REGULAR MEETING
ROSEVILLE PLANNING COMMISSION

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

MONDAY, SEPTEMBER 20, 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
ABSENT:	Commissioners	Robert Neibel (excused)
		Danielle Stoner (excused)
VACANT:	One	
OTHERS PRESENT:		
	Planning Consultant	Ben Tallerico

John Surhigh conducted Roll Call.

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER KURMMELL KNOX seconded to excuse Commissioner Robert Neibel and 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 June 28, 2010

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER KURMMELL KNOX seconded to approve minutes of the Study Session held June 28, 2010.
MOTION CARRIED UNANIMOUSLY

2. Regular Meeting of July 19, 2010

COMMISSIONER JOSEPH MONTGOMERY moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve minutes of the Regular Meeting held July 19, 2010.
MOTION CARRIED UNANIMOUSLY

3. Study Session of August 2, 2010

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER JOSEPH MONTGOMERY seconded to approve minutes of the Study Session held August 2, 2010.
MOTION CARRIED
Otto Wilhelm – abstained

4. Special Meeting of August 2, 2010

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded to approve minutes of the Special meeting held August 2, 2010.
MOTION CARRIED
Otto Wilhelm - abstained

E. CORRESPONDENCE

Secretary John Surhigh received no correspondence.

F. BILLS TO BE PAID

Beckett & Raeder, Inc. Invoice #13415

a.	Professional Service fees for the month of July	$600.00
b.	Changes to ZO-DDA Area 5/27/10	$540.00
c..	Social Security Officer 12 Mile 7/23/10	$270.00
	TOTAL:	**$1,410.00**

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER ROBERT NEIBEL seconded to approve payment to Beckett & Raeder, Inc. totaling $1,410.
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

There are no Public Hearings.

I. COMMITTEE REPORTS

There are no committees in service at this time.

J. OLD BUSINESS

1. **ONE YEAR REVIEW OF SPECIAL USE:** 28620 Utica (Parcel #14-17-208-047); Special use as Retail Auto Sales at Property located on the east side of Utica Road, South of Tranquil/North of Gratiot. Current Zoning is B-3.
   Rennie Sandercott petitioner was present.

   Planning Consultant Ben Tallerico indicated Retail Auto Sales is in compliance and meets all requirements for their "Special Use" permit.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER KURMMELL KNOX seconded to approve one year review of "Special Use": with the applicant no longer having to comply with the one year renewal at 28620 Utica (Parcel #14-17-208-047); Retail Auto Sales at Property located on the eastside of Utica Road, South of Tranquil/North of Gratiot Current Zoning is B-3.
MOTION CARRIED UNANIMOUSLY

K. NEW BUSINESS

1. **SPECIAL USE PLAN REVIEW –** 26280 Gratiot (Parcel #14-20-176-017); Request Special Use as Retail Store and Pawn at Property located on the east side of Gratiot, North of Frazho Road (within the Eastgate Shopping Center). Current Zoning is B-2 – Community Business. Zeidmans Jewelry & Loan of Michigan.
   Tom Gordon petitioner was present.

   Planning Consultant Ben Tallerico explained this request to the Commission.

   The Petitioner answered the Commission's questions and concerns regarding this agenda item.

   In conclusion, Planning Consultant Ben Tallerico had the following comments:

   - The City needs to verify that there are enough parking spaces in the complex for the use being proposed.
   - Information as to whether there are Tattoo Parlors and Pawn Shops within 1,000 feet of each other has to be provided.
   - The proposed use is within three hundred (300) feet of a residential zoning district.
   - Outdoor storage is not permitted. In addition, we have concerns with the words etc., in the statement cars, trucks, motorcycles, etc., will be stored.
   - You can enter and exit the site without using a major thoroughfare.
   - Fences, when allowed, are subject to the Roseville Fence Ordinance (Chapter 134).
   - If there will be any new signs, they 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. Following properties are within the minimum clearances per the Zoning Ordinance:

   The applicant will need variances for following items:

   - The number of Parlors, Pawn Shops and Used Goods within 1,000 feet of each other.
   - Being within three hundred (300) feet of a residential zoning district.
   - Outdoor storage.
   - All ingress and egress to and from the site is possible from a street other than a major thoroughfare.

   Planning Consultant Ben Tallerico stated this request fails to meet the minimum standards.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER JOHN SURHIGH seconded to deny the request for SPECIAL USE PLAN REVIEW – 26280 Gratiot (Parcel #14-20-176-017); Request Special Use as Retail Store and Pawn at Property located on the east side of Gratiot, North of Frazho Road (within the Eastgate Shopping Center). Current Zoning is B-2 – Community Business. This will allow the petitioner to obtain necessary variances by the Zoning Board of Appeals.

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

Planning Consultant Ben Tallerico gave a copy of the Annual Report and the changes to the Town Center to the Commission. Mr. Tallerico indicated he would like the Commission to discuss this at the next meeting.

M. COMMISSION MEMBERS TO BE HEARD

Commissioner Nancy Sunderman-Elert brought to the Commission's attention that the time Robert Neibel entered the meeting was not indicated on the minutes. Mr. Neibel entered the meeting at 7:09 p.m.

Commissioner Robert Neibel apologized for being late and missing the last Study Session.

Commissioner Kurmmell Knox stated he is blessed to be celebrating his 46th Birthday.

Commissioner John Surhigh did inform the Commission the Mayor is still working on a replacement for the vacant position.

N. ITEMS FOR NEXT AGENDA

Review of Planning Commission Annual Report required to City Council.

O. ADJOURNMENT

COMMISSIONER JOSEPH MONTGOMERY moved, VICE-CHAIRPERSON GERALDINE WHITE seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:37 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk