



City of Roseville

29777 GRATIOT, P.O. 290
ROSEVILLE, MICHIGAN 48066

PLANNING COMMISSION AGENDA

STUDY SESSION, MONDAY, November 4, 2013
REGULAR MEETING, MONDAY, November 18, 2013
7:00 P.M.
CITY COUNCIL CHAMBERS
(586) 445-5450

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. AGENDA APPROVAL
- D. PUBLIC TO BE HEARD
- E. APPROVAL OF MINUTES
 1. Study Session of October 7, 2013
 2. Regular Meeting of October 21, 2013
- F. CORRESPONDENCE
- G. BILLS TO BE PAID
- H. PUBLIC TO BE HEARD – AGENDA ITEMS ONLY – NOT TO INCLUDE PUBLIC HEARING ITEMS.
- 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
- J. COMMITTEE REPORTS

K. OLD BUSINESS

1. Creation of a Public Participation Plan
2. Discussion on proposed Zoning Ordinance Amendments for:
 - Upper floor residential in B-3 District
 - Walk-able developments
 - Additional allowable uses in B-3 District
 - Revisions to parking requirement that may include reduction in some areas, parking tradeoffs and possible restrictions for parking in side or rear lots only.
3. Discussion on Proposed revision to Master Plan to outline goals for training.
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 B3. Cambell Estates LLC, Developer; Thelma S Feuermna Revocable Trust, Owner; Kevin J Tuchowski of Tosa Architects, Site Plan Designers.
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 Mar / Jay Hammoud, Developer; A & M Consultant; Adnan Alsaatie, Site Plan Designer.
6. David Scurto from Carlisle Wortman to discuss Gratiot / Groesbeck Corridor Plan

L. NEW BUSINESS

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

N. COMMISSION MEMBERS TO BE HEARD

O. ITEMS FOR NEXT AGENDA

P. ADJOURNMENT