

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Gordon Hinkle

Planning Commissioners Absent: Kim Hoskinson, Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Mike Isom, Senior Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Brandy LeBeau, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Dugan

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Clark asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Clark asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF OCTOBER 11, 2007.

IV-B. CONDITIONAL USE PERMIT-2030 TAYLOR RD – CLEARWIRE TELECOMMUNICATIONS TOWER – FILE# 2007PL-128; PROJECT #CUP-000048. The applicant requests approval of a Conditional Use Permit to increase the height of an existing 63-foot tall cellular tower to 78 feet, and to construct a nine square foot, 5'-2" tall cellular equipment cabinet. The Zoning Ordinance requires approval of a Conditional Use Permit for the increased tower height. Applicant: Clearwire US LLC. (La Torra)

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to approve the Consent Calendar as submitted.

The motion for the minutes passed with the following vote:

Ayes: Brewer, Cannon, Hinkle, Clark

Noes:

Abstain: Dugan

Commissioner Dugan abstained from the minutes due to his absence from the meeting.

The motion for Item IV-B passed with the following vote:

Ayes: Dugan, Brewer, Cannon, Hinkle, Clark

Noes:

Abstain:

NEW BUSINESS

V-A. MAJOR PROJECT PERMIT (STAGE 2) – 1125 GALLERIA BOULEVARD – NCRSP PARCEL 35 JC PENNEY EXPANSION – FILE #2007PL-149; PROJECT# MPP-000017. The applicant requests approval of a Stage 2 Major Project Permit for the expansion of JC Penney's Department Store by 40,000 gross square feet (34,000 square feet net leasable). Applicant: Tim Nalodka, Nudell Architect. Owner: Giovanni Mayorga, JC Penney. (Wiley)

Senior Planner, Mike Isom, presented the staff report and responded to questions.

Chair Clark opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Mark Lavene, Nudell Architects, 31690 West Twelve Mile Road, Farmington Hills, MI, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Parking garage walkway bridge location;
- Expected completion on project.

Chair Clark closed the public hearing and asked for a motion.

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Hinkle, to adopt the two findings of fact for the Major Project Permit (Stage 2) and Approve the Stage 2 Major Project Permit with nine (9) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Brewer, Hinkle, Cannon, Dugan, Clark

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Mike Isom, Senior Planner presented an update on the Galleria mall (round about, ring road widening, landscaping on the parking lot plateau deck, Macy's expansion project and SE parking lot.

Mike Isom also provided commissioners with a current status map on West Plan tracking requested by Chair Clark.

Chris Kraft, Engineering Manager gave an update on CIP project; Cirby/Sunrise additional turn lanes that were just completed. Chris Kraft gave an update on gas mileage saved and reducing emissions.

Paul Richardson, Planning & Redevelopment Director gave update on IHOP location on Sunrise, at a previous Planning Commission meeting Commissioner Huisiking stated there were an abundance of weeds and garbage, Code Enforcement performed a site inspection and notified the land owner. At next inspection found the lot to be cleared of all weeds and garbage. The Oakridge Drive site was cleaned up also.

Mike Isom was asked about the draft Sign Ordinance; the draft is currently on City of Roseville's web site for public review. Design Committee will review and make recommendations at 11/15 meeting.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Dugan, to adjourn to the meeting of November 8, 2007. The motion passed unanimously at 7:22 PM.