ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, DECEMBER 6, 2010
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Secretary	John Surhigh
	Commissioners	Kurmmell Knox
		Joseph Montgomery
		Robert Neibel
		Eric Robinson
		Nancy Sunderman-Elert
ABSENT:	Vice-Chairperson	Geraldine White (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 JOSEPH MONTGOMERY moved, COMMISSIONER ROBERT NIEBEL seconded to excuse Vice-Chairperson Geraldine White.
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. Study Session of October 4, 2010.
2. Regular meeting of October 18, 2010.

Minutes will be acted upon at the Regular meeting on December 20, 2010.

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Bills will be paid at the Regular meeting on December 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

Richard Bracci, no address given questioned the Planning Commission as to the requirements for a senior living facility. Mr. Bracci also asked the Commission if the property at Masonic and Little Mack, a closed three story hotel would fall under the Planning Unit Development option (PUD).

Planning Consultant Ben Tallerico stated they have just began the process of looking at the areas that may meet the PUD requirements.

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

1. Review of Gratiot Avenue Access Management Plan.

Commissioners received a new copy of the Gratiot Avenue Access Plan.

K. NEW BUSINESS

1. Approval of Meeting Dates for 2011 Calendar.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT NIEBEL approve meeting dates for 2011 Calendar.
MOTION CARRIED UNANIMOUSLY

2. Review of Possible amendment to Zoning Ordinance to provide overlay districts for billboard signs.

Commissioners discussed the Zoning Ordinance and decided not to make any changes to the Ordinance unless the City Attorney feels it is necessary.

3. Review of possible amendment to Zoning Ordinance to allow for submittal of Planned Unit Developments.

Commissioners requested Planning Consultant Ben Tallerico to determine what sites may be beneficial to be used for the Planning Unit Development (PUD) option.

4. Review of possible amendment to Zoning Ordinance to revise Section 2002 (10) to allow for pervious surface parking.

Commissioners requested Ben Tallerico to make the necessary changes to the Zoning Ordinance regarding pervious surface parking.

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

Planning Consultant Ben Tallerico passed out December's Planning report, and read out loud the email from the Building Director Glenn Sexton pertaining to the 50% petition requirement for 25541 Gratiot.

M. COMMISSION MEMBERS TO BE HEARD

Commissioner Joseph Montgomery offered his condolence to Gary Bierl on the loss of his wife.

Commissioner John Surhigh requested Planning Consultant Ben Tallerico to review Cell Towers and recommend changes if necessary.

N. ITEMS FOR NEXT AGENDA

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

O. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT NIEBEL seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:35 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk