ROSEVILLE PLANNING COMMISSION
STUDY SESSION

MANAGER'S CONFERENCE ROOM
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5440

MONDAY, AUGUST 30, 2010
7:00 p.m.

ROLL CALL

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

John Surhigh conducted Roll Call.

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIR GERALDINE WHITE seconded to excuse Commissioner Robert Neibel and Commissioner Danielle Stoner.
MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIANCE

The Commissioner's recited the Pledge of Allegiance.

C. PUBLIC TO BE HEARD

No one from the public wished to be heard.

D. APPROVAL OF MINUTES

1. Study Session of June 28, 2010
2. Regular Meeting of July 19, 2010
3. Study Session of August 2, 2010
4. Special Meeting of August 2, 2010

Minutes will be acted upon at the Regular Meeting on September 20, 2010.

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Bills will be paid at the Regular meeting on September 20, 2010.

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

No one from the public wished to be heard.

H. PUBLIC HEARINGS

There are no Public Hearings.

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

1. **ONE YEAR REVIEW OF SPECIAL USE:** 28620 Utica (Parcel #14-17-208-047); Special use as Retail Auto Sales at Property located on the east side of Utica Road, South of Tranquil/North of Gratiot. Current Zoning is B-3.
   Petitioner Rennie Sandercott was not present.

   Planning Consultant Ben Tallerico explained that Building Director Glen Sexton did notify the applicant to be present at the August 30, 2010 meeting.

   Commissioner's agreed the applicant has until the next meeting on September 20, 2010 to respond on the one year review of "Special Use".

K. NEW BUSINESS

1. **SPECIAL USE PLAN REVIEW –** 26280 Gratiot (Parcel #14-20-176-017); Request Special Use as Retail Store and Pawn at Property located on the east side of Gratiot, North of Frazho Road (within the Eastgate Shopping Center). Current Zoning is B-2 – Community Business. Zeidmans Jewelry & Loan of Michigan. Petitioner was present.

   Planning Consultant Ben Tallerico explained this request and answered the Commission's questions and concerns.

   The following items were discussed by the Commission:

   - No information on the store was provided.
   - Off-Street Parking.
   - Loading and unloading.
   - No information concerning dumpsters.
   - Outdoor storage.
   - Special Uses: Section 1907 and the requirements.

   The applicant will need variances for following items:

   - The number of Parlors, Pawn Shops and Used Goods within 1,000 feet of each other.
   - Being within three hundred (300) feet of a residential zoning district.
   - Outdoor storage.
   - All ingress and egress to and from the site is possible from a street other than a major thoroughfare.

   Commissioner's agreed they would review the correspondence from the petitioner and take action on this request at the next meeting on September 20, 2010.

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

Planning Consultant Ben Tallerico provided the Commission with information requested at the last meeting.

- Applicant N.J. Kaminski did request to rezone the wrong parcel located at 11 Mile Road PP#14-18-455-025.
- Mr. Tallerico explained to the Commission that he did correspond with the City Attorney Tim Tomlinson regarding public hearings on "Special Land Use" and some of the changes that could be made to Section 1202.
- One year Review of the "Special Use" Auto Sales on Utica.
- Mr. Tallerico informed the Commission two bills passed on "Complete Streets" in the House and Senate to change the Master Plan and Transportation.
- Planning Consultant Ben Tallerico asked the Commission if they had any questions regarding the information he gave them on the Annual Plan, Town Center Overlay District and updating the Zoning Ordinance to be in compliance with the Master Plan.

Mr. Tallerico answered the Commission's questions and concerns.

M. COMMISSION MEMBERS TO BE HEARD

Commissioner Kurmmell Knox informed the Commission he will be in Washington for the next meeting on September 20, 2010.

Commissioner Joseph Montgomery discussed reoccurring issues on medical marijuana and the police raids that are happening County wide.

N. ITEMS FOR NEXT AGENDA

The Planning Commission will act upon this agenda at the Regular Meeting on September 20, 2010.

O. ADJOURNMENT

COMMISSIONER JOSEPH MONTGOMERY moved, VICE-CHAIR GERALDINE WHITE seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:40 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk