

**ROSEVILLE PLANNING COMMISSION
REGULAR MEETING**

CITY COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5443

MONDAY, MAY 20, 2013
7:00 P.M.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Commissioners	John Surhigh
		Robert Neibel
		Lauren O'Meara
		Nancy Sunderman-Elert
		Steven Wietecha
ABSENT:	Commissioners	Kurmmell Knox
		Joseph Montgomery
OTHERS PRESENT:		Ben Tallerico, Planning Consultant

Chairperson Otto Wilhelm called the meeting to order at 7:00 p.m.

A. ROLL CALL

Secretary John Surhigh conducted Roll Call.

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded to excuse Commissioners Kurmmell Knox and Joseph Montgomery.

MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIANCE

Chairperson Otto Wilhelm led the Commission in the Pledge of Allegiance.

C. AGENDA APPROVAL

COMMISSIONER ROBERT NEIBEL moved, COMMISSIONER STEVEN WIETECHTA seconded to approve the agenda.

MOTION CARRIED UNANIMOUSLY

D. PUBLIC TO BE HEARD

No one from the public wished to be heard.

E. APPROVAL OF MINUTES

1. Study Session Minutes of April 1, 2013.

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded to approve Study Session Minutes of April 1, 2013.

MOTION CARRIED UNANIMOUSLY

2. Regular Meeting Minutes of April 15, 2013.

COMMISSIONER STEVEN WIETECHTA moved, COMMISSIONER ROBERT NEIBEL seconded to approve Regular Meeting Minutes of April 15, 2013.

MOTION CARRIED UNANIMOUSLY

F. CORRESPONDENCE

Secretary John Surhigh had no correspondence.

G. BILLS TO BE PAID

There were no invoices to be paid.

H. PUBLIC TO BE HEARD-AGENDA ITEMS ONLY-NOT TO INCLUDE PUBLIC HEARING ITEMS

No one from the public wished to be heard.

I. PUBLIC HEARINGS

There are no public hearings.

J. COMMITTEE REPORTS

1. **Discussion by Education Committee regarding training topic for June Study Session. Options include complete streets, form based codes and charrettes.**

Presentation on charrettes will be provided at the June 3rd Study Session.

K. OLD BUSINESS

1. **SITE PLAN REVIEW – Addition of Drive-thru and Carryout Restaurant to existing Gas Station located at 19751 12 Mile Road (North side of 12 Mile; East of Interstate I-94). A & J Fuel Mart / Jay Hammoud, Developer; A & M Consultant, Adnan Alsaati, Site Plan Designer.**

Chairperson Otto Wilhelm stated the applicant has requested this item be tabled until a revised site plan is ready for review.

COMMISSIONER STEVEN WIETecha moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to table this item at the request of the applicant.

MOTION CARRIED UNANIMOUSLY

2. **Vehicle Sales or Leasing lot ordinance amendment review.**

Chairperson Otto Wilhelm reported City Attorney Tim Tomlinson has reviewed the ordinance amendment and it may proceed to a Public Hearing.

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER STEVEN WIETecha seconded to set the Public Hearing date for June 17th, 2013.

MOTION CARRIED UNANIMOUSLY

L. NEW BUSINESS

1. **Presentation by Marilyn Crowley, with the Michigan Development Corporation on preparing a public participation plan.**

Marilyn Crowley, Redevelopment Ready Communities Program of Michigan Development Corporation, provided presentation at the May 6th Study Session.

2. **Creation of a Public Participation Plan.**

Chairperson Otto Wilhelm stated the committee is working diligently on this.

3. Discussion on proposed Zoning Ordinance Amendments for:

- a) Upper floor residential in B-3 District
- b) Walk-able developments
- c) Additional allowable uses in B-3 District
- d) Revisions to Zoning Map to extend B-3 Districts to (2) parcels deep in the Utica Junction Area
- e) Revisions to parking requirements that may include reduction in some areas, parking tradeoffs

Planning Consultant Ben Tallerico reported these amendments are recommendations from Redevelopment Ready to bring the City into compliance. Chairperson Otto Wilhelm requested Planning Consultant Ben Tallerico research these amendments and discuss them at the July Study Session.

4. Discussion on Proposed revision to Master Plan to outline goals for training.

Chairperson Otto Wilhelm requested Planning Consultant Ben Tallerico consult with Building Director Glenn Sexton for clarification on this item.

M. REPORT OF PLANNING CONSULTANT, ADMINISTRATOR'S OR STAFF REPORT

Planning Consultant Ben Tallerico had nothing to report.

N. COMMISSION MEMBERS TO BE HEARD

Commissioner Robert Neibel advised he will resign after the July 15th meeting.

O. ITEMS FOR NEXT AGENDA

- Public Hearing for used car lot
- Proposed Zoning Ordinance Amendments

P. ADJOURNMENT

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER ROBERT NEIBEL 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