REGULAR MEETING
ROSEVILLE PLANNING COMMISSION

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5440

MONDAY, JUNE 21 2010
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Absent
	Secretary	John Surhigh
	Commissioners	Joseph Montgomery
		Robert Neibel
		Nancy Sunderman-Elert
ABSENT:	Commissioners	Geraldine White (excused)
		Kurmmell Knox (excused)
		Danielle Stoner (excused)
VACANT:	One	
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.

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER JOSEPH MONTGOMERY seconded to excuse Commissioner Geraldine White, Commissioner Kurmmell Knox and Commissioner Danielle Stoner.
MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIANCE

The Commission did recite the Pledge of Allegiance.

C. PUBLIC TO BE HEARD

No one from the public wished to be heard.

D. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

E. BILLS TO BE PAID

No bills to be paid.

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

No one from the public wished to be heard.

G. PUBLIC HEARINGS

REZONING – Property located on the East side of Gratiot, North of Frazho Road (Commonly known as 26380 Gratiot – Eastgate Shopping Center) from B-2 Community Business to B-3 General Business. Howard Rosenberg, Eastgate Shopping Center, Petitioner.

COMMISSIONER JOHN SURHIGH moved, and COMMISSIONER ROBERT NEIBEL seconded to open the Public hearing.
MOTION CARRIED UNANIMOUSLY

Ed Wojciechowski, 20680 Linwood spoke on the above rezoning.

COMMISSIONER JOSEPH MONTGOMERY moved, and COMMISSIONER ROBERT NEIBEL seconded to close the Public hearing.
MOTION CARRIED UNANIMOUSLY

Planning Consultant Ben Tallerico explained to the public the difference between B2 and B3 Districts and addressed Chairman Otto Wilhelm's concerns regarding the rezoning to B3. He also explained that the ordinance itself protects from allowing any adult orientated businesses to be allowed in that district without Zoning Board of Appeals approval.

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

1. REZONING – Property located on the East side of Gratiot, North of Frazho Road (Commonly known as 26380 Gratiot – Eastgate Shopping Center) from B-2 Community Business to B-3 General Business. Howard Rosenberg, Eastgate Shopping Center, Petitioner.

COMISSIONER JOSEPH MONTOMERY moved, and COMMISSIONER ROBERT NEIBEL seconded a recommendation of approval to City Council for REZONING – Property located on the East side of Gratiot, North of Frazho Road (Commonly known as 26380 Gratiot – Eastgate Shopping Center) from B-2 Community Business to B-3 General Business.
MOTION CARRIED UNANIMOUSLY

K. NEW BUSINESS

1. **SPECIAL USE PLAN REVIEW**- 27521 Gratiot (Parcel #14-17-542-006); Request Special Use as Retail Auto Sales at Property located on the west side of Gratiot, North of 11 Mile Road. Current Zoning is B-3. Raymond Machasic, Petitioner

Planning Consultant Ben Tallerico explained to the Commission that as of his last report dated June 4th he has not received any new information.

Planning Consultant Ben Tallerico answered questions and concerns of the Commission regarding a Public hearing on this special use plan.

Jeffery Graham, Architect 20936 Harper Ave, Harper Woods, MI was present to answer the Commissions questions. A discussion took place regarding a public hearing on this matter. The petitioner submitted the necessary revised plans requested by the Planning Consultant and Commission.

COMMISSIONER NANCY SUNDERMAN-ELERT moved, and COMMISSIONER ROBERT NEIBEL seconded to set a Public hearing on July 19, 2010 regarding the special use plan review.
MOTION CARRIED UNANIMOUSLY

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

Planning Consultant Ben Tallerico gave the Planning Commission a brief description of (Complete Streets).

Complete Streets is a fast emerging planning topic that may have broad implications for the City of Roseville. The Commission was provided with an overview of Complete Streets (preference for MDOT funding) along with four bills presently working their way through our legislature. Ben Tallerico informed the Commission that he would like to give a formal presentation on this topic.

M. COMMISSION MEMBERS TO BE HEARD

- Commissioner Nancy Sunderman-Elert no comments.
- Commissioner Joseph Montgomery no comments.
- Commissioner Robert Neibel had no comments.
- Commissioner John Surhigh had no comments.
- Commissioner Otto Wilhelm had no comments.

M. ITEMS FOR NEXT AGENDA

Items for the next agenda will be set by Building Department.

O. ADJOURNMENT

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER ROBERT NEIBEL seconded that the agenda having been acted upon, the meeting is hereby adjourned.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk