REGULAR MEETING
ROSEVILLE PLANNING COMMISSION

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

MONDAY, NOVEMBER 15, 2010
7:00 P.M.

ROLL CALL

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

John Surhigh conducted Roll Call.

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER JOSEPH MONTGOMERY seconded to excuse Commissioner's Robert Neibel, Kurmmell Knox, and Nancy Sunderman-Elert.

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 August 30, 2010.

COMMISSIONER JOSEPH MONTGOMERY moved, VICE-CHAIRPERSON GERLDINE WHITE seconded to approve minutes of the Study Session held August 30, 2010.
MOTION CARRIED UNANIMOUSLY

2. Regular Meeting of September 20, 2010.

VICE-CHAIRPERSON GERLDINE WHITE moved, COMMISSIONER JOSEPH MONTGOMERY seconded to approve minutes of the Regular Meeting held September 20, 2010.
MOTION CARRIED UNANIMOUSLY

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. 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.

H. PUBLIC HEARINGS

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 informed the Planning Commission that he received a site plan package containing the following information:

- Sheet 1 of 1 First floor plan, dated 11-09-2010 and a petition sheet with 12 signatures.

Mr. Tallerico commented on the information presented on the above referenced sheet, previously submitted information, comments from the applicant at previous meetings and site visits.

In conclusion the Planning Consultant Ben Tallerico had the following comments:

- As presented variances will be needed for the following:
  Maneuvering Lane
  Loading and Unloading
- Additional information concerning the following needs to be provided:
  Store data
  Dumpster
  Lighting
  Landscaping
- The proposed use is within three hundred (300) feet of a residential zoning district and a church. The City needs to confirm that there is a signed petition from 51% of three hundred feet of the proposed location. From our analysis, there are 27 properties within three hundred (300) feet. If the petition condition is not met, the applicant will need to receive a variance.
- The signs will be subject to the Roseville Sign Ordinance (Chapter 264).

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER JOSEPH MONTGOMERY seconded to open the PUBLIC HEARING for **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.
MOTION CARRIED UNANIMOUSLY

No one from the public wished to be heard.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER ERIC ROBINSON seconded to close the PUBLIC HEARING for **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.
MOTION CARRIED UNANIMOUSLY

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 advised the Commission the only change was to the cover page.

2. **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.

   The Commission advised the petitioner that a list of items is still needed and she needs to apply for the variances.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER JOHN SURHIGH seconded to deny **SPECIAL USE PERMIT:** 25541 Gratiot Avenue (Parcel #14-20-304-011); 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, in order for the petitioner to apply for necessary variances.
MOTION CARRIED UNANIMOUSLY

K. NEW BUSINESS

1. Discussion on Planning Commissioner's Manual.

Commissioner's discussed the Planning Commission Manual

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

Planning Consultant Ben Tallerico informed the Planning Commission that he has included both the Planned Unit Developments (PUDs) and Overlay Districts on the December agenda for discussion.

Planning Consultant Ben Tallerico informed the Planning Commission the City has put a moratorium on Billboards and would like the Commission to look at the placement through out the City. Mr. Tallerico also talked about mixed use throughout the City.

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

Planning Consultant Ben Tallerico informed the Planning Commission that Beckett & Raeder Inc. won the Master Plan Award from the Michigan Association of Planning for their work on the Onekama Master Plan.

M. COMMISSION MEMBERS TO BE HEARD

- Commissioner Joseph Montgomery congratulated Beckett & Raeder on their award.
- Chairperson Otto Wilhelm congratulated Beckett & Raeder on their award.

N. ITEMS FOR NEXT AGENDA

1. Possible amendment to Zoning Ordinance to provide overlay districts for billboard signs.

2. Possible amendment to Zoning Ordinance to allow for submittal of Planned Unit Developments.

O. ADJOURNMENT

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER ERIC ROBINSON seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:50 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk