ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, JUNE 2, 2008
7 p.m.

ROLL CALL

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

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

Chairperson Otto Wilhelm called the meeting to order at 7 p.m.

I. ROLL CALL (See face page)

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER ROBERT SPLANE seconded to excuse absent Commissioners Kurmmell Knox, Joseph Montgomery and Nancy Sunderman-Elert.
MOTION CARRIED UNANIMOUSLY

Commissioner Robert Neibel arrived to the meeting at 7:03 p.m.

II. APPROVAL OF MINUTES

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

Minutes will be approved at the Regular Meeting on June 16, 2008.

III. CORRESPONDENCE

Vice-Chairperson Geraldine White received the following correspondence from SEMCOG:

a. An invitation to SEMCOG's 40th Anniversary Celebration at Greenfield Village.
b. Regional Update dated May 19, 2008.
c. Public Notice regarding the 2030 Regional Transportation Plan for Southeast Michigan.

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

IV. BILLS TO BE PAID

Bills will be paid at the Regular Meeting on June 16, 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

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

  Planning Consultant Ben Tallerico stated that everything has been reviewed and this item is ready for the Public Hearing on June 16, 2008.

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 reviewed the proposed location, existing land use, current zoning, and future land use and offered the following review to the Commission:

1.1 Site Location:

This parcel consists of two lots with 244´ of frontage on the west side of Groesbeck Avenue. The southern most lot has a depth of approximately 524´.

1.2 Building Data:

The height of the proposed building is 21.8´ which is well within the zoning requirements of 40 feet.

The current building is non-conforming as to the setbacks; the proposed addition does not expand the existing non-conformities.

1.3 Off-Street Parking

Eighty-Five spaces are required per the Zoning Ordinance; sixty-five are proposed with 20 held in reserve. Mr. Tallerico asked the developer to indicate on the site plan where the existing dumpsters will be relocated since they occupy two plus reserve parking spaces.

The off-street parking space layout standards do meet zoning requirements pertaining to maneuvering lane width, parking space width, and parking space length.

1.4 Loading and unloading

The proposed two 10x80 loading areas meet the zoning requirements. The Commission does have the option to require aesthetic screening; however, Mr. Tallerico does not see a need to do this but wanted the Commission to be aware of their options.

1.5 Landscaping

The plan meets all the standards with the exception of a missing cost estimate which needs to be included in the plan.

1.6 Dumpster

The existing dumpsters are located at the rear (east end) of the site.

1.7 Lighting

The plan proposed 25´ poles and 20´ poles are required by the Zoning Ordinance. The petitioner must provide information regarding the lumens and total watts. Mr. Tallerico explained to Mr. Baker that the plan must show where foot candles will be located on the wall structure and the new poles in the parking lot.

Mr. Tallerico asked Mr. Baker if new lights will be added to the north side of the building. Mr. Baker replied that new lights will be added; Mr. Tallerico asked that this be added to the plan.

1.8 Signs

The plan does not indicate any new signs.

Mr. Tallerico concluded that the following items need to be addressed on this plan:

a. The future placement on the existing dumpsters as noted in 1.3; Mr. Tallerico would like the plan to specify where they will move the dumpster to if the reserve parking spaces are needed.
b. Submission of the Landscape cost estimates as noted in 1.6 are required.
c. Pole requirements pertaining to the height of the proposed light poles are not met.
d. Lumens and watts for both the wall fixtures and pole fixtures need to be provided as noted in 1.7.

Mr. Tallerico commented on the curb cut that will be required along Groesbeck. Mr. Baker stated that an application has been made to MDOT for the curb cut and an application has been made to Macomb County pertaining to the storm water sewer.

Mr. Baker commented that the parking spaces where the dumpsters are located will not be needed for employee parking and he would like to leave the site plan as is pertaining to the dumpsters. Mr. Tallerico would like the plan to reference where the dumpsters will be placed if the parking is needed.

Mr. Baker will make the changes and re-submit the plan to the Building Department.

Commissioner John Surhigh was concerned with the trees that will be cut down as a result of this addition. Mr. Tallerico responded that the Commission can discuss the tree replacement at a later date.

Commissioner Geraldine White commented that there are several non-conformities along Groesbeck. Mr. Tallerico stated that when the Commission reviews the Master Plan they may address that issue.

IX. REPORT OF PLANNING CONSULTANT

Planning Consultant Ben Tallerico had nothing to report.

X. PUBLIC TO BE HEARD

No one from the public wished to be heard.

XI. COMMISSION MEMBERS TO BE HEARD

Commissioner John Surhigh commented on the Planning Commission's article for the City Newsletter.

Commissioner Robert Splane apologized for missing several meetings due to scheduling conflicts with work.

Commissioner Robert Neibel apologized for missing several meetings due to a project at work.

XII. ADJOURNMENT

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER FRANK MAISANO seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:17 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.