ROSEVILLE PLANNING COMMISSION
REGULAR MEETING

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

MONDAY, AUGUST 20, 2007

7:00 p.m.

ROLL CALL

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

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 GERALDINE WHITE moved, COMMISSIONER ROBERT SPLANE seconded to excuse absent Commissioners Frank Maisano and Robert Neibel.
MOTION CARRIED UNANIMOUSLY

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER GERALDINE WHITE seconded to add approval of Study Session held July 2, 2007 to the agenda under II. Approval of Minutes.
MOTION CARRIED UNANIMOUSLY

II. APPROVAL OF MINUTES

1. Special Meeting of July 2, 2007.

   COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER JOSEPH MONTGOMERY seconded to approve minutes of the Special Meeting held July 2, 2007.
   MOTION CARRIED UNANIMOUSLY

2. Study Session of July 2, 2007.

   COMMISSIONER GERALDINE WHITE moved, COMMISSIONER KURMMELL KNOX seconded to approve minutes of the Study Session held July 2, 2007.
   MOTION CARRIED UNANIMOUSLY

3. Regular Meeting of July 16, 2007.

   COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER ROBERT SPLANE seconded to approve minutes of the Regular Meeting held July 16, 2007.
   MOTION CARRIED

   ABSTAIN
   Chairperson Otto Wilhelm

III. CORRESPONDENCE

Vice-Chairperson Geraldine White presented an Interoffice Memo from Parks and Recreation Director Tony Lipinski regarding the 2008 City Calendar; the Planning Commission's 2008 meeting schedule will be placed on the September agenda.

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

IV. BILLS TO BE PAID

Vice-Chairperson Geraldine White presented Vilican Leman's invoice for Professional Community Planning Consultant Services in the month of July 2007 totaling $1,680.00

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER JOSEPH MONTGOMERY seconded to approve payment to Vilican Leman in the amount of $1680.00 for Professional Community Planning Consultant Services in the month of July 2007.
MOTION CARRIED UNANIMOUSLY

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

Beverly Schaff, representative from the Hidden Pines Condominium Management Company, wanted to know where the driveway for the proposed Utica Wood Condominiums will be placed. Chairperson Otto Wilhelm responded that Ms. Schaff's question will be addressed when the Board discusses this item.

VI. PUBLIC HEARING

There was no Public Hearing.

VII. OLD 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.

George Lampson, 34687 Groesbeck, appeared on behalf of the petitioner.

Planning Consultant Ben Tallerico reviewed the items that the Commission discussed at the Study Session held August 6, 2007. Mr. Tallerico read the following summary:

- The applicant intends to purchase the property so the review of this plan was premised on the development fronting Cornillie Drive.
- The petitioner received a variance from the Zoning Board of Appeals for the height of the building.
- The petitioner submitted the required number of parking spaces on the revised site plan.
- The petitioner must submit the correct useable floor area to the Building Department before permits may be issued.
- The petitioner will have to clarify the water drainage issue with the Building Director, Glenn Sexton.
- The petitioner received a variance from the Zoning Board of Appeals for the loading/unloading area.
- The total number of foot candles and the wattage must be provided to the Building Department.
- All signs must meet the Ordinance requirements.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER JOSEPH MONTGOMERY seconded to approve the July 26, 2007 site plan of 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.
MOTION CARRIED UNANIMOUSLY

VIII. NEW BUSINESS

1. **SITE PLAN REVIEW-** Utica Wood Condominiums (PP# 14-08-102-014 & 015) west side of Utica Road, south of 13 Mile Road; Frank Salamone Architects, petitioner.

Frank Salamone, 48701 Hayes, was present. Mr. Salamone stated that the driveway will be located on the north end of this property.

Planning Consultant Ben Tallerico explained to the Commission that he reviewed the Zoning Ordinance and found no changes in the Ordinance from the last time this plan was

before the Commission. Mr. Tallerico stated that if there are no outstanding engineering or public safety concerns the site plan before the Commission appears to be in order for approval.

Commissioner John Surhigh asked Mr. Tallerico if any changes occurred in the Ordinance from the last time the plan was approved; Mr. Tallerico stated that the site plan presented this evening complies with the current Zoning Ordinance.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER ROBERT SPLANE seconded to approve the site plan Utica Wood Condominiums (PP#14-08-102-014 & 015) west side of Utica Road, south of 13 Mile Road; Frank Salamone Architects, petitioner.
MOTION CARRIED UNANIMOUSLY

2. **SITE PLAN REVIEW-** Murray's Discount Auto, 28711 Groesbeck (PP#14-18-127-006) west side of Groesbeck, south of 12 Mile Road; Mike Curis, Jr. , Curis Development, Inc., Petitioner.

Michael Curis Jr., Curis Development, 16012 Seven Mile Road was present.

Nikolaos Moschouris, 16012 Seven Mile Road, appeared with Mr. Curis.

Planning Consultant Ben Tallerico presented the following review of the revised site plan dated August 10, 2007:

1.2 Current Zoning

The subject parcel is presently zoned I-2, General Industrial. Surrounding zoning includes I-2, General Industrial to the north, west and south, and Light Industrial to the east (across Groesbeck.)

Commercial uses such as Auto Part Stores are not permitted in the I-2 General Industrial District (Section 1501).

Mr. Tallerico suggested that the City should rezone this whole area to stay consistent with the Master Plan.

1.3 Future Land Use

The City of Roseville's Master Plan for Future Land Use identifies the subject parcel as General Commercial, along with the surrounding property to the north, south and east. Property to the west is identified as General Industrial and General Commercial.

1.5 Building Data

Building Setbacks: The minimum applicable building setback requirements of the district are not met on the Front, and North sides, as outlined below:

Yard	Required	Provided
Front (west)	134.3 feet	137.0 feet *
North side	0.0 feet	1.0 feet**
South side	30.0 feet	36.1 feet
Rear	10.0 feet	82.5 feet

* Per Section 1801 (m), a modification of the front yard setback shall be permitted whenever the front yards of principal permitted structures on adjacent zoning lots are less than the minimum depth required. The applicant indicated the property to the south setback of the existing building is approximately 80.6 feet from the property line, or 140´ from the centerline of the road, while the existing building to the north setback is 40.6 ´, more or less, from the property line, and 101´ from the centerline of the road. The average setback would be 120.5 feet from the centerline of the road. The average of the required and existing would be 153.3 feet (162 required plus 140 and 101.) If these are principal structures and the setbacks provided by the applicant are correct, they would meet the front yard setback.

**Per Section 1801(o), approval must be obtained from the adjacent property owner. In addition, at least sixty (60) feet must be maintained between building masses.

The north side setback is not met.

The petitioners stated that Comerica Bank is drafting a letter in regard to the setback.

1.6 Off-Street Parking

Numerical parking requirement:

The numerical off-street parking requirement for the site is 11 spaces short, as noted below.

Required	Provided
44 spaces	33 spaces

The numerical parking requirement is not met.

Off-street parking space layout standards:

The parking layout proposed on the plan does meet the requirements pertaining to maneuvering lane width, parking space width, and parking space length.

1.7 Loading and unloading

The loading and unloading area is proposed in the south sideyard. Section 2003(9) requires loading and unloading to be provided in the rear yard, except in those instances where an interior side yard is located adjacent to an I- Industrial District; loading and unloading may be conducted in that interior side yard when located near the rear of the building. The proposed space is provided toward the rear of the building. The City may request aesthetic screening.

1.8 Trash receptacle

A note stating the proposed trash enclosure will consist of the same material as the building has been provided.

1.9 Exterior lighting

Section 2305 addresses exterior site lighting. The applicant indicated wattage up to 400 watts. This meets the ordinance requirements. In addition, no property shall

exceed 4.5 foot candles of maximum overall site lighting. The plan as reviewed does not exceed 4.5 foot candles. Finally, pole heights cannot exceed 20 feet; the poles proposed are 20 feet in height.

1.12. Landscaping:

The applicant proposes two (2) Norway Maples, five (5) Arbor Vitae, and three (3) Skyline Thornless Honeylocust.

Mr. Tallerico outlined the following summary:

- The City should consider rezoning the strip of property on Groesbeck Highway (including the gas station all the way to the corner), as existing uses are primarily commercial and office in nature. These uses do not appear to be going away and rezoning to commercial would be consistent with the Master Plan.
- The north side setback is not met.
- The off-street parking requirements are not met.
- Confirm that enough handicapped spaces are provided per State rules and regulations.
- The City may request aesthetic screening around the loading area.
- Additional sign information needs to be provided.
- Clear corner vision distances must be dimensioned on the plan.
- All landscaping materials shall be planted in accordance with an approved planting plan prior to the issuance of a certificate of occupancy.

Mr. Tallerico concluded his comments by stating the only challenge with this site plan is the fact the petitioner has not met the parking requirement.

The Commission discussed the issue of parking.

Commissioner Joseph Montgomery questioned the petitioners why the sideyard was set at one foot; Mr. Curis stated that that measurement was an error on the site plan. Mr. Curis presented a letter that explained the error to the Commission.

Commissioner Robert Splane asked Mr. Tallerico if he knew the State Rules regarding the handicapped parking spaces; Mr. Tallerico stated he always adds the comment "Confirm that enough handicapped spaces are provided per State rules and regulations" to all of his reviews to that the City Engineer will confirm that the number of spaces are correct.

Chairperson Otto Wilhelm requested that Mr. Tallerico speak with Director of Building, Glenn Sexton about rezoning this section on Groesbeck.

Mr. Tallerico stated that nothing should be built on this site that isn't consistent with the Zoning Map and Ordinance; however, there are other uses in this area that do not comply with the Zoning Ordinance.

Commissioner Kurmmell Knox and Chairperson Wilhelm discussed the rezoning of this property.

Mr. Tallerico sited a section in the Zoning Ordinance that states the Zoning Board of Appeals does not have the authority to grant a use variance. Mr. Tallerico stated that if the rezoning proceeds and if the petitioner is granted a variance for the parking spaces, he will be comfortable with the Commission's approval of this plan.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER GERALDINE WHITE seconded to deny the site plan approval for Murray's Discount Auto, 28711 Groesbeck (PP#14-18-127-006) west side of Groesbeck, south of 12 Mile Road due to the fact that the proposed site plan does not comply with the Numerical Parking Requirement set forth in Zoning Ordinance #1202.
MOTION CARRIED UNANIMOUSLY

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 Kurmmell Knox was happy to be back from vacation and stated that he is sad about the death of JoAnn Markwood, an active member of the community.

Chairperson Otto Wilhelm reminded the Commission about the Study Session on August 27, 2007.

XII. ADJOURNMENT

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER JOSEPH MONTGOMERY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:35 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.