ROSEVILLE PLANNING COMMISSION
REGULAR MEETING

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

MONDAY, JUNE 18, 2007

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
		John Surhigh
		Nancy Sunderman-Elert
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)

COMMISSIONER FRANK MAISANO moved, COMMISSIONER GERALDINE WHITE seconded to excuse absent Commissioners Kurmmell Knox and Robert Splane.
MOTION CARRIED UNANIMOUSLY

II. APPROVAL OF MINUTES

- Approval of minutes of Regular Meeting held May 21, 2007.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded to approve minutes of Regular Meeting held May 21, 2007.
MOTION CARRIED UNANIMOUSLY

Commissioner Robert Splane entered the meeting at 7:02 p.m.

Commissioner Kurmmell Knox entered the meeting at 7:04 p.m.

III. CORRESPONDENCE

Vice-Chairperson Geraldine White received no correspondence.

IV. BILLS TO BE PAID

Vice-Chairperson Geraldine White presented a bill from Vilican Leman in the amount of $600.00 for professional planning services in the month of May 2007.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER ROBERT SPLANE seconded to approve payment to Vilican Leman for professional planning services in the month of May 2007 in the amount of $600.00.
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

The Commission decided to conduct the open the public hearing under agenda item VIII. New Business.

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

- **SITE PLAN REVIEW-** J.C. Cornillie Fuel Oil, PP# 14-09-227-003 as to Lot #14, 15 & 16 located on Cornillie Street West of Little Mack, Gary Kwapis of Heins & Kwapis Architects, P.C. for J.C. Cornillie Fuel Oil, petitioner.

Brian Wilson, Gary Kwapis and George Lampson appeared on behalf of the petitioner.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT SPLANE seconded to open the public hearing.
MOTION CARRIED UNANIMOUSLY

Donnalee Monks, 20021 Homeland, wanted to know the location of her home on the map included with the notice of public hearing and wanted a definition of "bio-mass".

Nancy Thibideau, 20305 Homeland, was concerned with emissions from the proposed facility.

Chairperson Otto Wilhelm helped Mrs. Monks locate her home on the notice of public hearing and explained to Ms. Thibideau that the new business will be bound by the Zoning Ordinance in regard to the noise and emissions.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER FRANK MAISANO seconded to close the public hearing.
MOTION CARRIED UNANIMOUSLY

Brian Wilson, Community Planning & Management, stated the definition of "bio-mass". Bio-mass is anything that would end up in a landfill such as biological material, composite fiber material, cooking oils, used motor oils, rubber, plastics and auto fluff. Mr. Wilson explained that the proposed project will be the first completely enclosed plant in North America and stated that the area will be improved by this project and the only emissions from the plant will be water and inert salts.

Commissioner Kurmmell Knox discussed the "bio-mass" products that will be used in this process with Mr. Wilson.

Chairperson Otto Wilhelm asked Mr. Lampson if the diesel engines will be enclosed; Mr. Lampson replied that the engines will be enclosed.

At this point in the meeting the public hearing had already been closed; however the public present had a few more questions for the petitioner. Mr. Wilhelm asked Commissioner Robert Splane to speak with the individuals to ascertain the questions they have.

Mr. Wilhelm asked Mr. Lampson if the drainage issue on the property has been resolved. Gary Kwapis stated that he and Mr. Lampson have met with the City Engineer and it has been determined the sewer on Cornillie will be sufficient for this project.

Commissioner Robert Splane asked Mr. Lampson what materials will be used to process this fuel and how the materials will transported to and from the facility.

Mr. Wilhelm listed the input items the Zoning Board of Appeals approved.

Mr. Lampson explained that the trucks will be covered with a tarp or in a covered van trailer.

Commissioners Kurmmell Knox, John Surhigh and Geraldine White asked the petitioner a few more questions about the process of converting items to fuel, storage of the finished product on site and truck traffic. Mr. Lampson stated that he will consult the City weigh master to determine the proper truck route.

Mr. Wilhelm asked the petitioner about the ownership of the property. Mr. Lampson explained that they are waiting for site plan approval to proceed with financing on the property.

Planning Consultant Ben Tallerico stated that due to the short amount of time he had to review the revised plan, he does not have a review of the site plan ready this evening. Mr. Tallerico stated that the petitioner needs to make the ownership of the property clear so that the setbacks may be determined properly.

Edward Buchman, 30751 Cornillie, partner in this venture and owner of J.C. Cornillie. Mr. Buchman stated that the front of this project will face Cornillie.

Mr. Wilhelm stated that this item should be tabled pending review of the site plan by Mr. Tallerico; therefore, a special meeting will be held on July 2 at 6:45 p.m.

Mr. Tallerico will submit his review to Chairperson Wilhelm and Director of Building Glenn Sexton.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER GERALDINE WHITE seconded to table the Site Plan Review - J.C. Cornillie Fuel Oil, PP# 14-09-227-003 as to Lot #14, 15 & 16 Located on Cornillie Street West of Little Mack to a Special Meeting on July 2, 2007 at 6:45 p.m.
MOTION CARRIED UNANIMOUSLY

IX. REPORT OF PLANNING CONSULTANT

Planning Consultant Ben Tallerico had nothing to report.

X. PUBLIC TO BE HEARD

Thomas Monks, 20021 Homeland, discussed the outside storage tanks on Cornillie Fuel site and the dykes that should be in place to contain any fuel spill.

XI. COMMISSION MEMBERS TO BE HEARD

Commissioner Joseph Montgomery commented that the revised site plan for this project has a change in usable floor space which will also affect the number of parking spaces required on this site.

Chairperson Otto Wilhelm reminded everyone about the special meeting on July 2 at 6:45 p.m.

XII. ADJOURNMENT

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:40 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Rae A. Oldaugh, City Clerk

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