

**ROSEVILLE PLANNING COMMISSION
STUDY SESSION**

MANAGER'S CONFERENCE ROOM
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5443

MONDAY, MAY 6, 2013
7:00 p.m.

ROLL CALL

PRESENT:

Chairperson

Otto Wilhelm

Vice-Chairperson

Geraldine White

Commissioners

John Surhigh

Kurmmell Knox

Joseph Montgomery

Robert Neibel

Lauren O'Meara

Nancy Sunderman-Elert

Steven Wietecha

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.

B. PLEDGE OF ALLEGIANCE

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

C. AGENDA APPROVAL

COMMISSIONER STEVEN WIETecha moved, COMMISSIONER KURMMELL KNOX 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.**
2. **Regular Meeting Minutes of April 15, 2013.**

*Minutes will be acted upon at the Regular Meeting on Monday, May 20, 2013.

F. CORRESPONDENCE

Secretary John Surhigh requested the Commissioners review the names and e-mail addresses for Michigan Association of Planning and note any changes required.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER KURMMELL KNOX seconded to receive and file correspondence.

MOTION CARRIED UNANIMOUSLY

G. BILLS TO BE PAID

Bills will be paid at the Regular Meeting on Monday, May 20, 2013.

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.**

Planning Consultant Ben Tallerico explained the options to the Commission and recommended charrette for the June 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.**

Planning Consultant Ben Tallerico discussed the fourth review with the Commissioners.

Owner Jay Hammoud was present and addressed the Commission.

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

Planning Consultant Ben Tallerico advised the amendment will be acted upon once returned from Building Director Glenn Sexton.

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 a presentation on preparing a public participation plan.

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

Planning Consultant Ben Tallerico discussed reviewing the Master Plan midway through the 5 year cycle. Commissioner Kurmmell Knox suggested forming a committee to make recommendations to the Planning Commission. Commissioner Kurmmell Knox was asked to chair the committee and accepted.

- 3. Discussion on proposed Zoning Ordinance Amendments for:**

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

Planning Consultant Ben Tallerico and the Commission discussed the proposed Zoning Ordinance Amendments.

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

Chairperson Otto Wilhelm recommended in-house training due to financial concerns.

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

Planning Consultant Ben Tallerico provided copies of a Gratiot / Groesbeck Overlay report done years ago, informed the Commission the cell tower ordinance was approved by City Council and reported on State Legislature activity and relevant court cases.

N. COMMISSION MEMBERS TO BE HEARD

Commissioner Joseph Montgomery advised he will miss the May 20th meeting.

O. ITEMS FOR NEXT AGENDA

Commissioners will act upon this at the Regular Meeting on Monday May 20, 2013.

P. ADJOURNMENT

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER KURMMELL KNOX seconded that the agenda having been acted upon, the meeting is hereby adjourned at 9:07 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk