ROSEVILLE PLANNING COMMISSION
REGULAR MEETING

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5440

MONDAY, SEPTEMBER 17, 2007

7:00 p.m.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Commissioners:	Kurmmell Knox Joseph Montgomery Robert Neibel Robert Splane Nancy Sunderman-Elert
ABSENT:		Frank Maisano (excused) John Surhigh (excused) Geraldine White (excused)

OTHERS PRESENT: Ben Tallerico, Planning Consultant
Jolynn Friedmann, Recording Secretary

Chairman Otto Wilhelm called the meeting to order at 7 p.m. with the Pledge of Allegiance.

I. ROLL CALL (SEE FACE PAGE)

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT SPLANE seconded to excuse absent Commissioners Frank Maisano, John Surhigh and Geraldine White.
MOTION CARRIED UNANIMOUSLY

II. APPROVAL OF MINUTES

1. Study Session of August 6, 2007.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER ROBERT NEIBEL seconded to approve minutes of the Study Session held August 6, 2007.
MOTION CARRIED UNANIMOUSLY

2. Regular Meeting of August 20, 2007.

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER ROBERT SPLANE seconded to approve minutes of the Regular Meeting held August 20, 2007.
MOTION CARRIED UNANIMOUSLY

III. CORRESPONDENCE

Chairperson Otto Wilhelm received one pamphlet from the Michigan State University Extension Citizen Planner regarding Green Infrastructure: Linking Communities and the Environment.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT NEIBEL seconded to accept and file the correspondence.
MOTION CARRIED UNANIMOUSLY

IV. BILLS TO BE PAID

Chairperson Otto Wilhelm presented the following bills to be paid:

a. Invoice from Vilican Leman for Professional Planning Consultant Services for the month of August 2007.

Retainer	$600.00
Site Plan Review	
Bio-Diesel at 30751 Cornillie	180.00
Tattoo Parlor at 30150 13 Mile	540.00
Multi-Purpose Shelter at 20415 Erin	540.00
Revised Murray's Discount at 27947 Groesbeck	405.00
Total	$2,265.00

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER ROBERT NEIBEL seconded to approve payment to Vilican Leman in the amount of $2,265.00
MOTION CARRIED UNANIMOUSLY

b. Renewal Invoice from Planning & Zoning News for 11 copies in the amount of $350.00

COMMISSIONER ROBERT NEIBEL moved, COMMISSIONER ROBERT SPLANE seconded to approve payment to Planning & Zoning News in the amount of $350.00 for subscription renewal of *Zoning News.*
MOTION CARRIED UNANIMOUSLY

V. PUBLIC TO BE HEARD – AGENDA ITEMS ONLY – NOT TO INCLUDE PUBLIC HEARING ITEMS

No one from the public wished to be heard.

VI. PUBLIC HEARING

There was no public hearing.

VII. OLD BUSINESS

1. **SITE PLAN REVIEW-** Murray's Discount Auto, 28711 Groesbeck (PP# 14-18-127-006)-west side of Groesbeck, South of 12 Mile Road; Mike Curis, Jr., Curis Development, Inc. Petitioner.

Petitioner Mike Curis, Jr. appeared on behalf of this request.

Chairperson Otto Wilhelm explained that this item is on the Zoning Board of Appeals agenda for September 18, 2007; therefore, the Commission cannot act on this site plan until a parking variance is received by the petitioner. Mr. Wilhelm stated that the Commission will set a special meeting for October 1, 2007 at 6:45 p.m.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT NEIBEL seconded to schedule the Site Plan Review-Murray's Discount Auto, 28711 Groesbeck (PP# 14-18-127- 006)-west side of Groesbeck, South of 12 Mile Road for a Special Meeting to be held on October 1, 2007.
MOTION CARRIED UNANIMOUSLY

VIII. NEW BUSINESS

1. **SPECIAL USE PLAN REVIEW-** Tattoo Parlor, 31050 Gratiot (PP#14-04-453-010)- northeast corner of Gratiot Avenue and 13 Mile Road. Louis Stafano, Petitioner; Robert J. Tobin & Associates, Site Plan Designers.

Petitioner Louis Stefano was present in the audience.

Planning Consultant Ben Tallerico reviewed the Current Zoning, Future Land Use and Site Location. Mr. Tallerico presented the following to the Commission:

1.5 Store Data:

1. Store Area. The area of the proposed store is indicated as 1,612 square feet on sheet A1; the store dimensions are indicated as 52´0" by 31´0".

Permitted	Proposed
60 Feet	21 Feet

2. Store Layout. The floor plan on Sheet A1-P shows three (3) workrooms, a reception and waiting area, along with a business office, restroom, hall, sterilizer, supply room and another small room. The applicant reduced the number of work

rooms by one from the previous submittal and replaced it with the above mentioned sterilizer and supply room.

1.6 Off-Street Parking:

Numerical Parking requirement: The total number of parking spaces within the commercial center is 77. The parking requirements for the commercial center are as follows:

Blockbuster Video Store- Code requires one (1) for every one hundred twenty five (125) square feet of usable floor area. Total square footage of this store is 7,212; therefore, 46 spaces are required for this store. The Applicant uses 150 square feet instead of 125 square feet as stated in Section 2001.

Party Store- Code requires one (1) for every one hundred fifty (150) square feet of usable floor area. Total square footage of this store is 1,040; therefore, six (6) spaces are required for this store.

Restaurant- Code requires one (1) for every thirty five of usable floor area if it is a carry out only, or one space for every two (2) seats in a restaurant, bar, lounge, or tavern, plus one (1) for every employee in the largest working shift. Since the data pertaining to employees was not supplied, the numbers provided are estimated. The total square footage of this restaurant is 936; therefore, 21 spaces are required for this restaurant.

Tattoo Parlor- For beauty parlor, barbershop, nail or tanning salon parking requirements, the code requires two (2) spaces for each work station chair, plus one (1) for each employee in the largest work shift. The applicant states that three chairs and three employees will be present; therefore, nine (9) spaces are required for the tattoo parlor.

Required parking spaces:		Provided
Blockbuster	46 spaces	
Party Store	6 spaces	
Restaurant	21 spaces	
Tattoo Parlor	9 spaces	
Total	**82 spaces**	**77 spaces**

The minimum parking requirements are not met.

1.7 Loading and Unloading

The loading and unloading area is located in the rear of the building; the location and size meet the ordinance requirements of Section 2003 as indicated below:

Required	Proposed
10 x 80 feet	10 x 80 feet

1.8 Signs

The applicant has not provided any sign information.

1.9 Special Uses

Section 1907, Tattoo Parlors, Pawn Shops and Used Goods, list the following requirements:

1. Not more than two (2) such uses shall be permitted within one thousand feet (1,000) of each other. A visual inspection was conducted, and the applicant has provided a copy of the yellow page listings along with a letter dated September 7, 2007, that says there is not another tattoo shop within 1,000 feet. The Building Department needs to verify theses findings.

2. Tattoo parlors cannot be within three hundred (300) feet of a residential zoning district, church or school. The proposed use is not within three hundred (300) feet of a residential zoning district. A visual inspection was conducted, and the applicant has provided a copy of the yellow page listings along with a letter dated September 7, 2007, that says there is not another church or school within three hundred (300) feet. The Building Department needs to verify these findings.

3. The use shall abut a major thoroughfare right of way and all ingress and egress to and from the site shall be via the major thoroughfare. This requirement is met.

4. A public hearing is required in the manner set forth and regulated in Section 2606.

In conclusion, Mr. Tallerico stated that the following items need to be addressed as indicated in the specific sections above:

- Parking does not meet minimum dimensional ordinance requirements.
- Additional Signs will be subject to the Roseville Sign Ordinance (Chapter 264.)
- A public hearing must be held and advertised not less than fifteen (15) days before the application will be considered.

Mr. Tallerico explained to Mr. Stefano that the plan designer provided an incorrect figure while calculating the parking requirement for Blockbuster Video on the revised site plan; the incorrect calculation made the site plan in compliance with the parking requirement.

COMMISSIONER ROBERT NEIBEL moved, COMMISSIONER KURMMELL KNOX seconded to set the Public Hearing date on the Special Use Plan Review- Tattoo Parlor, 31050 Gratiot (PP#14- 04-453-010)- northeast corner of Gratiot Avenue and 13 Mile Road for October 15, 2007.
MOTION CARRIED UNANIMOUSLY

2. **SITE PLAN REVIEW-** Macomb County Rotating Emergency Shelter Team Multi-Purpose Building, 20415 Erin (PP#14-04-426-012)- west side of Little Mack, North of 13 Mile Road; Dominic Abate, Wakely Associates Inc., Petitioner.

The petitioner failed to appear.

Chairperson Otto Wilhelm stated that he has many questions for the petitioner about this request and he feels that this item should be tabled to the October agenda so the Commission may obtain more information about this request.

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT NEIBEL seconded to table to the **SITE PLAN REVIEW-** Macomb County Rotating Emergency Shelter Team Multi-Purpose Building, 20415 Erin (PP#14-04-426-012)- west side of Little Mack, North of 13 Mile Road to the October agenda.
MOTION CARRIED UNANIMOUSLY

Chairperson Otto Wilhelm asked Planning Consultant Ben Tallerico to contact Building Director Glenn Sexton about this item. Mr. Tallerico stated that he has not received any correspondence on this matter since the Study Session.

3. **2008 City Calendar-** Approval of meeting dates.

The Commission approved the meeting dates for 2008 at the Study Session held on August 27, 2007.

IX. REPORT OF PLANNING CONSULTANT

Planning Consultant Ben Tallerico had nothing to report.

X. PUBLIC TO BE HEARD

Mike Clover, 16279 12 Mile, asked a few questions about the proposed Murray's Discount Auto and the old Wendy's building on Gratiot.

XI. COMMISSION MEMBERS TO BE HEARD

Commissioner Joseph Montgomery said hello to retired Planning Commissioner Wilbert Rollins who was in the audience this evening.

Commissioner Robert Neibel commented on an audience member who arrived late to the meeting; Planning Consultant Ben Tallerico introduced the young lady who is a Wayne State University student and is working on an assignment regarding the Michigan Suburbs Alliance.

Commissioner Kurmmell Knox commented that he will celebrate his birthday on September 20.

XII. ADJOURNMENT

COMMISSIONER ROBERT SPLANE moved, COMMISSIONER ROBERT NEIBEL seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:30 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Rae A. Oldaugh, City Clerk