ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, NOVEMBER 01, 2010
7:00 P.M.

ROLL CALL

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

John Surhigh conducted Roll Call.

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
2. Regular Meeting of September 20, 2010

Minutes will be acted upon at the next regular Planning Meeting.

E. CORRESPONDENCE

Secretary John Surhigh received a letter of resignation from Danielle Stoner.

F. 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 Commission a Public Hearing will be held on November 15, 2010 regarding the above property.

   Planning Consultant Ben Tallerico discussed the following:

   - A hand written 8.5 x 11 sheet of information pertaining to lighting, handicap ramp, parking, driveway approach, loading and unloading, signs, and landscaping.
   - Hand drawn sketch of dumpster area, not drawn to scale on 8.5 x 11 paper.
   - Hand drawn sketch of site, not drawn to scale on 8.5 x 11 paper.
   - Hand drawn sketch of landscaping on 8.5 x 11 paper, not drawn to scale.
   - List of parcels within 300' of the subject property.

The following information needs to be provided from the petitioner.

- Parking
- Loading/unloading
- Dumpster
- Lighting
- Landscaping

Used Good stores cannot be within three hundred (300) feet of a residential zoning district, church or school. The proposed use would be closer then 300 feet to residential properties and a church.

Applicant needs to have a signed petition from 51% of persons owning, residing, and doing business in the area. If this condition is not met the applicant will need to apply for a variance.

Planning consultant Ben Tallerico indicated the next step is for the applicant to provide the above mentioned information.

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

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 discussed this item under Public Hearing #1.

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

K. NEW BUSINESS

1. Discussion on Planning Commission's Manual.

Commissioner's discussed the Planning Commission's Manual.

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

Planning Consultant Ben Tallerico informed the Commission they would be receiving a copy of their Annual Plan in the next couple of weeks.

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

M. COMMISSION MEMBERS TO BE HEARD

- Commissioner Robert Neibel welcomed new Commissioner Eric Robinson and reminded the Commission he would not be at the November 15, 2010, meeting.
- Commissioner Joseph Montgomery welcomed Commissioner Eric Robinson.
- Commissioner John Surhigh talked about the Rumblin Tumblin Pumpkin Roll Down.

N. ITEMS FOR NEXT AGENDA

The Building Department will set the items on the next agenda.

O. ADJOURNMENT

COMMISSIONER KURMELL KNOX moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:56 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk