ROSEVILLE PLANNING COMMISSION
STUDY SESSION

MANAGER'S CONFERENCE ROOM
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5440

MONDAY, APRIL 5, 2010
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Secretary	John Surhigh
	Commissioners	Kurmmell Knox
		Robert Neibel
		Nancy Sunderman-Elert
		Joseph Montgomery
ABSENT:	Commissioners	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 JOSEPH MONTGOMERY moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to excuse 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 March 1, 2010**
2. **Regular meeting of March 15, 2010**

Minutes will be acted upon at the Regular meeting on April 19, 2010.

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Bills will be paid at the Regular meeting on April 19, 2010.

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

There are no Public hearings.

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

There is no old business.

K. NEW BUSINESS

1. 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.

   Planning Consultant Ben Tallerico reviewed the site plan and recommended denial of rezoning the property located at 16235 11 Mile PP# 14-18-455-025 from B-1 (Local Business) to I-1 (Light Industrial) there is no other I-1 (Light Industrial) businesses around it.

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 reviewed the site plan and offered the following summary of items that need to be addressed.

   - Off street parking does not meet the minimum standard required.
   - The maneuvering lane does not meet minimum standard required.
   - No trash receptacle plans submitted.
   - Provide more information on exterior lights and fixtures.
   - Provide more information on signs.
   - Provide more information on landscaping and provide calculations of landscaping with the plans.

   John Pavone, Developer from WSSA, appeared on behalf of this request and answered the Commission's questions.

   The Commission asked Mr. Tallerico if he had shared his comments with the WSSA developer. He said he had spoke with the developer regarding above items. The commission discussed the possibility of rezoning the two parcels and site plans on the new Social Security office.

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

Planning Consultant Ben Tallerico updated the Planning Commission on the Master Plan. He stressed the importance of looking at the Zoning Ordinance and making the necessary changes to reflect the Master Plan. He was also going to look at the Zoning Ordinance in regards to parking.

M. COMMISSION MEMBERS TO BE HEARD

The Commissioners had nothing to discuss.

N. ITEMS FOR NEXT AGENDA

The Planning Commission will act upon this agenda at the Regular Meeting on April 19.

O. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT NEIBEL seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:56 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk