ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, AUGUST 6, 2007
7 p.m.

ROLL CALL

PRESENT:	Chairman	Otto Wilhelm
	Commissioners	Frank Maisano Joseph Montgomery Nancy Sunderman-Elert Robert Splane John Surhigh Geraldine White
ABSENT:		Kurmmell Knox (excused) Robert Neibel (excused)
OTHERS PRESENT:		Benjamin Tallerico, Planning Consultant Jolynn Friedmann, Recording Secretary

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

I. ROLL CALL

Chairperson Otto Wilhelm stated that Commissioner Kurmmell Knox phoned the Clerk's Office to inform the Commission that he would not be present this evening.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER ROBERT SPLANE seconded to excuse absent Commissioners Kurmmell Knox and Robert Neibel.
MOTION CARRIED UNANIMOUSLY

II. APPROVAL OF MINUTES

Minutes will be approved at the Regular Meeting on August 20, 2007.

III. CORRESPONDENCE

Vice-Chairperson Geraldine White presented a post card from the Michigan Association of Planning announcing their annual conference at the Grand Traverse Resort.

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

IV. BILLS TO BE PAID

Bills will be paid at the Regular Meeting on August 20, 2007.

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

There is 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.

  Gary Kwapis and George Lampson were present at the meeting.

  Planning Consultant Ben Tallerico summarized the following items that need to be addressed by the petitioner:

  - Acknowledgement of the applicant's intent to purchase the property was made at the public hearing. This may result in the need for a lot split which has not been thoroughly reviewed within this document.
  - Note that the review is now being premised on the development fronting Cornillie Drive as opposed to Little Mack.
  - The proposed building does not meet Ordinance maximum height requirements; however, on July 17, 2007 the Zoning Board of Appeals granted the petitioner a variance in regard to the height.

- The applicant proposes 26 parking spaces which includes 3 handicapped. They also propose 92 banked spaces, with an additional 2 handicapped. They identify the usable floor area as 39,170 on pages C1 and 36, 895 square feet on page A1. From a planning perspective, we feel the number of spaces provided, including banked should be sufficient for the type of operation they are proposing.
- Confirm that enough handicapped spaces are provided per State rules and regulations.
- A note on sheet C2 states "Per meeting on June 6, 2007 with Mr. Glenn Sexton and City Consulting Engineer there is sufficient storm water drainage connection to this site without the need for retention."
- Loading and unloading areas must be screened from any public street; loading space is permitted only in the rear yard, and is required to be separated from off-street parking. The plan indicates that the current location is in the exterior side yard and is not separated from off-street parking. The Zoning Board of Appeals granted a variance to the petitioner in regard to the loading and unloading areas of the site plan.
- Total foot candles and wattage need to be provided.
- Sign(s) will have to meet Ordinance requirement when submitted.

Chairperson Otto Wilhelm explained to the petitioners who were present that the Commission will act on the Site Plans at the Regular Meeting on August 20.

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 Architect, petitioner.

   Jonathan Nucci appeared on behalf of the petitioner.

   Planning Consultant Ben Tallerico explained that this request was approved by the board in 2005. The petitioner did not commence with construction; therefore, the site plan must be reapproved by the Commission. Mr. Tallerico reviewed the site plan and summarized that if there are no outstanding site engineering or public safety concerns, the revised site plan now before the Commission is in order for site plan approval.

   The Commission will act upon this request at the Regular Meeting on August 20.

2. **SITE PLAN REVIEW-** Murray's Discount Auto, 27947 Groesbeck (PP #14-18-302-015) west side of Groesbeck, south of 12 Mile Road; Mike Curis, Jr, Curis Development, Inc., petitioner.

   Michael A. Curis, Jr. and Nikolaos A. Moschouris appeared.

   Planning Consultant Ben Tallerico reviewed the plan and summarized the following:

   - The City may want to 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.
   - All materials shall be planted in accordance with an approved planting plan prior to the issuance of a certificate of occupancy.
   - Clear corner vision requirements (per Section 2307) must be adhered to and dimensioned on the plan near street or driveway intersections.
   - The front and north side setbacks are not met.
   - Confirm that enough handicapped spaces are provided per State rules and regulations.

- Total watts and foot candles exceed ordinance requirements. In addition, pole height has not been shown.
- The off-street parking requirements are not met.
- Loading and unloading does not meet minimum ordinance requirements.
- The loading and unloading space is in front of the interior side yard. Ordinance requires it to either be in the rear or toward the rear of the interior side yard.
- Clear corner vision distances must be dimensioned on the plan.
- Additional signage information has to be provided.
- Mr. Tallerico recommends that the silver maples be replaced with a tree that is not so brittle.

Mr. Curis presented the Commission with a letter from CSK Auto, owner of Murray's, regarding parking spaces.

Commissioner John Surhigh asked Mr. Tallercio about the zoning of this property because the Master Plan lists this property as General Commercial and the Zoning Map lists this property as I-1 Light Industrial; Mr. Tallercio reviewed the Master Plan Map and stated that this use is consistent with the Future Land Use in the Master Plan.

The Commission will act upon this request at the Regular Meeting on August 20.

IX. REPORT OF PLANNING CONSULTANT

Planning Consultant Ben Tallerico reported to the Commission that he will present a workshop at the Michigan Association of Planning Annual Conference.

X. PUBLIC TO BE HEARD

No one from the public wished to be heard.

XI. COMMISSION MEMBERS TO BE HEARD

No one from the Commission wished to be heard.

XII. ADJOURNMENT

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER NANCY SUNDERMAN-ELERT 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.