ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, MAY 3, 2010
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Secretary	John Surhigh
	Commissioners	Danielle Stoner
		Nancy Sunderman-Elert
		Joseph Montgomery
		Kurmmell Knox
ABSENT:	Commissioners	Robert Neibel (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 GERALDINE WHITE moved, COMMISSIONER JOHN SURHIGH seconded to excuse COMMISSION ROBERT NEIBEL.
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 April 5, 2010

Minutes will be acted upon at the Regular meeting on May 17, 2010.

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Bills will be paid at the Regular meeting on May 17, 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

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.

Ben Tellerico advised the Commissions that he has not had any correspondence with the petitioner since the last meeting and this rezoning would be herd at the next meeting on May 17.

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.

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.

Scott Schumacher, Director of Engineering for WSSA, 8495 North Territorial, Plymouth, MI 48170 appeared on behalf of this request and answered the Commission's questions. He also submitted the following documents to the Commissioners:

- Transmittal letter dated May 5, 2010
- Site Lighting cut sheets

And the following sheets of drawings:

Sheets L-1	Landscaped Planting Plan, date 5-2-10
Sheet 1-1	Site Lighting Values, dated 4-30-10
Sheet A-4.1	Evaluations, dated 5-3-10
Sheet 1.8	Trash Receptacle

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, as amended.

The Planning Commission indicated they shall review the site plan and upon conclusion of its review, shall take one of the following actions:

1. Approve the site plan at the regularly scheduled Planning Commission meeting.
2. Approve the site plan at the regularly scheduled Planning Commission meeting subject to only a minimum number of minor revisions.
3. Table the site plan to allow for revisions and resubmitted by the applicant.
4. Disapprove the site plan.
5. Set public hearing.

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

Planning Consultant Ben Tallerico addressed the Planning Commission regarding the Amendments to the Gratiot Avenue Corridor Improvement and the Master Plan Update. He informed them that he received the documents for these Amendments and would provide them with their books at the next meeting.

L. 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 standpoint. 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 uses. 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 before Planning Commission to consider Rezoning on June 21st.
- Public before City Council regarding rezoning.

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# 14-20-176017Eastgate Shopping Center.

M. COMMISSION MEMBERS TO BE HEARD

- Commissioner Kurmmell Knox apologized for being late.
- Commissioner Danielle Stoner was present at today's meeting and informed the Commission she had a healthy baby girl and that she was glad to be back tonight.
- Commissioner Geraldine White asked Planning Consultant Ben Tallerico about rezoning code reflecting master plan.
- Commissioner Joseph Montgomery invited everyone to Trinity Methodist Church dedicating the City first community garden which will be on Saturday, May 15.
- Nancy Sunderman-Elert said she would be absent for the June 2nd meeting.
- John Surhigh brought to the Commissioners attention that the application for rezoning needs to be changed, the time of the meeting are incorrect.

N. **ITEMS FOR NEXT AGENDA**

The Planning Commission will act upon this agenda at the Regular Meeting on May 17.

O. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER KURMMELL 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