

**ROSEVILLE PLANNING COMMISSION  
REGULAR MEETING**

CITY MANAGER'S CONFERENCE ROOM  
29777 GRATIOT AVENUE  
ROSEVILLE, MI 48066  
(586) 445-5443

**Monday, March 20, 2017**  
6:30 p.m.

ROLL CALL

PRESENT:	Chairperson	Kurmmell Knox
	Vice – Chairperson	Geraldine White
COMMISSIONERS	Commissioners	Scott Arnold
		Michael Batke
		John Jacobson
		Lauren O’Meara
		John Surhigh
		Zvonko Blazevski
ABSENT:	Commissioner	Matthew Haugh
OTHERS PRESENT:		Ben Tallerico, Planning Consultant

Chairperson Kurmmell Knox called the meeting to order at 6:30 p.m.

**A. ROLL CALL**

Secretary John Surhigh conducted roll call.

VICE CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER MICHAEL BATKE seconded to excuse Commissioner Matthew Haugh.

**MOTION CARRIED UNANIMOUSLY**

**B. PLEDGE OF ALLEGIANCE**

Chairperson Kurmmell Knox led the Planning Commission in the Pledge of Allegiance.

**C. AGENDA APPROVAL**

COMMISSIONER JOHN SURHIGH moved, COMMISSIONER SCOTT ARNOLD seconded to amend agenda by moving item L New Business to item K and moving item K Old Business to item L.

**MOTION CARRIED UNANIMOUSLY**

COMMISSIONER JOHN SURHIGH moved, COMMISSIONER MICHAEL BATKE seconded to approve agenda.

**MOTION CARRIED UNANIMOUSLY**

**D. PUBLIC TO BE HEARD – NON AGENDA ITEMS**

No one from the public wished to be heard.

**E. APPROVAL OF MINUTES**

**1. Meeting of February 27, 2017.**

COMMISSIONER SCOTT ARNOLD moved, COMMISSIONER JOHN SURHIGH seconded to approve the meeting minutes of February 27, 2017.

**MOTION CARRIED UNANIMOUSLY**

**F. CORRESPONDENCE**

Secretary John Surhigh reported Commission members received the Michigan Association of Planners newsletter.

**G. BILLS TO BE PAID**

There were no bills to be paid.

**H. PUBLIC TO BE HEARD – AGENDA ITEMS ONLY – NOT TO INCLUDE PUBLIC HEARING ITEMS**

No one from the public wished to be heard.

**I. PUBLIC HEARINGS**

There were no public hearings.

**J. COMMITTEE REPORTS**

There were no committee reports.

**K. NEW BUSINESS**

**1. SITE PLAN REVIEW – PP #14-08-152-040 (North Side of Common east of Garfield). REDICO (Alan Coy), Developer; American House Roseville MC LLC, Owner; Progressive Associates Inc (Daniel Tosch, Architect), Site Plan Designer.**

- Ben Tallerico, Planning Consultant and Commission members discussed Site Plan Review.
- Alan Coy, REDICO / American House – 1 Towne Square Suite 1600, Southfield and Daniel Tosch, Progressive Associates Inc., 838 West Long Lake, Bloomfield, were present and spoke on behalf of request.

Applicant will make changes and resubmit. Commission took no action.

**2. SITE PLAN REVIEW – 31621 Gratiot (West side of Gratiot north of 13 Mile Road). Amy Conti/NORR, Developer; Panda Restaurant Group, Owner; Michael Motte of PEA Inc, Site Plan Designer.**

- Ben Tallerico, Planning Consultant and Commission members discussed Site Plan Review.
- Amy Conti, NORR, 150 West Jefferson Suite 1300, Detroit, was present on behalf of this request.

COMMISSIONER MICHAEL BATKE moved, COMMISSIONER SCOTT ARNOLD seconded to deny SITE PLAN REVIEW – 31621 Gratiot (West side of Gratiot north of 13 Mile Road). Amy Conti/NORR, Developer; Panda Restaurant Group, Owner; Michael Motte of PEA Inc, Site Plan Designer.

**MOTION CARRIED UNANIMOUSLY**

## **L. OLD BUSINESS**

### **1. Review of Sign Ordinance in regards to LED signage.**

Planning Consultant Ben Tallerico and Commission members discussed possible changes to the Sign Ordinance. Commission will obtain opinion of Building Director Glenn Sexton.

## **M. PLANNING CONSULTANT, ADMINISTRATOR'S OR STAFF REPORT**

Planning Consultant Ben Tallerico reported:

- Planning Commission budget has been increased.
- Capital Improvement Plan.
- 28800 Groesbeck.
- Senate Bill 203.
- Senate Bill 250.
- Senate Bill 251.
- House Bills 4359, 4370 and 4371.
- House Bill 4346.

## **N. COMMISSION MEMBERS TO BE HEARD**

Commission members welcomed Zvonko Blazevski to the Planning Commission, discussed American House construction and attendance of the Planning Commission liaison at the next Downtown Development Authority (DDA) meeting.

## **O. ITEMS FOR NEXT AGENDA.**

1. **Signs/LED lighting**
2. **SITE PLAN REVIEW** – PP #14-08-152-040 (North Side of Common east of Garfield).  
REDICO (Alan Coy), Developer; American House Roseville MC LLC, Owner; Progressive Associates Inc (Daniel Tosch, Architect), Site Plan Designer.

## **P. ADJOURNMENT**

COMMISSIONER SCOTT ARNOLD moved, COMMISSIONER ZVONKO BLAZEVSKI seconded the agenda having been acted upon; the meeting is hereby adjourned at 8:22 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,

Richard M. Steenland  
City Clerk