ROSEVILLE PLANNING COMMISSION
STUDY SESSION

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

MONDAY, JUNE 28, 2010
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Secretary	John Surhigh
	Commissioners	Robert Neibel
		Danielle Stoner
		Nancy Sunderman-Elert
ABSENT:	Commissioners	Joseph Montgomery (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 DANIELLE STONER moved, COMMISSIONER ROBERT NIEBEL seconded to excuse Commissioner Kurmmell Knox and Commissioner Joseph Montgomery.
MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIANCE

The Commission did recite the Pledge of Allegiance.

C. PUBLIC TO BE HEARD

James Goldwater 19346 Brandt.

Chairperson Otto Wilhelm addressed the concerns raised during the Public Hearing.

D. APPROVAL OF MINUTES

1. Study Session of May 3, 2010
2. Regular Meeting of May 17, 2010

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Secretary John Surhigh received the following bill 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 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 reminded the Commission that he had received a set of revised plans at the last Planning Commission meeting on Monday, June 21st. One of the issues at the last meeting was the useable floor area. The applicant has provided the revised plans with the useable floor area included. Planning Consultant Ben Tallerico wanted to clarify the petitioner took the existing cars out of the equation to have more useable floor area.

- Off-Street Parking:
  Total required spaces is 21, they provided 26 the parking requirement has been met.

- Trash receptacle:
  The existing trash receptacle is shown in the rear yard with a 6' high concrete wall with solid gates. As noted on the previous review, the plan should note a concrete slab in front of the gates.

- Loading and Unloading:
  The loading and unloading space on Sheet ASP-1 Shows the area to be ten by eighty (10 x 80) feet, meeting the ordinance dimension requirements. The Sheet still lists the space as (10 x 500 you need to make the correction on the plan to say (10 x 80).

- Exterior Lighting:
  Sheet ASP-1 indicates three (3) light pack wall fixtures at 400W MH on the west and east elevations. The ordinance requires exterior building wall fixtures not to exceed an overall height of twelve (12) feet. The fixtures shown on Sheet A-2 exceed this requirement.

- The property abuts a residential zoning district. The pre-existing light fixtures are more than thirty (30) feet from the lot line. Foot candles were not provided.

- Signs:
  Sign information is required and shall be in compliance with the Roseville Sign Ordinance, Chapter 264 in the Roseville Code of Ordinances, as amended.

- Landscaping:
  The applicant provides approximately 1,500 square feet of landscaping on site, which meets the ordinance requirement. All landscaped areas shall be maintained by an automated in-ground irrigation system approved by the Building Department. This should be noted on the site plan.

- There is an existing six foot high screening wall along the rear property line and the residential district.

Jeffery Graham, Architect 20936 Harper Ave, Harper Woods, was present to answer the Commissions questions.

Planning Consultant Ben Tallerico answered questions and concerns of the Commission regarding the Special Use Plan.

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

2. **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.

   This agenda item will be acted upon at the Regular Planning Commission meeting scheduled for July 19, 2010.

K. NEW BUSINESS

No new business to be heard.

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

Planning Consultant Ben Tallerico

Planning Consultant Ben Tallerico asked the Commission if they had any questions regarding the (Complete Streets) information he handed out at the last meeting. Mr. Tallerico feels this is something that needs to be implemented into the Master Plan Zoning Ordinance. Mr. Tallerico stated due to the preferred funding he will speak with City Manager Stephen Truman and Building Director Glenn Sexton regarding this issue.

Planning Consult Ben Tallerico answered the Commissions questions regarding this issue.

M. COMMISSION MEMBERS TO BE HEARD

No one from the Commission wished to be heard.

N. ITEMS FOR NEXT AGENDA

The Planning Commission will act upon this agenda at the Regular Meeting on July 19, 2010.

O. ADJOURNMENT

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER GERALDINE WHITE seconded that the agenda having been acted upon, the meeting is here by adjourned 7:30 p.m..
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk