ROSEVILLE PLANNING COMMISSION
STUDY SESSION

MANAGER'S CONFERENCE ROOM
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066
(586) 445-5440

MONDAY, AUGUST 27, 2007
7 p.m.

ROLL CALL

PRESENT:	Chairman	Otto Wilhelm
	Commissioners	Kurmmell Knox Frank Maisano Joseph Montgomery Robert Neibel Nancy Sunderman-Elert Robert Splane John Surhigh
ABSENT:		Geraldine White (excused)
OTHERS PRESENT:		Benjamin Tallerico, Planning Consultant Jolynn Friedmann, Recording Secretary

Chairperson Otto Wilhelm called the meeting to order at 7 p.m.

I. ROLL CALL (See face page)

COMMISSIONER ROBERT NEIBEL moved, COMMISSIONER FRANK MAISANO seconded to excuse absent Commissioner Geraldine White.
MOTION CARRIED UNANIMOUSLY

II. APPROVAL OF MINUTES

1. Study Session of August 6, 2007.
2. Regular Meeting of August 20, 2007.

Minutes will be approved at the Regular Meeting on September 17, 2007.

III. CORRESPONDENCE

Chairperson Otto Wilhelm received no correspondence.

IV. BILLS TO BE PAID

Bills will be paid at the Regular Meeting on September 17, 2007.

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 is 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.

   Chairperson Otto Wilhelm stated that the petitioners missed the filing deadline for the September 4, 2007 Zoning Board of Appeals; therefore, this item will be discussed at the Regular Meeting on September 17, 2007.

VIII. NEW BUSINESS

1. **SPECIAL USE PLAN REVIEW**- Tattoo Parlor, 31510 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 Stafano, 2753 N. Belle River Rd, East China, MI 48054 appeared.

   Planning Consultant Ben Tallerico reviewed the location, Existing Land Use, Current Zoning, Future Land Use, Site Location and Store Data of this request and offered the following review:

   1.6 Off-Street Parking

   The applicant has not provided any information to the Commission concerning the number of employees, usable floor areas for the adjoining uses within the commercial

complex. The space requirements listed in the review are estimates which will be revised when the applicant provides the necessary information.

For the proposed use the review was premised using the requirements for beauty parlors, barbershops, nail or tanning salons; therefore, the store will required eight spaces for the four workrooms plus six for each worker totaling 14.

The existing stores in this complex require a total of 88 parking spaces; 77 spaces exist in this complex. These numbers are estimated due to the exact usable floor area has not been provided.

Mr. Tallerico explained to the petitioner that formulas for calculating off-street parking requirements are different for strip centers that are vacant opposed to occupied strip centers; Mr. Tallerico estimated the off-street parking without knowing the usable floor area for the other existing businesses.

Mr. Stefano stated to Mr. Tallerico that the business will employ two individuals.

1.7 Loading and Unloading

The loading unloading area does not meet the Ordinance requirements pertaining to dimension.

Required	Proposed
10 x 80 feet	10 x 50 feet

1,8 Special Uses

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

1. Not more than two such uses shall be permitted within 1,000 feet of each other. Mr. Tallerico was not aware of any similar uses within 1,000 feet; however, the petitioner must verify this information to the Commission.

2. Tattoo parlors cannot be within 300 feet of a residential zoning district, church or school. The proposed use is not within 300 feet of a residential zoning district. The petitioner must provide information in regard to the proximity of the nearest church or school to the Commission.

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.

Mr. Tallerico summarized that the following items need to be addressed as indicated in the specific sections above:

- Information concerning usable floor areas of the other businesses in the retail strip along with the largest working shift of the tattoo parlor need to be provided to accurately determine the off-street parking requirements.
- Loading and unloading does not meet minimum dimensional ordinance requirements. If the Zoning Code was different from current code regarding

loading area size at the time this building was consturcted, Mr. Tallerico will waive this requirement.

- Information concerning the nearest school and church need to be provided.
- Locations of other tattoo parlors need to be provided.
- Additional signs will be subject to the Roseville Sign Ordinance (Chapter 264).
- A public hearing needs to be held, and advertised not less than fifteen (15) days before the application will be considered.

Chairperson Otto Wilhelm explained to Mr. Stafano that the Commission will act upon at the Regular Meeting on September 17, 2007.

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

The petitioners failed to appear.

Planning Consultant Ben Tallerico reviewed the location, Existing Land Use, Current Zoning, Future Land Use and Site Location of this request and offered the following review:

1.2 Current Zoning

The subject parcel is presently zoned B-3, General Business, as are surrounding parcels with the exception of the I-94 access to the south.

The applicant must provide an explanation of services from the applicant for a complete and proper review in order to determine if such uses are permitted in B-3 (i.e., are they licensed, how many drop-in people, restaurant use, office use, medical use, etc.)

1.3 Future Land Use

The City of Roseville's Master Plan for Future Land Use identifies the subject parcel as General Commercial, with center Commercial to the north, west and quasi Public and General Commercial to the east.

1.4 Site Location

The proposed building is located on the north side of Erin Road, west of Little Mack. The irregular shaped property has 203 feet more or less of frontage on Erin Road, and a depth of approximately 300.10 on the west side and 178.96 on the east side. The area exclusive of the right of way is approximately 0.86 acre.

1.5 Building Data

.1 Building height. The proposed height of the building is within the maximum building height limitations of the B-3 General Business District, as noted below.

Permitted	Proposed
30 Feet	29.2 Feet

.1 Building Stories. The proposed stories of the building are within the maximum building stories permitted in the B-3 General Business District as noted below.

Permitted	Proposed
3 stories	3 stories

.2 Building set backs. Per Section 1800, the General Business District requires setbacks of a total of 30 feet on both sides, 10 feet from the rear, and on the west side, 68 feet from the centerline of the road.

The minimum applicable building setback requirements of the district are on the Front and North sides, as outlined below.

Yard	Required	Provided
Front (west)	68 Feet	68 Feet
West side	10 Feet	10 Feet
East side	50 Feet	10 Feet
Rear	20 Feet	N/A

1.6 Off-Street Parking

.1 Numerical parking requirements. The numerical off-street parking requirement for the site has not been determined due to the lack of information regarding the uses and requirements for the existing building, as noted below.

Required	Provided
*	28 spaces

* Group Homes require one for each employee in the largest working shift plus one for every five resident occupants. The applicant states that there will be 25 male residents, which translates to five spaces. They also state the largest work shift will be 14, which brings the total to 19 spaces. We need to know the use/requirements for the existing community building to determine if the minimum Ordinance requirements are met.

1.7 Loading and unloading:

A loading and unloading area has not been proposed. Section 2003 requires loading and unloading if the applicant is in receipt or distribution of vehicles, materials or merchandise. The applicant needs to provide further information required for the laundry facilities and kitchen areas to determine if loading and unloading is required, the minimum dimensional requirements are 10 x 80 feet.

1.8 Trash receptacle:

The trash receptacle is proposed in the interior rear side yard of the lot with a six-foot high poured in place dumpster enclosure with a gate. The enclosure has to match the building. (Applicant states that it will match brick veneer.) There appears to be insufficient maneuvering room for the truck to load and unload; a truck would have to back all the way out which is not a recommended route. A reinforced concrete pad should be provided in front of the gate. The pad should extend outward 10 feet from the gate and should be at least the width of the gate. Posts of adequate size and strength need to be placed outside the gate. These details have not been provided.

1.9 Exterior lighting:

The applicant indicates exterior light fixtures on Sheet A-3.0, and that site lighting will be mounted on the building wall with 400W wall packs on Sheet A-1.0. Additional information pertaining to foot candles and lens types need to be provided, as well as all requirements of Section 2305.

1.11 Signs:

The applicant has not provided any sign information. If a sign is to be provided it must comply with the requirement of the Roseville Sign Ordinance, Chapter 264 in the Roseville Code of Ordinances, as amended.

1.12 Landscaping:

The applicant proposed a new landscaped area in front of the proposed building along the east side near the front of the proposed building, and between the two buildings. No additional information has been provided.

Mr. Tallerico summarized that the following items need to be addressed as indicated in the specific sections addressed above:

- A more complete explanation of services and specific uses from the applicant is required.
- Additional information pertaining to parking requirements needs to be provided in order to determine if off-street parking requirements are met.
- The applicant needs to provide further information required for the laundry facilities and kitchen area as they pertain to loading and unloading requirements.
- The trash receptacle needs to meet the requirements of Section 2215.
- Additional information pertaining to foot candles and lenses need to be provided, as well as all requirements of Section 2305.
- All landscaping materials shall be planted in accordance with an approved planting plan prior to the issuance of a certificate of occupancy.
- Lighting requirements of Section 2305 need to be met.
- Loading and unloading may not meet minimum ordinance requirements.
- The loading and unloading space is in the front of the interior sideyard. Ordinance requires it to be either in the rear or toward the rear of the interior side yard.
- Additional sign information may need to be provided.

Mr. Tallerico stated that he cannot make a recommendation to the board whether to approve or deny this request without the information requested in the before-mentioned review.

The Commission discussed different aspects of this request.

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

The Commission Members briefly discussed the 2008 Meeting Schedule.

COMMISSIONER JOSEPH MONTGOMERY moved, COMMISSIONER ROBERT SPLANE seconded to approve the meeting dates for the 2008 City Calendar.
MOTION CARRIED UNANIMOUSLY

IX. REPORT OF PLANNING CONSULTANT

Planning Consultant Ben Tallerico stated that he may not be present at the Regular Meeting on September 17; however, Chuck Cairns will be present if Mr. Tallerico is unable to attend.

X. PUBLIC TO BE HEARD

No one from the public wished to be heard.

XI. COMMISSION MEMBERS TO BE HEARD

Commissioner Robert Neibel apologized for being absent from a few meetings and announced that he and his wife are expecting their second child.

XII. ADJOURNMENT

COMMISSIONER FRANK MAISANO moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:50 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,.
RAE A. OLDAUGH, City Clerk