

**ROSEVILLE PLANNING COMMISSION
STUDY SESSION**

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

MONDAY, AUGUST 6, 2012
7:00 p.m.

ROLL CALL

PRESENT:	Vice-Chairperson	Geraldine White
	Commissioners	John Surhigh Kurmell Knox Joseph Montgomery Eric Robinson Nancy Sunderman-Elert Steven Wietecha
ABSENT:	Chairperson	Otto Wilhelm
	Commissioner	Robert Neibel
OTHERS PRESENT:		Ben Tallerico, Planning Consultant

Vice-Chairperson Geraldine White called the meeting to order at 7:00 p.m.

A. ROLL CALL

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER STEVEN WIETECHKA seconded to excuse Commissioners Otto Wilhelm, Kurmmell Knox and Robert Neibel.

MOTION CARRIED UNANIMOUSLY

B. PLEDGE OF ALLEGIANCE

Vice-Chairperson Geraldine White led the Commission in the Pledge of Allegiance.

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

C. PUBLIC TO BE HEARD

- Mike Clover, 29130 E Brittany Ct, Roseville – Concerned about fireworks tent sales, fireworks disturbing residents and asked about the vacant K-Mart building.

D. APPROVAL OF MINUTES

1. **Study Session of July 2, 2012**
2. **Regular Meeting of July 16, 2012**

**Minutes will be acted upon at the Regular Meeting held on Monday, August 20, 2012.*

E. CORRESPONDENCE

There was no correspondence.

F. BILLS TO BE PAID

Bills will be paid at the Regular Meeting held on Monday, August 20, 2012.

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

No one from the public wished to be heard.

H. PUBLIC HEARINGS

1. Used Goods Definition

Planning Consultant Ben Tallerico advised this was sent to legal for review.

2. Wireless Communication changes

Commissioners discussed the changes to the Wireless Communications Ordinance.

**Public Hearings to be held at the Regular Meeting on Monday, August 20, 2012.*

I. COMMITTEE REPORTS

Commissioner Joseph Montgomery gave a report on Permanent Parcel Numbers.

J. OLD BUSINESS

1. SITE PLAN REVIEW – Used car sales lot to be located at Vacant Gratiot [formerly 26141 Gratiot] (Parcel #14-20-154-015) - West Side of Gratiot Avenue south of Mayfield; Ronald Burns, Developer & Owner; Matthew Ray, Fenn & Associates, Site Plan Designers.

Planning Consultant Ben Tallerico advised the petitioner has not applied for a variance. Petitioner Ronald Burns was present and advised he has been trying to contact Glenn Sexton to apply for a variance. Mr. Burns was advised he can pick up an application for a variance at the Building Department.

2. SPECIAL USE PERMIT – 26671 Gratiot Avenue (Parcel #14-20-130-026); Request Special Use as Used Car Lot at the property located on the west side of Gratiot, North of 11 Mile Road. Current Zoning of the Property is B-3; Ezra George, Petitioner; Finazzo Investments, owner.

Planning Consultant Ben Tallerico advised he has not received revised plans. Petitioner Ezra George was present and brought revised plans to the Commission. The petitioner was advised to deliver the revised plans to the Building Department for proper handling.

K. NEW BUSINESS

1. Annual Report.

Planning Consultant Ben Tallerico and Commissioners discussed the annual plan. This will be acted upon at the meeting on August 20, 2012.

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

Planning Consultant Ben Tallerico advised he will not be at the Regular meeting in October, will provide a presentation on the Neighborhood Improvement Act, Vacant Properties and Tax Abatements at the November Study Session and reported the following:

BRI News

- Beckett & Raeder selected to update the Master Plan for the Village of Nashville

State Bills

- House Bill 5785 (2012) – Proposed new act pertaining to United Nations Agenda 21

Court Cases

- Michigan Court of Appeals: People v. Nicholson
- Michigan Court of Appeals: Soechtig v. Greenbush Twp
- Michigan Court of Appeals: Grucz v. City of New Baltimore
- Michigan Supreme Court: Orco Inv., Inc. v. City of Romulus

Urban briefs

- Voter support for Police, Firefighters wanes
- Rethinking property tax incentives for business (Policy Focus Report)
- Pamphlet on Training for planning commissioners, ZBA members and others

M. COMMISSION MEMBERS TO BE HEARD

Commissioner Eric Robinson questioned the handout on parcel numbers and Commissioner Joseph Montgomery provided information to explain the parcel numbering system.

N. ITEMS FOR NEXT AGENDA

Commissioners will act upon this at the Regular Meeting on Monday, August 20, 2012.

O. ADJOURNMENT

COMMISSION JOSEPH MONTGOMERY moved, COMMISSIONER KURMMELL KNOX seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:16 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Richard M. Steenland
City Clerk