

**ROSEVILLE PLANNING COMMISSION  
REGULAR SESSION**

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

**MONDAY, JULY 21, 2014**  
7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Kurmmell Knox
	Vice-Chairperson	Geraldine White
	Commissioners	John Surhigh Joseph Montgomery Matthew Haugh Steven Wietecha Nancy Sunderman-Elert Lauren O'Meara

ABSENT:

OTHERS PRESENT: Ben Tallerico, Planning Consultant

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

**A. ROLL CALL**

Secretary John Surhigh conducted Roll Call.

**B. PLEDGE OF ALLEGIANCE**

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

**C. AGENDA APPROVAL**

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER STEVEN WIETECHKA seconded to amend the agenda to move item 2 under New Business: Election of Commission Chair.

**MOTION CARRIED UNANIMOUSLY**

2. Election of Commission Chair

COMMISSIONER STEVEN WIETECHKA moved, COMMISSIONER MATTHEW HAUGH seconded to nominate Commissioner Kurmmell Knox as Commission Chair.

**MOTION CARRIED UNANIMOUSLY**

Commissioner Kurmmell Knox was nominated as Chair and accepted the nomination.

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER STEVE WIETECHKA seconded to approve the July Agenda as amended.

**MOTION CARRIED UNANIMOUSLY**

**D. PUBLIC TO BE HEARD**

No one from the public wished to be heard.

**E. APPROVAL OF MINUTES**

1. **Study Session of June 2, 2014**

COMMISSIONER JOHN SURHIGH moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve the Study Session meeting minutes of June 2, 2014.

**MOTION CARRIED UNANIMOUSLY**

2. **Regular Meeting of June 16, 2014**

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER MATTHEW HAUGH seconded to approve the Regular Meeting minutes of June 16, 2014.

**MOTION CARRIED UNANIMOUSLY**

**F. CORRESPONDENCE**

Secretary John Surhigh had no correspondence.

**G. BILLS TO BE PAID**

**Beckett & Raeder Invoice #2014-1148**

1. Retainer \$600.00

**Beckett & Raeder Invoice #2014-1147**

1. Basic Services \$270.00  
2. Mileage Expense 58.24

Total: \$928.24

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER JOSEPH MONTGOMERY seconded to approve Invoices #2014-1147 & #2014-1148 from Beckett & Raeder in the total amount of \$928.24.

**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**

There are no public hearings.

**J. COMMITTEE REPORTS**

Secretary John Surhigh stated there is nothing to report at this time.

**K. OLD BUSINESS**

1. **SPECIAL USE PERMIT:** 31946 Gratiot Avenue (Parcel #14-04-426-013); Request Special Use to have outdoor patio seating at the property located on the south side of Masonic, east of Gratiot. Current Zoning of the Property is B-3; Scrambler Maries (Randall Carron), Petitioner.

Joe Carron, owner of Scrambler Marie's, appeared on behalf of this request and discussed supplied documentation with Planning Consultant Ben Tallerico and Commissioners.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER STEVEN WIETECHTA seconded to approve Special Use Permit - 31946 Gratiot Avenue (Parcel #14-04-426-013); Request Special Use to have outdoor patio seating at the property located on the south side of Masonic, east of Gratiot. Current Zoning of the Property is B-3; Scrambler Maries (Randall Carron), Petitioner.

**MOTION CARRIED UNANIMOUSLY**

**L. NEW BUSINESS**

1. **LANDSCAPE PLAN REVIEW** – Kroger Fuel Station to be located at 30200 Gratiot – Parcel #14-09-176-018 (East side of Gratiot Avenue, North of Common Road); The Kroger Co of Michigan, Developer; The Project Collaborative, Matthew Pisko, (LSG Engineers & Surveyors, Site Plan Designer; Gratiot Beaconsfield, LLC, Property Owner.

Matthew Pisko from Project Collaborative appeared on behalf of this request.

COMMISSIONER MATTHEW HAUGH moved, COMMISSIONER STEVEN WIETECHTA seconded to approve Landscape Plan Review – Kroger Fuel Station to be located at 30200 Gratiot – Parcel #14-09-176-018 (East side of Gratiot Avenue, North of Common Road); The Kroger Co of Michigan, Developer; The Project Collaborative, Matthew Pisko, (LSG Engineers & Surveyors, Site Plan Designer; Gratiot Beaconsfield, LLC, Property Owner.

**MOTION CARRIED UNANIMOUSLY**

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

Planning Consultant Ben Tallerico discussed the following information:

- Review of Peter Allan & Associates Utica Junction presentation.
- Annual Report should be ready for review by August Study Session.
- Zoning Ordinance changes
- Groesbeck Overlay
- Lighting Ordinance changes

COMMISSIONER STEVE WIETECHTA moved, COMMISSIONER MATTHEW HAUGH seconded to schedule a Public Hearing for Exterior Site Lighting Zoning Ordinance Amendment at the Regular meeting held on August 18, 2014.

**MOTION CARRIED UNANIMOUSLY**

**N. COMMISSION MEMBERS TO BE HEARD**

Commissioners congratulated Chairperson Kurmmell Knox on being elected Commission Chair, thanked Vice-Chairperson Geraldine White for stepping up since the loss of Chairperson Otto Wilhelm and expressed their condolences for the recent passing of Commissioner Lauren O’Meara’s father.

Vice-Chairperson Geraldine White and Commisisoner Nancy Sunderman-Elert stated they will be absent for the Study Session on August 4, 2014.

**O. ITEMS FOR NEXT AGENDA**

1. Presentation of Groesbeck Overlay Plans at Study Session
2. PC Annual Report to City Council
3. Public Hearing for Exterior Site Lighting Zoning Ordinance Amendment

**P. ADJOURNMENT**

COMMISSIONER JOSEPH MONTGOMERY moved, VICE-CHAIRPERSON GERALDINE WHITE seconded that the agenda having been acted upon; the meeting is hereby adjourned at 7:30 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,

Richard M. Steenland  
City Clerk