

**ROSEVILLE PLANNING COMMISSION  
STUDY SESSION**

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

**MONDAY, OCTOBER 7, 2013**  
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Commissioners	John Surhigh Kurmmell Knox Joseph Montgomery Lauren O'Meara Nancy Sunderman-Elert Steven Wietecha
ABSENT:	Commissioner	Matthew Haugh
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 STEVEN WIETECHKA seconded to excuse Commissioner Matthew Haugh.

**MOTION CARRIED UNANIMOUSLY**

**B. PLEDGE OF ALLEGIANCE**

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

**C. AGENDA APPROVAL**

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER STEVEN WIETECHKA 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 September 9, 2013.**
2. **Regular Meeting Minutes of September 23, 2013.**

\*Minutes will be acted upon at the Regular Meeting on Monday, October 21, 2013.

**F. CORRESPONDENCE**

Secretary John Surhigh had no correspondence.

**G. BILLS TO BE PAID**

Bills will be paid at the Regular Meeting on Monday, October 21, 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**

There are no committee reports.

## **K. OLD BUSINESS**

### **1. Creation of a Public Participation Plan**

To be discussed at the Regular Meeting on Monday, October 21, 2013.

### **2. 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 requirement that may include reduction in some areas, parking tradeoffs and possible restrictions for parking in side or rear lots only**

To be discussed at the Regular Meeting on Monday, October 21, 2013.

### **3. Discussion on Proposed revision to Master Plan to outline goals for training**

To be discussed at the Regular Meeting on Monday, October 21, 2013.

## **L. NEW BUSINESS**

### **1. SPECIAL USE PERMIT – 29187 Gratiot Avenue (Parcel #14-09-353-006); Request special use as Pawn Shop at the property located on the west side of Gratiot, north of 12 Mile Road. Current zoning of the property is B-3. Cambell Estates LLC, Developer; Thelma S. Feuerman Revocable Trust, Owner; Kevin J. Tuchowski of Tosa Architects, Site Plan Designers.**

Planning Consultant Ben Tallerico discussed the special use permit review with the Commissioners and stated a public hearing will be required.

Tim Gordan, representing Zeidman's Jewelry & Loan, was present on behalf of this request and addressed the Commission.

Chairperson Otto Wilhelm informed Mr. Gordan that the Public Hearing will be held at the regular meeting on November 18<sup>th</sup>, 2013.

### **2. LANDSCAPE PLANS – LA Fitness to be located at 31055 Gratiot (northwest corner of Gratiot and 13 Mile Road). Michael R. Mott of Atwell, Developer.**

Planning Consultant Ben Tallerico discussed the landscape plan review with the Commissioners.

Michael Mott of Atwell was present on behalf of this request.

**3. Scurto, David from Carlisle Wortman to discuss Gratiot/Groesbeck Corridor Plan.**

David Scurto of Carlisle Wortman will be present at the Regular Meeting on October 21, 2013.

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

Planning Consultant Ben Tallerico informed the Commission on State Legislature activity and relevant court cases.

**N. COMMISSION MEMBERS TO BE HEARD**

Commission members discussed wording on petitions.

**O. ITEMS FOR NEXT AGENDA**

Commissioners will act upon this at the Regular Meeting on October 21, 2013.

**P. ADJOURNMENT**

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded that the agenda having been acted upon; the meeting is hereby adjourned at 8:15 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted,

Richard M. Steenland  
City Clerk