

**ROSEVILLE PLANNING COMMISSION
REGULAR MEETING**

CITY COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5443

MONDAY, NOVEMBER 18, 2013
7:00 P.M.

ROLL CALL

PRESENT:

Chairperson

Otto Wilhelm

Vice-Chairperson

Geraldine White

Commissioners

John Surhigh

Matthew Haugh

Kurmmell Knox

Joseph Montgomery

Lauren O'Meara

Nancy Sunderman-Elert

Steven Wietecha

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.

B. PLEDGE OF ALLEGIANCE

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

C. AGENDA APPROVAL

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve the agenda.

MOTION CARRIED UNANIMOUSLY

D. PUBLIC TO BE HEARD

No one from the public wished to be heard.

E. APPROVAL OF MINUTES

1. Study Session Minutes of October 7, 2013.

VICE-CHAIRPERSON GERALDINE WHITE moved COMMISSIONER STEVEN WIETECHKA seconded to approve Study Session Minutes of October 7, 2013.

MOTION CARRIED UNANIMOUSLY

2. Regular Meeting Minutes of October 21, 2013.

COMMISSIONER JOSEPH MONTGOMERY moved COMMISSIONER KURMMELL KNOX seconded to approve Regular Meeting Minutes of October 21, 2013.

MOTION CARRIED UNANIMOUSLY

F. CORRESPONDENCE

Secretary John Surhigh reported that all Commissioners received two additional letters with the agenda.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER KURMMELL KNOX to receive and file correspondence.

MOTION CARRIED UNANIMOUSLY

G. BILLS TO BE PAID

Beckett & Raeder Invoice #2013-0325

1. Professional Service Fees and Expenses for the month of August and September	\$600.00
	Total: \$600.00

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER STEVEN WIETECHKA seconded to approve Invoice #2013-0325 from Beckett & Raeder in the amount of \$600.00.

MOTION CARRIED UNANIMOUSLY

Beckett & Raeder Invoice #2013-0305

1. Changes to training	.5 hour	\$ 45.00
2. Revised American House	4.0 hours	\$360.00
3. Outdoor café B-3	3.5 hours	\$315.00
4. Annual Report	1.5 hours	<u>\$135.00</u>
	Total:	\$855.00

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER STEVEN WIETECHKA seconded to approve Invoice #2013-0305 from Beckett & Raeder in the amount of \$855.00.

MOTION CARRIED UNANIMOUSLY

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. Proposed Zoning Ordinance Amendments:
 - Section 201 – Definitions
 - B-3 District – Allow additional uses of Outdoor Cafes, Internet Cafes, Dog Day Care Facilities and Upper Floor Residential (in certain areas of the B-3)
 - Section 20 – Parking Standards
 - Addition of Section 2318 – Complete Streets
 - Section 2100 and 1203 – Changes pertaining to Complete Streets

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER JOSEPH MONTGOMERY seconded to open the hearing to the public.

MOTION CARRIED UNANIMOUSLY

No one from the public wished to be heard.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER STEVEN WIETECHKA seconded to approve the Amendments to Section 201 – Definitions.

MOTION CARRIED UNANIMOUSLY

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve the Amendments to B-3 District – to allow additional uses of Outdoor Cafes, Internet Cafes, Dog Day Care Facilities and Upper Floor Residential (in certain areas of the B-3).

MOTION CARRIED UNANIMOUSLY

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER MATTHEW HAUGH seconded to approve the Amendments to Section 20 – Parking Standards.

MOTION CARRIED UNANIMOUSLY

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER JOSEPH MONTGOMERY seconded to approve the Amendment for the addition of Section 2318 – Complete Streets

MOTION CARRIED UNANIMOUSLY

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER KURMMELL KNOX seconded to approve the Amendments to Section 2100 and 1203 – Changes pertaining to Complete Streets.

MOTION CARRIED UNANIMOUSLY

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER STEVEN WIETecha seconded to close the public hearing.

MOTION CARRIED UNANIMOUSLY

J. COMMITTEE REPORTS

There are no committee reports.

K. OLD BUSINESS

1. Creation of a Public Participation Plan

Planning Consultant Ben Tallerico has met with City Administration regarding this item and will meet with Commissioner Kurmmell Knox in the next week or two to discuss changes.

2. 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**

Proposed Zoning Ordinance Amendments were approved under Public Hearings.

3. Discussion on Proposed revision to Master Plan to outline goals for training

Planning Consultant Ben Tallerico met with City Administration and the document will be reviewed at the December Study Session.

4. **SPECIAL USE PERMIT – 29187 Gratiot Avenue (Parcel #14-09-353-006); Request special use as Pawn Shop at the property located on the west side of Gratiot, north of 12 Mile Road. Current zoning of the property is B-3. Cambell Estates LLC, Developer; Thelma S. Feuerman Revocable Trust, Owner; Kevin J. Tuchowski of Tosa Architects, Site Plan Designers.**

Planning Consultant Ben Tallerico will have the review on the revised site plan available prior to the December Study Session.

Tim Horton, representing Zeidman's, was present on behalf of this request.

5. **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 94). A & J Fuel Mart / Jay Hammoud, Developer; A & M Consultant; Adnan Alsaatie, Site Plan Designer.**

Planning Consultant Ben Tallerico stated the applicant has received variances and the plan is approvable with a notation on the plan that 12 Mile is 60'.

Adnan Alsaatie, Site Plan Designer with A & M Consultants, was present and responded to questions from the Commissioners.

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve the plans with the 60' noted for 12 Mile and initialed by Chairperson Otto Wilhelm and Adnan Alsaatie of A & M Consultants.

MOTION CARRIED UNANIMOUSLY

6. **Scurto, David from Carlisle Wortman to discuss Gratiot/Groesbeck Corridor Plan.**

This was discussed at the Study Session.

COMMISSIONER JOSEPH MONTGOMERY moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to add 2014 Calendar as item #7 under Old Business.

MOTION CARRIED UNANIMOUSLY

7. **2014 Calendar**

Chairperson Otto Wilhelm suggested having the September Study Session on Monday, August 25, 2014 due to the Labor Day Holiday.

COMMISSIONER STEVEN WIETecha moved, COMMISSIONER JOHN SURHIGH seconded to approve the calendar having the September meetings August 25 and September 15.

MOTION CARRIED UNANIMOUSLY

L. NEW BUSINESS

There is no new business.

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

Planning Consultant Ben Tallerico had nothing to report.

N. COMMISSION MEMBERS TO BE HEARD

Commissioners expressed condolences to the family of former Planning Commissioner Wilbert Rollins and congratulated the newly elected City Officials.

O. ITEMS FOR NEXT AGENDA

Creation of a Public Participation Plan
Discussion on Proposed revision to Master Plan to outline goals for training
29187 Gratiot Avenue – Special Use Permit

P. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded that the agenda having been acted upon; the meeting is hereby adjourned at 7:49 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk