ROSEVILLE PLANNING COMMISSION
REGULAR MEETING

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

MONDAY, DECEMBER 17, 2007

7:00 p.m.

ROLL CALL

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

OTHERS PRESENT:
Harold Haugh, Mayor
Glenn Sexton, Director of Building and Inspection
Ben Tallerico, Planning Consultant
Jolynn Friedmann, Recording Secretary

Chairman Otto Wilhelm called the meeting to order at 7:01 p.m. with the Pledge of Allegiance.

I. ROLL CALL (SEE FACE PAGE)

COMMISSIONER FRANK MAISANO moved, COMMISSIONER JOSEPH MONTGOMERY seconded to excuse absent Commissioner Kurmmell Knox.
MOTION CARRIED UNANIMOUSLY

II. APPROVAL OF MINUTES

1. Study Session of November 5, 2007.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER ROBERT NEIBEL seconded to approve minutes of the Study Session held November 5, 2007.
MOTION CARRIED UNANIMOUSLY

2. Regular Meeting of November 19, 2007.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded to approve the minutes of the Regular Meeting held November 19, 2007.
MOTION CARRIED UNANIMOUSLY

III. CORRESPONDENCE

Vice-Chairperson Geraldine White received a Christmas card from Betty Mackovjak.

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

IV. BILLS TO BE PAID

Vice-Chairperson Geraldine White presented a bill from Vilican Leman for professional planning consultant services for the month of November 2007:

Retainer	$600.00
Revised multi-purpose shelter 20415 Erin	270.00
Further revised multi-purpose shelter 20415 Erin	405.00
Meeting with Legal, City Manager, Building Official	225.00
American House site plan review	540.00
Total	**$2,040.00**

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER ROBERT SPLANE seconded to approve payment to Vilican Leman in the amount of $2,040.00 for professional planning consultant services for the month of November 2007.
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 –** Add Adult Dependent Care as permitted use, subject to special conditions in B-3 District.

Planning Consultant Ben Tallerico explained this request to the Commission.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER ROBERT NEIBEL seconded to open the Public Hearing.
MOTION CARRIED UNANIMOUSLY

No one from the public wished to be heard.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

COMMISSIONER ROBERT SPLANE moved, COMMISSIONER ROBERT NEIBEL seconded to approve adding Adult Dependent Care as permitted use, subject to special conditions in B-3 District.
MOTION CARRIED UNANIMOUSLY

VII. OLD BUSINESS

- **SITE PLAN REVIEW-** Macomb County Rotating Emergency Shelter Team Multi-Purpose Building, 20415 Erin (PP#14-04-426-012)-West of Little Mack, North of 13 Mile Road. Dominic Abate, Wakely Associates, Inc., Petitioner, Jimetta Lewis of MCREST Developers.

Planning Consultant Ben Tallerico reviewed this site plan under the assumption that Council will approve adding Adult Dependent Care as permitted use, subject to special conditions in B-3 District to the Zoning Ordinance per the request of the applicant.

Per Mr. Tallerico's review the following items need to be addressed:

- The locational requirements are not met.
- Setback requirements are not met.
- The site plan as submitted does not meet the minimum parking requirements. A parking variance will be required.
- The loading and unloading area does not meet the minimum requirements. A variance will be required for the loading and unloading.
- Additional Sign information will need to be provided that complies with the Roseville Sign Ordinance.
- The applicant needs to state what statute they are operating under and what provision of the act they are providing.

Brian Smilnak, Wakely Associates, Inc. Architects, 30500 Van Dyke Avenue, Warren, MI 48093 appeared with Jimetta Lewis and Lori Huff of MCREST. Mr. Smilnak stated that he and the developers understand that variances will be necessary for this request.

Chairperson Otto Wilhelm suggested that the Commission table this request until Council makes a decision on the amendment to the Zoning Ordinance.

Glenn Sexton, Director of Building and Inspection, stated that the ordinance change will be before Council in January, then the petitioner will be allowed back before the Commission in February for a public hearing and action on this plan.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded to table the site plan review - Macomb County Rotating Emergency Shelter Team Multi-Purpose Building, 20415 Erin (PP#14-04-426-012)-West of Little Mack, North of 13 Mile Road to the February, 2008 agenda.
MOTION CARRIED UNANIMOUSLY

VIII. NEW BUSINESS

- **SITE PLAN REVIEW-**American House East I, 17255 Common (PP#14-08-152-031)- North Side of Common, East of Garfield. James T. Pappas, Fusco, Shafer & Pappas, Inc, Site Plan Designers, American House, Developer.

James Pappas appeared on behalf of this request. Mr. Pappas discussed changes made in the site plan per recommendations he received at the Study Session.

Planning Consultant Ben Tallerico explained to the Commission that the petitioner has revised the site plan and a public hearing is required on this request per Zoning Ordinance Section 2606. A height variance is required on this request.

Chairperson Otto Wilhelm asked Mr. Tallerico if the petitioner may petition the Zoning Board of Appeals for a variance before the public hearing so that the two may run concurrently. Mr. Tallerico responded that normally the procedure is for the Commission to make a decision on a site plan to give the petitioner access to the Zoning Board of Appeals.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER JOSEPH MONTGOMERY seconded to set the Public Hearing date on the site plan review-American House East I, 17255 Common (PP#14-08-152-031)- North Side of Common, East of Garfield for January 21, 2008.
MOTION CARRIED UNANIMOUSLY

Director of Building and Inspection Glenn Sexton explained that if the Public Hearing is held in January, then the petitioner will not be eligible to go before the Zoning Board of Appeals until February.

Mr. Pappas asked the Commission if it is possible for the Commission to allow the petitioner access to the ZBA. Mr. Sexton stated that it is possible for him to deny the site plan due to the site plan not meeting the height requirement. Mr. Tallerico stated that the Building Official has the ability to deny a request presented to him and allow them access to the ZBA. Mr. Sexton stated that a preliminary review is done on all site plans before they go before the Planning Commission. The reason the denial is not made initially is because the Building Department wants the Planning Commission to review the plans to identify any additional variances that may be required so the petitioner is not bounced between the ZBA and Planning Commission.

IX. REPORT OF PLANNING CONSULTANT

Consultant Ben Tallerico wished everyone happy holidays, Merry Christmas and Happy New Year.

X. PUBLIC TO BE HEARD

Mayor Harold Haugh, 19464 Candlelight, wished everyone a Merry Christmas and assured the Commission of his confidence that the right thing will be done.

XI. COMMISSION MEMBERS TO BE HEARD

The Commission wished everyone a Merry Christmas and Happy New Year.

Commissioner Joseph Montgomery wished everyone happy holidays and wished his grandson Jonah a Happy 1st Birthday.

XII. ADJOURNMENT

COMMISSIONER FRANK MAISANO moved, COMMISSIONER GERALDINE WHITE seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:28 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