ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, JANUARY 4, 2010
7 p.m.

ROLL CALL

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

OTHERS PRESENT:

Ben Tallerico, Planning Consultant

Vice-Chairperson Geraldine White called the meeting to order at 7 p.m.

A. ROLL CALL

Secretary John Surhigh conducted Roll Call.

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER ROBERT NEIBEL seconded to excuse Chairperson Otto Wilhelm and Commissioner Robert Splane from the meeting.
MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIANCE

Vice- Chairperson Geraldine White 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 December 7, 2009.
2. Regular meeting of December 21, 2009.

Minutes will be approved at the Regular Meeting on January 18, 2010.

E. CORRESPONDENCE

Secretary John Surhigh received a notice from the City of Eastpointe announcing a public hearing regarding the adoption of its Master Plan.

F. BILLS TO BE PAID

Bills will be paid at the Regular meeting on January 18, 2010.

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

John R. Raymon, 18300 13 Mile, spoke on behalf of agenda item No. 2 under New Business.

H. PUBLIC HEARINGS

There were 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. **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.

Frank Martin, Architect, appeared on behalf of this request and answered the Commission's questions.

Planning Consultant Ben Tallerico reviewed the site plan and offered the following summary of items that need to be addressed:

- Commercial uses such as fast food restaurants are not permitted in the I-2 General Industrial District.
- The front (south side) setback is not met.
- The loading and unloading requirements are not met.
- The trash receptacle does not meet the ordinance requirements pertaining to the material.
- Cut sheet drawings of the light poles and fixtures need to be provided. The application must also state the luminary in fixtures does not generate more than four hundred (400) total watts of electric energy per fixture.
- Confirm that enough handicapped spaces are provided per state rules and regulations.

The planning commission shall review the site plan and upon conclusion of its review shall take one of the following actions:

1. Approve the site plan.
2. Table the site plan to allow for revisions and resubmission of the plan by the applicant.
3. Approve the site plan subject to only a minimum of minor revisions.
4. Disapprove the site plan.

The Commission discussed this request with the petitioners and Mr. Tallerico answered the Commission's questions.

Mr. Tallerico stated that if the Commission prefers a text amendment to the Zoning Ordinance, he will prepare the language and forward it to the Commission prior to the next meeting.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER JOSEPH MONTGOMERY seconded to table the site plan review - McDonalds Restaurant, 15401 12 Mile Road (PP# 14-07-351-015)-northwest corner of 12 Mile Road and Calahan, to allow for a text amendment.
MOTION CARRIED UNANIMOUSLY

The Commission will meet on January 18, 2010 and will discuss the text amendment and will then set a public hearing for February pertaining to the text amendment.

2. Vacation of Public Right-of-Way: located south of 13 Mile Road, east of Park, John R. Raymon (Custom Accounting), petitioner.

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

The Commission will discuss this item at the Regular Meeting on January 18.

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

Planning Consultant Ben Tallerico provided the Commission with a newspaper article about vacant auto dealerships and wished everyone Happy New Year.

M. COMMISSION MEMBERS TO BE HEARD

Commissioner Kurmmell Knox wished everyone Happy New Year and apologized for missing the last meeting.

Commissioners Danielle Stoner, Robert Neibel, Nancy Sunderman-Elert and John Surhigh wished everyone Happy New Year.

Commissioner Joseph Montgomery offered his condolences to the Barbret family on the passing of Alger Barbret and stated that his knee surgery has been rescheduled so he will be absent from the Regular Meeting on January 18.

Commissioner Geraldine White apologized for missing the last meeting; her family from out of state surprised her with a visit.

N. ITEMS FOR NEXT AGENDA

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

O. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT NEIBEL seconded that 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