REGULAR MEETING
ROSEVILLE PLANNING COMMISSION

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

MONDAY, JULY 19 2010
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Secretary	John Surhigh
	Commissioners	Joseph Montgomery
		Robert Neibel
		Nancy Sunderman-Elert
ABSENT:	Commissioners	Kurmmell Knox (excused)
		Danielle Stoner (excused)
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.

COMMISSIONER ROBERT NEIBEL moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded to excuse Commissioner Kurmmell Knox and Commissioner Danielle Stoner.
MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIANCE

The Commission did recite 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 May 3, 2010.

COMMISSIONER JOSEPH MONTGOMERY moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve minutes of the Study Session held on Monday, May 3, 2010.
MOTION CARRIED UNANIMOUSLY

2. Regular Meeting of May 17, 2010.

COMMISSIONER JOSEPH MONTGOMERY moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to table minutes of the Regular meeting held on Monday, May 17, 2010 first page was missing.
MOTION CARRIED UNANIMOUSLY

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

	Beckett & Raeder, Inc. Invoice #5008VL	
a.	Professional Service fees for the month of May	$600.00
b.	Zoning revision Industrial Districts 4/26/10	$360.00
c..	Revised site plan Social Security Officer 12 Mile 5/25/10	$360.00
d.	Further revised site plan, Social Security Office 12 Mile	$180.00
e.	New site plan review	$360.00
	TOTAL:	**$1,860.00**

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER ROBERT NEIBEL seconded to approve payment to Beckett & Raeder, Inc. totaling $1,860.
MOTION CARRIED UNANIMOUSLY

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

1. 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; John Pavone of GLA Surveys & Engineers, site Plan Designers.

John Pavone was present to discuss the new Social Security Office site plans. Chairperson Otto Wilhelm said he would address this under Agenda Item (N).

H. PUBLIC HEARINGS

1. **SPECIAL USE PLAN REVIEW**- 27521 Gratiot (Parcel #14-17-542-006); Request Special Use as Retail Auto Sales at Property located on the west side of Gratiot, North of 11 Mile Road. Current Zoning is B-3. Raymond Machasic, Petitioner.

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER ROBERT NIEBEL seconded to open a public hearing.
MOTION CARRIED UNANIMOUSLY

No one from the public wished to be heard.

COMMISSIONER ROBERT NIEBEL moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

1. **SPECIAL USE PLAN REVIEW**- 27521 Gratiot (Parcel #14-17-542-006); Request Special Use as Retail Auto Sales at Property located on the west side of Gratiot, North of 11 Mile Road. Current Zoning is B-3. Raymond Machasic, Petitioner.

Planning Consultant Ben Tallerico addressed his concerns with the petitioner regarding the following:

- loading and unloading
- lighting
- landscaping

Planning Consultant Ben Tallerico will provide the Commission and Petitioner with a summary of the above items by the next Planning Commission meeting.

Raymond Machasic, Petitioner was present to answer the Commission's questions.

Planning Consultant Ben Tallerico answered questions and concerns of the Commission regarding the special use plan.

COMMISSIONER JOSEPH MONTGOMERY moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve **SPECIAL USE PLAN REVIEW**- 27521 Gratiot (Parcel #14-17-542-006); Request Special Use as Retail Auto Sales at Property located on the west side of Gratiot, North of 11 Mile Road. Current Zoning is B-3 with the stipulation that Otto Wilhelm will come into City Hall and sign the documents when he is available.
MOTION CARRIED UNANIMOUSLY

K. NEW BUSINESS

There is no new business to be heard.

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

Planning Consultant Ben Tallerico passed out information on Complete Streets.

M. COMMISSION MEMBERS TO BE HEARD

Commissioner Joseph Montgomery voiced his opinion on the Public Hearing for Retail Auto Sales.

N. **ITEMS FOR NEXT AGENDA**

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; John Pavone of GLA Surveys & Engineers, site Plan Designers.

John Pavone passed out a complete set of site plans and answered the Commissioners questions regarding the new site plans and ZBA approved parking.

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded to have a Special Planning Meeting after the Study Session on August 2, 2010 to approve site plans for the Social Security Office located at 15250 12 Mile Road.
MOTION CARRIED UNANIMOUSLY

O. ADJOURNMENT

This meeting was not recorded, therefore adjournment time is unknown. Handwritten minutes of this meeting were provided to the City Clerk's office by Commissioner John Surhigh.

Respectfully Submitted,

Richard M. Steenland
City Clerk