ROSEVILLE PLANNING COMMISSION
REGULAR MEETING

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5440

MONDAY, JUNE 16, 2008

7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Commissioners:	Kurmmell Knox
		Frank Maisano
		Joseph Montgomery
		Robert Neibel
		Robert Splane
		Nancy Sunderman-Elert
		John Surhigh
ABSENT:		None

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

Chairman Otto Wilhelm called the meeting to order at 7 p.m. with the Pledge of Allegiance.

I. ROLL CALL (SEE FACE PAGE)

Planning Commissioner Robert Neibel arrived to the meeting at 7:10 p.m.

II. APPROVAL OF MINUTES

1. Study Session of May 5, 2008.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER GERALDINE WHITE seconded to approve minutes of the Study Session held May 5, 2008.
MOTION CARRIED UNANIMOUSLY

2. Regular Meeting of May 19, 2008.

COMMISSIONER ROBERT SPLANE moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded to approve minutes of the Regular Meeting held May 19, 2008.

Abstain: Commissioner Joseph Montgomery
MOTION CARRIED

III. CORRESPONDENCE

Vice-Chairperson Geraldine White presented the following Correspondence:

a. The Regional Update from SEMCOG dated June 2, 2008.
b. A letter from Clinton Township pertaining to the Township's master plan update.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER JOHN SURHIGH seconded to receive and file the correspondence.
MOTION CARRIED UNANIMOUSLY

Chairperson Otto Wilhelm asked the Recording Secretary to provide him with a copy of the letter from Clinton Township and he will draft a response on behalf of the Commission.

IV. BILLS TO BE PAID

Vice-Chairperson Geraldine White presented a bill from Vilican Leman in the amount of $3,267 for Professional Planning Consultant services for May 2008 per agreement of May 2005 with amendment of 2006 as follows:

Retainer	$ 600.00
Master Plan Payment 1 of 9	2,667.00
Total:	$ 3,267.00

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded to approve payment to Vilican Leman in the amount of $3,267 for Professional Planning Consultant services for May 2008 per agreement of May 2005 with amendment of 2006.
MOTION CARRIED UNANIMOUSLY

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

No one from the public wished to be heard.

VI. PUBLIC HEARING

- Proposed Ordinance Change-review and discussion on Child Care Facilities definitions and permitted Zoning Districts.

  Planning Consultant Ben Tallerico explained the proposed changes to the Definitions, Article 4 R-1A & R-1 One Family Residential Districts, Article 6 RM-1 Multiple-Family Residential District (Low Rise), Article 20-Off Street Parking, Parking Layout and Loading and Unloading Standards of the Zoning Ordinance.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER ROBERT SPLANE seconded to open the Public Hearing.
MOTION CARRIED UNANIMOUSLY

Gary Schnars, 19451 Masonic, appeared and asked a question regarding the change.

Mr. Tallerico explained to Mr. Schnars that the City is applying the State Statute language to the City's Zoning Ordinance.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER GERALDINE WHITE seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER JOSEPH MONTGOMERY seconded to recommend approval of the proposed Ordinance Change on Child Care Facilities, definitions and permitted Zoning Districts to the City Council.
MOTION CARRIED UNANIMOUSLY

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

- **SITE PLAN REVIEW-** Lanzen Fabricating, PP#14-08-102-017 located at 30980 Groesbeck (east side of Groesbeck, south of 13 Mile Road) Schonsheck, Inc, Michael K. Baker, Developer.

  Developer Michael K. Baker was present on behalf of this request.

  Planning Consultant Ben Tallerico explained that this request was reviewed at the Study Session and there were a few minor issues that needed to be corrected. The petitioner provided revised site plans to the Commission and Mr. Tallerico this evening.

  Chairperson Otto Wilhelm asked the Commission if they wished to have a Special Meeting on July 7, 2008 prior to the Study Session.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER GERALDINE WHITE seconded to set the Site Plan Review- Lanzen Fabricating, PP# 14-08-102-017 located at 30890 Groesbeck (east side of Groesbeck, south of 13 Mile Road) for a Special Meeting on July 7, 2008 at 6:45 p.m.
MOTION CARRIED UNANIMOUSLY

IX. REPORT OF PLANNING CONSULTANT

Planning Consultant Ben Tallerico updated the Commission on PA 33 of 2008, new legislation pertaining to the City's updating their master plans.

Commissioner Nancy Sunderman-Elert commented on an article she read in the Michigan Association of Planning magazine regarding annual reports done by the Planning Commission to the City Council.

X. PUBLIC TO BE HEARD

No one from the public wished to be heard.

XI. COMMISSION MEMBERS TO BE HEARD

Commissioner Nancy Sunderman-Elert discussed the site plan review of the new elementary schools.

Commissioner Joseph Montgomery stated that he is happy to be back after having knee surgery.

Commissioner Robert Neibel apologized for arriving late this evening.

Commissioner Kurmmell Knox stated that he will miss the next two meetings and commented that he is saddened about the death of television reporter Tim Russert.

XII. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT SPLANE seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:23 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.