconded to open the Public hearing on the proposed Zoning Text Amendment to I2 General Industrial.
MOTION CARRIED UNANIMOUSLY

No one from the Public wished to be heard.

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to close the Public Hearing on the proposed Zoning Text Amendment to I2 General Industrial.
MOTION CARRIED UNANIMOUSLY

Secretary John Surhigh asked Planning Consultant Ben Tallerico if this item must go before City Council; Mr. Tallerico responded that text amendments must go before City Council for approval.

COMMISSIONER KURMMELL KNOX moved, SECRETARY JOHN SURHIGH seconded to recommend to City Council approval of the Zoning Text Amendment to I2 General Industrial.
MOTION CARRIED UNANIMOUSLY

4. Vacation of Public Right-of-way: Located south of 13 Mile Road, east of Park. John R. Raymon (Custom Accounting), petitioner.

VICE-CHAIRPERSON GERALDINE WHITE moved, SECRETARY JOHN SURHIGH seconded to open the Public Hearing on the Vacation of Public Right-of-way located south of 13 Mile Road, east of Park.
MOTION CARRIED UNANIMOUSLY

John Raymon, 18300 13 Mile Road, spoke on behalf of this request.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER DANIELLE STONER seconded to close the Public hearing on the Vacation of Public Right-of-way located south of 13 Mile Road, east of Park.
MOTION CARRIED UNANIMOUSLY

Commissioner Joseph Montgomery and Commissioner Kurmmell Knox commented on this topic.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER KURMMELL KNOX seconded to recommend to Council approval of the vacation of public right-of-way located south of 13 Mile Road, east of Park.
MOTION CARRIED UNANIMOUSLY

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

1. **SITE PLAN REVIEW-** McDonalds Restaurant 15401 12 Mile Road (PP# 14-07-351-015)- Northwest Corner of 12 Mile Road and Calahan,, McDonalds Corporation, Petitioner, Dorchen/Martin Associates, Site Plan Designers.

   Planning Consultant Ben Tallerico stated that he will have a review available once the text amendment is acted upon. This item will remain tabled until the next regular meeting.

   Planning Consultant Ben Tallerico commented that the Commission may add a "tabled" section to the agenda. The Commission liked this idea and Mr. Tallerico will forward this recommendation on to Building Director Glenn Sexton.

2. Vacation of Public Right-of-way: Located south of 13 Mile Road, east of Park, John R Ryamon (Custon Accounting), petitioner.

   This item was addressed under the Public Hearing section this evening.

3. Gratiot Avenue Access Management Ordinance.

This item was addressed under the Public Hearing section this evening.

4. Text amendment to Zoning Ordinance regarding 12 Districts.

This item was addressed under the Public Hearing section this evening.

5. Master Plan Update.

This item was addressed under the Public Hearing section this evening.

K. NEW BUSINESS

1. Election of Officers.

John Surhigh nominated Otto Wilhelm as Chairperson, Kurmmell Knox seconded the nomination. Mr. Wilhelm accepted the nomination.

Mr. Surhigh nominated Geraldine White as Vice-Chairperson, Mr. Knox seconded the nomination; Mrs. White accepted the nomination.

Mr. Wilhelm nominated Mr. Surhigh as Secretary, Mrs. White seconded the nomination. Mr. Surhigh accepted the nomination.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER JOSEPH MONTGOMERY seconded to close the nomination for Election of Officers.
MOTION CARRIED UNANIMOUSLY

COMMISSIONER DANIELLE STONER moved, COMMISSIONER KURMMELL KNOX seconded to elect Otto Wilhelm Chairperson, Geraldine White as Vice-Chairperson and John Surhigh as Secretary for 2010-2011.
MOTION CARRIED UNANIMOUSLY

2. Discussion of Budget for 2010-2011.

The Commission reviewed the budget and the Commission will discuss the budget at the March meeting.

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER KURMMELL KNOX seconded to table the 2010-2011 Budget Discussion to the March Regular Meeting.
MOTION CARRIED UNANIMOUSLY

3. Joint Council and Planning Commission meeting to discuss Master Plan Update.

The joint meeting was held on February 1, 2010.

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

Planning Consultant Ben Tallerico had nothing to discuss.

M. COMMISSION MEMBERS TO BE HEARD

Commissioner Nancy Sunderman-Elert stated that she will be going to Florida and will miss the next two or three meetings.

Commissioner Joseph Montgomery commented that it is good to be back.

Commissioner Danielle Stoner stated that she may not be at the next few meetings as her she is due to deliver her first child on March 9.

Commissioner Kurmmell Knox commented that he is happy that the commissioners who have been absent are doing well and back to the meetings.

Secretary John Surhigh, Vice-Chairperson Geraldine White and Chairperson Otto Wilhelm had nothing to discuss. Mr. Wilhelm thanked the Commission for electing him as Chairperson.

N. ITEMS FOR NEXT AGENDA

Items for the next Agenda will be set by the Building Department.

O. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER JOSEPH MONTGOMERY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:33 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland, City Clerk