ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, AUGUST 4, 2008
7 p.m.

ROLL CALL

PRESENT:

Vice-Chairperson	Geraldine White
Commissioners	Kurmmell Knox Joseph Montgomery John Surhigh Robert Neibel Nancy Sunderman-Elert

ABSENT:	Chairperson	Otto Wilhelm (excused)
	Commissioners	Frank Maisano (excused) Robert Splane (excused)

OTHERS PRESENT: Ben Tallerico, Planning Consultant
Jolynn Friedmann, Recording Secretary

Vice-Chairperson Geraldine White called the meeting to order at 7:03 p.m.

I. ROLL CALL (See face page)

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER JOHN SURHIGH seconded to excuse Chairperson Otto Wilhelm and Commissioners Frank Maisano and Robert Splane.
MOTION CARRIED UNANIMOUSLY

Commissioner Robert Neibel arrived to the meeting at 7:04 p.m.

II. APPROVAL OF MINUTES

1. Special Meeting of July 7, 2008.
1. Study Session of July 7, 2008.
2. Regular Meeting of July 21, 2008.

Minutes will be approved at the Regular Meeting on August 18, 2008.

III. CORRESPONDENCE

Vice-Chairperson Geraldine White presented the following correspondence:

a. Correspondence from the Water Quality Board of Macomb County urging the Commission to encourage the use of pervious surfaces.
b. The Bi-Weekly SEMCOG Regional Update dated July 21, 2008.
c. A workshop notice from SEMCOG titled "Implementing Low Impact Development in Michigan."

The Commission discussed the topic of pervious surfaces and asked Planning Consultant Ben Tallerico what the Planning Commission can do to comply with the request of the Water Quality Board. Mr. Tallerico stated that the Commission may address this issue during the Master Plan process.

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER ROBERT NEIBEL seconded to accept and file the correspondence.
MOTION CARRIED UNANIMOUSLY

IV. BILLS TO BE PAID

Bills will be paid at the Regular Meeting on August 18, 2008.

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

No one from the public was present to be heard.

VI. PUBLIC HEARING

There was no Public Hearing.

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

1. 2009 City Calendar – Approval of meeting dates

The Commission reviewed the meeting dates for 2009 and will approve the calendar at the Regular Meeting on August 18, 2008.

2. Discussion regarding revision to the City of Roseville Master Plan

Planning Consultant Ben Tallerico reviewed the Scope of Service of the Master Plan as follows:

1. The Initial Client Meeting: The procedure of the Master Plan is discussed, the contract is signed and the Community Representative is designated. Building Director Glenn Sexton is the City's representative and Otto Wilhelm will represent the Planning Commission. Mr. Tallerico is in the process of gathering data for this project.

2. Demographic Element: There have not been major changes to the City. Roseville differs from Eastpointe in the age of individuals moving into the City of Roseville. Eastpointe residents have higher income levels than Roseville residents.

3. Community Forum: The forum is currently in the scheduling phase. The public will have input on the Master Plan and a final report will be prepared on the information collected at the forum.

4. Existing Land Use: Vilican Leman is in the process of mapping the community.

5. Residential Area Element: Places for mixed use and potential redevelopment will be identified at this point in the plan.

6. Potentials for Land Use Change Element: Identify areas where land uses are stable and should remain unchanged and identify areas where land use change has the potential to occur based on economic factors, transportation, age and condition factor and regional influences.

7. Preliminary Future Land Use Master Plan Map: This is the last step and will include all of the previous elements to develop a preliminary Future Land Use Map.

Mr. Tallerico provided the Commission with Draft Copies of the Roseville Demographic Analysis First Observation and a draft notice for the public forum and explained to the Commission that he has prepared letters to the surrounding communities alerting them that the City of Roseville is commencing work on its Master Plan.

The Demographic Analysis reflects a decrease in population in Roseville, especially among young people and individuals in the age group 55 to 69. Eastpointe has gained population and this may be due to individuals moving north out of the City of Detroit.

The number of jobs in the retail trade within the City of Roseville has decreased which may be due to retailers using more self services options or the number of retail establishments within the city is decreasing.

Roseville's population is forecasted to decrease by 2025 and the population will increase and level off by 2035.

Housing in the City of Roseville remains the most affordable in the area. To accommodate the demand for single-family housing units, the City of Roseville permitted construction of 326 new single-family dwellings.

The Commissioners discussed the various topics that Mr. Tallerico highlighted this evening pertaining to the demographics of the City. Mr. Tallerico will provide the Commissioners with a revised draft copy of the demographic analysis at the next meeting.

IX. REPORT OF PLANNING CONSULTANT

Planning Consultant Ben Tallerico read the following letter addressed to St. Clair Shores to the Commission for their approval:

Dear Planning Commission,

The Roseville Planning Commission thanks you for the opportunity to review the 2008 Comprehensive Plan June 2008 Preliminary Draft of the City of St. Clair Shores. We have the following submission:

Submission: Your proposed future land use map shows good overall compatibility among land uses with our future land use map for the adjoining areas. Interstate I-94 is the western divider between the two communities, and therefore provides additional buffering even though the majority of land uses are residential on both sides of the Interstate. In addition, the uses at the northern end of your Little Mack Corridor, though not identical to our land uses across Twelve Mile Road, are similar and not in conflict. We would like to make sure that there is continued good overall compatibility among the land uses in this area with the City of Roseville.

These comments were prepared by our Planning Consultant, Vilican Leman and Associates, and reviewed by our Commission.

Sincerely,
Otto Wilhelm, Chair
City of Roseville Planning Commission

X. PUBLIC TO BE HEARD

No one from the public appeared to be heard.

XI. COMMISSION MEMBERS TO BE HEARD

Commissioner John Surhigh asked Planning Consultant Ben Tallerico to make sure that the map and ledger of the updated Master Plan are consistent.

Commissioner Kurmmell Knox commented that he is enjoying the summer and he and his family are getting to know the City of Roseville on a bicycle.

Commissioner Nancy Sunderman-Elert stated that she has spoken with Jere Diebold from the Roseville Community Schools about the possibility of him making a presentation to the Commission about the new school buildings; Mr. Diebold is interested in making a presentation to the Commission.

Commissioner Joseph Montgomery asked Mr. Tallerico if the Master Plan process is to re-write the Plan or to update the plan. Mr. Tallerico responded that the process will update the Master Plan.

Commissioner Robert Neibel apologized for arriving late this evening and commented on the lack of Police Patrol on bicycles throughout neighborhoods in the City.

Commissioner Geraldine White apologized for missing the July Regular Meeting; she had a family emergency out of State.

XII. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER JOE MONTGOMERY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:40 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,
RICHARD M. STEENLAND, City Clerk

PLEASE NOTE: A cassette tape of this meeting is on file with the Clerk's Office for further information.