REGULAR MEETING
ROSEVILLE PLANNING COMMISSION

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

MONDAY, OCTOBER 18, 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
		Robert Neibel
ABSENT:	Commissioners	Danielle Stoner (excused)
VACANT:	One	
OTHERS PRESENT:		
	Planning Consultant	Ben Tallerico

John Surhigh conducted Roll Call.

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to excuse 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 August 30, 2010.

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER ROBERT NIEBEL seconded to approve minutes of the Study Session held August 30, 2010.
MOTION CARRIED UNANIMOUSLY

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Beckett & Raeder, Inc. Invoice #13491

a.	Professional Service fees for the month of August	$ 600.00
b.	Changes to the parking Calculations 5/28/10	$ 360.00
c..	Annual Plan 8/12/10	$ 405.00
d.	Complete streets and Annual Report 8/16/10	$ 450.00
e.	Training School allowed by right 8/17/10	$ 45.00
f.	Special Use Ordinance Changes 8/31/10	$ 270.00
	TOTAL:	**$2,130.00**

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER ROBERT NEIBEL seconded to approve payment to Beckett & Raeder, Inc. totaling $2,130.
MOTION CARRIED UNANIMOUSLY

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

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

1. **Review of Gratiot Avenue Access Management Plan.**

   Secretary John Surhigh informed the Commission that he requested a copy of the Final Access Management Plan for the Commissioner's, the current copy they have is stamped draft.

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), 25875 Pattow, Roseville, Petitioner was present.

   Planning Consultant Ben Tallerico gave his review on the above address:

   - Additional information concerning the following needs to be provided:
     Parking
     Loading/unloading
     Dumpster
     Lighting
     Landscaping
   - The City may also require additional information concerning the Gratiot access.
   - The proposed use is within three hundred (300) feet of a residential zoning district and a church. From the list provided by the City, the applicant does not have a signed petition from 51% of persons owning, residing, or doing business or by any church or school within three hundred feet of the proposed location.
   - The signs will be subject to the Roseville Sign Ordinance (Chapter 264).
   - A public hearing needs to be held, and advertised not less than fifteen (15) days before the application will be considered.

   Next steps to be taken:
   In addition to providing the above mentioned information, the applicant will need to provide a signed petition or variance due to the following:

   - The proposed use is within three hundred (300) feet of a residential zoning district.

   The applicant was informed of the necessary changes that need to be provided and a Public Hearing will be held on the November 15, 2010 meeting.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER JOSEPH MONTGOMERY seconded to hold a Public Hearing on Monday, November 15, 2010 for the **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

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

Mr. Tallerico and Planning Commission reviewed and discussed Annual Report to City Council.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER DANIELLE STONER seconded to approve the Annual Report to City Council.
MOTION CARRIED UNANIMOUSLY

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

Planning Consultant Ben Tallerico informed the Planning Commission the Building Officials did inform the applicant at 25441 Gratiot about the challenges she would face regarding this parcel.

The Commission informed Planning Consultant Ben Tallerico that Vilican-Leman Associates and the City put together the Procedure Planning Manual.

The Planning Commission informed Mr. Tallerico they would do their training at the first meeting in January.

Planning Consultant Ben Tallerico informed the Commission that numerous changes have been made to the Zoning Ordinance and would like them to review it.

M. COMMISSION MEMBERS TO BE HEARD

- Commissioner Nancy Sunderman-Elert wanted the record to reflect Danielle Stoner arrived at 7:10 p.m.
- Commissioner Danielle Stoner announced her resignation from the Commission.
- Commissioner Robert Neibel informed the Commission he will not be at the November 15, 2010 meeting.
- Commissioner Kurmmell Knox wished Danielle Stoner good luck.
- Commissioner John Surhigh wished Danielle Stoner good luck.
- Vice-Chair Geraldine white wished Danielle Stoner good luck.

N. ITEMS FOR NEXT AGENDA

The Building Department will prepare the next agenda.

O. ADJOURNMENT

VICE-CHAIR GERALDINE WHITE moved, COMMISSIONER KURMMELL KNOX seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:17 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk