

**ROSEVILLE PLANNING COMMISSION  
STUDY SESSION**

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

**MONDAY, APRIL 1, 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 Steven Wietecha
ABSENT:	Commissioners	Robert Neibel Nancy Sunderman-Elert
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 KURMMELL KNOX moved, COMMISSIONER STEVEN WIETecha seconded to excuse Commissioners Robert Neibel and Nancy Sunderman-Elert.

**MOTION CARRIED UNANIMOUSLY**

**B. PLEDGE OF ALLEGIANCE**

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

**C. AGENDA APPROVAL**

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER JOSEPH MONTGOMERY 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 March 4, 2013.**
2. **Regular Meeting Minutes of March 18, 2013.**

\*Minutes will be acted upon at the Regular Meeting on Monday, April 15, 2013.

**F. CORRESPONDENCE**

Secretary John Surhigh had no correspondence.

**G. BILLS TO BE PAID**

Bills will be paid at the Regular Meeting on Monday, April 15, 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**

There are no public hearings.

## **J. COMMITTEE REPORTS**

Chairperson Otto Wilhelm reported the following:

- Roseville City Council adopted amendments to Used Goods Stores and Planned Unit Development Ordinances
- Cell Tower amendment was tabled to allow the City Attorney to research legality of limiting number of co-locations per tower
- Building Director Glenn Sexton will schedule a representative from the MEDC to speak to the Commission about Redevelopment Ready Communities and creation of a Public Participation Plan
- Discussion on amending Zoning Ordinance to allow Planning Commission to grant minor variances

## **K. OLD BUSINESS**

1. **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.**

Planning Consultant Ben Tallerico discussed the site plan review with the Commission.

Mr. Reda, A & M Consultant, was present and explained the Road Commission of Macomb County requires one access point on 12 Mile Road be eliminated.

2. **Vehicle Sales or Leasing lot ordinance amendment.**

Planning Consultant Ben Tallerico stated the ordinance amendment recommendation from the Planning Commission was sent to Building Director Glenn Sexton.

## **L. NEW BUSINESS**

1. **Review of Michigan Economic Development Committee Redevelopment Readiness Communities Assessment report regarding Zoning Ordinance, Master Plan and site plan review issues.**

Chairperson Otto Wilhelm requested members review the items Building Director Glenn Sexton wants to discuss with the Commission.

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

Planning Consultant Ben Tallerico provided updated pages of the Zoning Ordinance and reported on State Legislature activity and relevant court cases.

## **N. COMMISSION MEMBERS TO BE HEARD**

Commissioners discussed having documents watermarked DRAFT until passed by City Council to differentiate between proposals and ordinances. Commissioner John Surhigh requested the status of Conditional Zoning Language.

**O. ITEMS FOR NEXT AGENDA**

Commissioners will act upon this at the Regular Meeting on Monday April 15, 2013.

**P. ADJOURNMENT**

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:20 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted,

Richard M. Steenland  
City Clerk