

**ROSEVILLE PLANNING COMMISSION  
REGULAR MEETING**

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

**MONDAY, MARCH 17, 2014**  
7:00 p.m.

ROLL CALL

PRESENT:

Chairperson

Otto Wilhelm

Vice-Chairperson

Geraldine White

Commissioners

John Surhigh

Kurmmell Knox

Matthew Haugh

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**

Agenda was approved at the Study Session on March 3, 2014.

**D. PUBLIC TO BE HEARD**

No one from the public wished to be heard.

**E. APPROVAL OF MINUTES**

**1. Study Session Minutes of February 3, 2014.**

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve Study Session Minutes of February 3, 2014.

**MOTION CARRIED UNANIMOUSLY**

**2. Regular Meeting Minutes of February 24, 2014.**

COMMISSIONER STEVEN WIETecha moved COMMISSIONER LAUREN O'MEARA seconded to approve Regular Meeting Minutes of February 24, 2014.

**MOTION CARRIED UNANIMOUSLY**

**F. CORRESPONDENCE**

Secretary John Surhigh stated everyone received an updated list of Commissioner's phone numbers and email addresses. Planning Consultant Ben Tallerico provided his cell phone number and email address.

**G. BILLS TO BE PAID**

There were no bills to be paid.

**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**

There are no public hearings.

**J. COMMITTEE REPORTS**

There are no committee reports.

**K. OLD BUSINESS**

1. **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.**

COMMISSIONER STEVEN WIETecha moved, COMMISSIONER KURMMELL KNOX seconded to deny Special Use Permit – 29187 Gratiot Avenue (Parcel #14-09-353-006), request for special use as Pawn Shop at the property located on the west side of Gratiot, north of 12 Mile Road.

**MOTION CARRIED UNANIMOUSLY**

2. **Creation of Town Center Overlay District**

Planning Consultant Ben Tallerico reviewed this item with Commissioners and stated that Item 8 - Signs was removed from section 2318 Town Center Overlay District.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER STEVEN WIETecha seconded to schedule a Public Hearing for Creation of Town Center Overlay District at the Regular meeting on April 21, 2014.

**MOTION CARRIED UNANIMOUSLY**

**L. NEW BUSINESS**

1. **Discussion of Capital Improvement Plan with City Manager (Study Session Only)**

Commissioner John Surhigh stated he will contact City Controller Bob Cady and arrange a meeting for himself, Chairperson Otto Wihelm and Commissioner Steven Wietecha to discuss the role of the Planning Commission in creating the Capital Improvement Plan.

2. **RRC Update by City Manager (Study Session Only)**

This item was discussed at the Study Session on March 3, 2014.

3. **Gratiot/Groesbeck Corridor Plan Update by City Manager (Study Session Only)**

This item was discussed at the Study Session on March 3, 2014.

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

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

**N. COMMISSION MEMBERS TO BE HEARD**

Commissioner Nancy Sunderman-Elert stated she is retiring at the end of her term and may resign earlier due to concerns over the Capital Improvement Plan. Commission Members discussed their role in the Capital Improvement Plan and expressed their opinion that it is not a reason to resign.

Commissioner Joseph Montgomery apologized for his absence at recent meetings.

Commissioner John Surhigh requested Building Director Glenn Sexton provide all recent Zoning Ordinance changes to Planning Consultant Ben Tallerico and requested an update on the status of Training Plan and Public Participation Plan.

**O. ITEMS FOR NEXT AGENDA**

- Public Hearing - Creation of Town Center Overlay District
- Capital Improvement Plan discussion after meeting with City Administration

**P. ADJOURNMENT**

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded that the agenda having been acted upon; the meeting is hereby adjourned at 7:35 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted,

Richard M. Steenland  
City Clerk