ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, JUNE 7, 2010
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Secretary	John Surhigh
	Commissioners	Danielle Stoner
		Joseph Montgomery
		Robert Neibel
ABSENT:	Commissioners	Nancy Sunderman-Elert (excused)
		Kurmmell Knox (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 GERALDINE WHITE moved, COMMISSIONER ROBERT NIEBEL seconded to excuse COMMISSIONER KURMMELL KNOX and COMMISSIONER NANCY SUNDERMAN-ELERT.
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 May 3, 2010
2. Regular Meeting of May 17, 2010

Minutes will be acted upon at the Regular meeting on June 21, 2010.

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Bills will be paid at the Regular meeting on June 21, 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

REZONING – Property located on the East side of Gratiot, North of Frazho Road (Commonly known as 26380 Gratiot – Eastgate Shopping Center) from B-2 Community Business to B-3 General Business. Howard Rosenberg, Eastgate Shopping Center, Petitioner.

Planning Consultant Ben Tallerico recommended that the Commission move forward in the rezoning process of the property located at 26380 Gratiot known as Eastgate Shopping Center.

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

1. REZONING – Property located on the East side of Gratiot, North of Frazho Road (Commonly known as 26380 Gratiot – Eastgate Shopping Center) from B-2 Community Business to B-3 General Business. Howard Rosenberg, Eastgate Shopping Center, Petitioner.

This agenda item will be acted upon at the Regular Planning Commission meeting scheduled for June 21, 2010.

K. NEW BUSINESS

1. **SPECIAL USE PLAN REVIEW**- 27521 Gratiot (Parcel #14-17-542-006); Request Special Use as Retail Auto Sales at Property located on the west side of Gratiot, North of 11 Mile Road. Current Zoning is B-3. Raymond Machasic, Petitioner

Planning Consultant Ben Tallerico explained to the Commission that the site plan application for Special Use he received for the above address contained the following sheets of drawing:

- Sheet ASP-1 Architectural Site Plan, dated 4-20-10 with a City of Roseville date stamp of 5-03-2010.
- Sheet A-1 Floor Plan, dated 4-20-10
- Sheet A-2 Elevations, dated 4-20-10

A site visit by Ben Tallerico was performed on June 1, 2010.

Planning Consultant Ben Tallerico had the following comments pertaining to the information presented on the above referenced drawings and site visit. There is a car lot approximately 360 feet south of the subject parcel. The site appears to meet the standards of the Gratiot Avenue Corridor Overlay Zone, having only one access drive from the parking lot to Gratiot Avenue.

In conclusion the following items need to be addressed.

- Additional information concerning Off-Street Parking has to be provided in order to determine if the requirements are met.
- Backing out of the parking space nearest the new car display area appears to require driving over the sidewalk.
- Existing information concerning the Trash Receptacle needs to be shown on the site plan.
- The loading and unloading requirements are not met.
- Additional lighting information needs to be provided.
- Signs shall be in compliance with the Roseville Sign Ordinance, Chapter 264 in the Roseville code of Ordinances, as amended.
- The applicant needs to provide information concerning existing and/or new landscaping.
- The egress and ingress for the new car display area needs to be shown.

Planning Consultant Ben Tallerico recommended the following steps that the Planning Commission review the special use and upon conclusion of its review, shall take one of the following actions:

1. Permit the special use.
2. Permit the special use subject to reasonable conditions imposed for the use and subject to further review and approval of the Building Department or Planning Commission.
3. Table the special use to allow for revisions and re-submittal by the applicant.
4. Disapprove the special use.
5. Hold a Public hearing.

Planning Consultant Ben Tallerico answered questions and concerns that the Commission had regarding this special use plan review.

Chairperson Otto Wilhelm advised the petitioner, Raymond Machasic that this item will be tabled until the next scheduled Planning Commission meeting June 21, 2010 which will allow him the time to resubmit plans with the revisions that are needed. At that time a Public hearing will be set regarding the Special Use.

Raymond Machasic petitioner was present to answer the Commissions questions and concerns regarding his application.

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

Ben Tallerico gave the Commission a copy of the proposed changes to the Groesbeck Center Overlay District for their review. He recommended 4 or 5 changes to the Groesbeck Center Overlay District be bundled into one Public hearing. The Planning Consultant recommends this process would be more economical than to have a Public hearing for each one. He also wanted to remind the Commission that they need to get the Zoning Ordinance in compliance with the master plan.

The Commission requested a copy of the updated master plan from the Planning Consultant with the corrections of typing errors that were made.

Planning Consultant Ben Tallerico answered the Commissions questions and concerns regarding the changes to the Groesbeck Center Overlay District.

M. COMMISSION MEMBERS TO BE HEARD

- Commissioner Joseph Montgomery had no comments.
- Commissioner Robert Neibel had no comments.
- Commissioner Danielle Stoner had no comments.
- Commissioner John Surhigh had no comments.
- Commissioner Geraldine White had no comments.
- Commissioner Otto Wilhelm had no comments.

N. **ITEMS FOR NEXT AGENDA**

The Planning Commission will act upon this agenda at the Regular Meeting on June 21, 2010.

O. ADJOURNMENT

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER GERALDINE WHITE seconded that the agenda having been acted upon, the meeting is here by adjourned.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk