

**ROSEVILLE PLANNING COMMISSION  
STUDY SESSION**

MANAGER'S CONFERENCE ROOM  
29777 GRATIOT AVENUE  
ROSEVILLE, MI 48066  
(586) 445-5443

**MONDAY, JUNE 3, 2013**  
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Commissioners	John Surhigh Kurmmell Knox Joseph Montgomery Lauren O'Meara Nancy Sunderman-Elert Steven Wietecha
ABSENT:	Commissioner	Robert Neibel
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 NANCY SUNDERMAN-ELERT moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to excuse Commissioners Kurmmell Knox and Robert Neibel.

**MOTION CARRIED UNANIMOUSLY**

**B. PLEDGE OF ALLEGIANCE**

Chairperson Otto Wilhelm led the Commission in the Pledge of Allegiance.

*\* Commissioner Kurmmell Knox arrived at 7:02 p.m.*

**C. AGENDA APPROVAL**

Chairperson Otto Wilhelm stated the petitioner has requested the 12 Mile project be tabled.

**D. PUBLIC TO BE HEARD**

No one from the public wished to be heard.

**E. APPROVAL OF MINUTES**

- 1. Study Session Minutes of May 6, 2013.**
- 2. Regular Meeting Minutes of May 20, 2013.**

*\*Minutes will be acted upon at the Regular Meeting on Monday, June 17, 2013.*

**F. CORRESPONDENCE**

Secretary John Surhigh had no correspondence.

**G. BILLS TO BE PAID**

Bills will be paid at the Regular Meeting on Monday, June 17, 2013.

**H. PUBLIC TO BE HEARD-AGENDA ITEMS ONLY-NOT TO INCLUDE PUBLIC HEARING ITEMS**

No one from the public wished to be heard.

**I. PUBLIC HEARINGS**

- 1. Vehicle Sales or Leasing lot ordinance amendment.**

*\*Public Hearing to be held at the Regular Meeting on June 17, 2013*

## **J. COMMITTEE REPORTS**

Commissioner Kurmmell Knox prepared information for creation of a Public Participation Plan which will be discussed at the July Study Session. Planning Consultant Ben Tallerico has a section on RRC (Redevelopment Ready Communities) for the July Study Session.

## **K. OLD BUSINESS**

### **1. Vehicle Sales or Leasing lot ordinance amendment.**

Will be acted upon at the Regular Meeting on June 17, 2013.

### **2. SITE PLAN REVIEW – Addition of Drive-thru and Carryout Restaurant to existing Gas Station located at 19751 12 Mile Road (North side of 12 Mile; East of Interstate I-94). A & J Fuel Mart / Jay Hammoud, Developer; A & M Consultant, Adnan Alsaati, Site Plan Designer.**

This item was tabled at the petitioner's request.

### **3. Creation of a Public Participation Plan.**

This item will be discussed at the July Study Session.

### **4. Discussion on proposed Zoning Ordinance Amendments for:**

- a) Upper floor residential in B-3 District**
- b) Walk-able developments**
- c) Additional allowable uses in B-3 District**
- d) Revisions to Zoning Map to extend B-3 Districts to (2) parcels deep in the Utica Junction Area**
- e) Revisions to parking requirement that may include reduction in some areas, parking tradeoffs and possible restrictions for parking in side or rear lots only**

This item will be discussed at the July Study Session.

### **5. Discussion on Proposed revision to Master Plan to outline goals for training.**

This item will be discussed at the July Study Session.

## **L. NEW BUSINESS**

There is no new business.

## **M. REPORT OF PLANNING CONSULTANT, ADMINISTRATOR'S OR STAFF REPORT**

Planning Consultant Ben Tallerico provided the June report and informed the Commission on State Legislature activity and relevant court cases.

Charrettes training session presentation provided by Planning Consultant Ben Tallerico.

**N. COMMISSION MEMBERS TO BE HEARD**

Commissioner Nancy Sunderman-Elert advised the Commission she is planning to step down in the near future.

Commissioner Kurmmell Knox apologized for missing the previous meeting.

Commissioners discussed not being notified of the Gratiot / Groesbeck Corridor project meeting and thanked Planning Consultant Ben Tallerico for his presentation.

**O. ITEMS FOR NEXT AGENDA**

Commissioners will act upon this at the Regular Meeting on Monday June 17, 2013.

**P. ADJOURNMENT**

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER JOSEPH MONTGOMERY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 9:08 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted,

Richard M. Steenland  
City Clerk