ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, OCTOBER 04, 2010
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Secretary	John Surhigh
	Commissioners	Joseph Montgomery
		Danielle Stoner
		Nancy Sunderman-Elert
		Kurmmell Knox
ABSENT:	Commissioners	Robert Neibel (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, VICE-CHAIRPERSON GERALDINE WHITE seconded to excuse Commissioner Robert Neibel
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. APPROVAL OF MINUTES

1. Regular Meeting of August 16, 2010

Minutes will be acted upon at the Regular meeting on October 18, 2010.

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Bills will be paid at the Regular meeting on October 18, 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. Review of Gratiot Avenue Access Management Plan

   Planning Consultant Ben Tallerico explained that he would follow up on this request and discuss it at the October 18, 2010 meeting.

K. NEW BUSINESS

1. SPECIAL USE PERMIT: 25541 Gratiot Avenue (Parcel #14-20-304-011); Request Special Use as Resale Shop at the property located on the west side of Gratiot, North of 10 Mile road. Current Zoning of the Property is B-3; Grady's Lounge.
   Delores Lindroth, petitioner was present.

   Planning Consultant Ben Tallerico explained, the site plan package was received, it contained the following information:

   - Page 51 of the Application for Special Use Permit.
   - A sketch drawn on both sides of a piece of paper that is not identified.
   - An overhead Google image of three buildings, of which one is the subject parcel.
   - A list of eight (8) people who signed a sheet of paper stating they have no objection to the resale shop.

   Mr. Tallerico indicated the following information was not provided.

   - No information on the store was provided.
   - No information on parking was provided.
   - No information on loading/unloading was provided.
   - The applicant has not provided any sign information.
   - No information concerning a dumpster has been provided.
   - Outdoor storage.
   - The applicant will need to apply for a variance.

The Commission explained to the petitioner there is a list of items that are needed from the Building Department for this request. The Commission also informed the petitioner that a public hearing would be necessary for this request.

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

2. Review of Planning Commission Annual Report to City Council.

   Planning Consultant Ben Tallerico explained the Annual Report to the Commission. Mr. Tallerico answered the Commission's questions and concerns regarding the Annual Report.

   The Commission agreed they would take formal action on this agenda item on Monday, October 18, 2010.

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

Planning Consultant Ben Tallerico stated that the City has a developer interested in the old K-Mart building on 13 Mile and discussed possible plans the developer may have.

Planning Consultant Ben Tallerico answered the Commission's questions and concerns regarding this issue.

M. COMMISSION MEMBERS TO BE HEARD

Commissioner Danielle Stoner apologized for missing the last meeting.

N. ITEMS FOR NEXT AGENDA

The Planning Commission will act upon this agenda at the Regular Meeting on October 18.

O. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:03 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk