ROSEVILLE PLANNING COMMISSION
REGULAR MEETING

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

MONDAY, OCTOBER 15, 2007

7:00 p.m.

ROLL CALL

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

OTHERS PRESENT: Chuck Cairns, Planning Consultant
Jolynn Friedmann, Recording Secretary

Chairman Otto Wilhelm called the meeting to order at 7:01 p.m. with the Pledge of Allegiance.

I. ROLL CALL (SEE FACE PAGE)

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER ROBERT SPLANE seconded to excuse absent Commissioner Robert Neibel.
MOTION CARRIED UNANIMOUSLY

II. APPROVAL OF MINUTES

1. Study Session of August 27, 2007

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER FRANK MAISANO seconded to approve minutes of the Study Session held August 27, 2007.
MOTION CARRIED UNANIMOUSLY

2. Regular Meeting of September 17, 2007.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER ROBERT SPLANE seconded to approve minutes of the Regular Meeting held September 17, 2007.
MOTION CARRIED UNANIMOUSLY

III. CORRESPONDENCE

Vice-Chairperson Geraldine White received no correspondence.

IV. BILLS TO BE PAID

Vice-Chairperson Geraldine White presented a bill from Vilican Leman in the amount of $802.50.

Retainer	$600.00
Site Plan Review Tattoo Parlor 31050 13 Mile	$202.50
	$802.50

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER JOHN SURHIGH seconded to approve payment to Vilican Leman in the amount of $802.50
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

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

Louis Stefano, petitioner, 7253 N. Belle River Road, East China, MI appeared before the Commission.

Planning Consultant Chuck Cairns commented on Ben Tallerico's review dated October 15, 2007 as follows.

Per Building Director Glenn Sexton, the usable floor area is 40%, whereas the applicant listed 80% on the site plan. The following calculations of Off-Street Parking are based upon 40% instead of 80%:

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. The code requires one (1) for every hundred twenty five (125) square feet of usable floor area. Forty Six (46) spaces are required. The applicant uses 150 sq ft instead of 125 sq ft. as stated in Section 2001.

Party Store. The code requires one (1) for every one hundred fifty (150) square feet of usable floor area. Six (6) spaces are required.

Restaurant. The code requires one (1) for every thirty five (35) square feet of usable floor area if it is a carry out only, or one space for every (2) seats in a restaurant, bar, lounge, or tavern, plus one (1) for every employee in the largest working shift, Since the petitioner did not provide any data pertaining to employees we will use the figures provided as an estimate. Eleven (11) spaces are required.

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 shift. Nine (9) spaces are required.

Required		Provided
Blockbuster	46 spaces	
Party Store	6 spaces	
Restaurant	11 spaces	
Tattoo Parlor	9 spaces	
Total	**72 spaces**	**77 spaces**

The minimum parking requirements are met.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER ROBERT SPLANE seconded to open the Public Hearing.
MOTION CARRIED UNANIMOUSLY

No one from the public wished to be heard.

COMMISSIONER FRANK MAISANO moved, COMMISSIONER JOSEPH MONTGOMERY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

Mr. Cairns reiterated that the information provided by Mr. Tallerico in the review this evening was provided by Building Director Glenn Sexton who went to the site and measured the floor area. Mr. Cairns recommended that the Commission place a condition on the approval of this

request that the petitioner revise the site plan to reflect the corrected numerical parking requirements.

COMMISSIONER GERALDINE WHITE moved, COMMISSIONER JOHN SURHIGH seconded to approve the Special Use Plan Review- Tattoo Parlor, 31050 Gratiot (PP# 14-04-453-010)-Northeast Corner of Gratiot Avenue and 13 Mile Road, with the condition that three copies of a revised site plan reflecting the revised numerical parking requirements contained in the October 15, 2007 review from Vilican Leman must be submitted to the Building Department.
MOTION CARRIED UNANIMOUSLY

Mr. Stefano asked Chairperson Otto Wilhelm if he may add a 4th chair in the parlor; Mr. Wilhelm responded that Mr. Stefano does have enough parking on this site to add a 4th chair to the plan.

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

There was no New Business.

IX. REPORT OF PLANNING CONSULTANT

Planning Consultant Chuck Cairns stated that he is here for Ben Tallerico due to the fact that Mr. Tallerico is making a presentation for the annual meeting of the Michigan Association of Planning.

X. PUBLIC TO BE HEARD

No one from the public wished to be heard.

XI. COMMISSION MEMBERS TO BE HEARD

Commissioner Nancy Sunderman-Elert commented on a surprise party her family threw in honor of her 75th Birthday.

Commissioner Joseph Montgomery asked Chairperson Otto Wilhelm if he had any information as to the status of the MCREST site plan review; Chairperson Wilhelm stated that the request has been tabled until more information may be received from the petitioner.

Consultant Chuck Cairns stated that the Commission may send a letter to the petitioner asking if they wish to proceed with the request.

XII. ADJOURNMENT

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER FRANK MAISANO seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:20 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Please note: A cassette tape of this meeting is on file with the Clerk's Office for further information.

Rae A. Oldaugh, City Clerk