

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, NOVEMBER 21ST, 2012 ~ 7:00 P.M.
MINUTES**

PRESENT: MEMBERS: BARR, CALABRESE, EHRKE, LOY, NEIBORG, QUERTERMOUS AND RICKARD

EXCUSED ABSENCE: CHAIRPERSON LARAMIE AND MEMBER STONEBREAKER.

ALSO PRESENT: TIM TOMLINSON, CITY ATTORNEY
PATRICK MEAGHER, CITY PLANNER
RANDY WARUNEK, BUILDING OFFICIAL
KELLY DOLLAND, RECORDING SECRETARY

1. CALL MEETING TO ORDER:

Vice Chairman Rickard called the meeting to order at 7:05 PM

2. Chairman	Laramie	Abs.
Members:	Barr	Pres.
	Calabrese	Pres.
	Ehrke	Pres.
	Loy	Pres.
	Neiborg	Pres.
	Quertermous	Pres.
	Rickard	Pres.
	Stonebreaker	Abs.

3. APPROVAL OF AGENDA ~ Regular Meeting November 21st, 2012

Motion by Member **CALABRESE** Support by Member **EHRKE**

TO: APPROVE the agenda of October 17th, 2012 as Submitted

AYES 7 NAYS 0 MOTION CARRIED

4. APPROVAL OF MINUTES ~ Meeting October 17th, 2012

Motion by Member **EHRKE** Support by Member **CALABRESE**

TO: APPROVE the October 17th, 2012 minutes as SUBMITTED

AYES 7 NAYS 0 MOTION CARRIED

5. PUBLIC HEARING:

a. #02-12SLU / AMERICAN & IMPORT AUTOMOTIVE / 16731 & 16737 THIRTEEN MILE ROAD / TO ALLOW AN AUTOMOTIVE REPAIR CENTER IN AN EXISTING BUILDING LOCATED IN THE "IC-INDUSTRIAL CONTR OLLED" ZONING DISTRICT AND TO ALLOW OUTDOOR STORAGE IN THE EXISTING FENCED-IN AREA

Max Mancini represented American & Import Automotive, stated the company has moved their business from Detroit to the city of Fraser. American & Import Automotive business is rebuilding and inserting new engines and transmissions in cars. The rear area will be used for part storage.

Vice Chairman Rickard was concerned with the storage of vehicles for an extended length of time.

Member Loy asked about car sales? ~ Maybe.

Member Quertermous asked about outdoor storage? ~ There will be a designated enclosed area.

Member Calabrese asked if the area has been tested for contamination. ~ To his knowledge, the ground has not been tested for contamination.

Member Quertermous asked about a fire lane in the rear of the building? ~

Member Neiborg asked about paving the gravel parking lot to the west of the building ~ not a parking lot.

Public Hearing open:

Mr. Mancini stated the exterior property has been cleaned up; parking lot restriped, new gutters and roof.

Member Barr asked how long they have been in business. ~ Over 50 years.

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Public Hearing closed.

Vice Chairman Rickard stated the site plan is adequate but needs to be to scale for approval, suggested to table the motion.

Mr. Meagher stated the site plan should include; identify parking location; identify parking in front of the building, identify fire lanes and fire exits around the building, car sales (?), identify landscaping and zoning, identify dumpster location, identify location of transmissions and engine storage.

Member Calabrese made a motion to table #02-12SLU to allow petitioner time to meet with the City Planner, business owner and Building Official, discuss a more complete site plan application.

Motion made by Member **CALABRESE**, Supported by Member **EHRKE**

**TO: RECOMMEND / POSTONE / #02-12SLU / AMERICAN & IMPORT AUTOMOTIVE / 16731 & 16737
THIRTEEN MILE ROAD**

With the following stipulations:

1. Allow petitioner time to prepare a more complete site plan application.

AYES 7 NAYS 0 MOTION CARRIED

6. SITE PLANS, SIGN REVIEWS, AND OTHER REVIEWS:

a. #11-12SP / WM. PRIEBE MECHANICAL / 31125 KENDALL / PROPOSED COMMERCIAL FENCE

Mr. Priebe stated his company would like a fence to enclose his yard.

Vice Chairman Rickard stated barb-wire fence is not allowed in the city.

Mr. Priebe stated he intends to protect his materials from theft by erecting a chain link commercial fence.

Member Loy asked if he considered a vinyl colored fence. ~ Mr. Priebe stated no, all is needed is a security fence.

Member Neiborg stated he would like a colored vinyl fence for the gate.

Member Loy made a motion to approve fence with the front portion of the fence (front facing street) vinyl coated.

Motion made by Member **LOY**, Supported by Member **CALABRESE**

**TO: RECOMMEND / APPROVE / #11-12SP / WM. PRIEBE MECHANICAL / 31125 KENDALL / PROPOSED
COMMERCIAL FENCE**

With the following stipulations

1. A vinyl colored coated fence and gate to be used for the front (street facing) portion of fence.

AYES 7 NAYS 0 MOTION CARRIED

7. UNFINISHED BUSINESS:

a. At the previous meeting, Mr. Meagher handed out a draft copy of proposed amended *Maximum Imperious Surface Ordinance*. Residents have expressed an interest in paving front yard of residential homes for family car parking. This will amend Sec. 32-122. - One-family residential districts. (4) Building requirements, c. Maximum Imperious Surface / Front Yard / Rear yard. Mr. Meagher suggested scheduling a public hearing regarding this proposed change.

Member Ehrke asked what the previous minimum was and maximum lot coverage ~ there was none.

Member Quertermous asked about pie shaped and odd shaped lots and swimming pools. ~ Mr. Meagher will address.

Member Barr asked if this will affect existing residents or future residents. It will affect both future residents and current residents that upgrade their existing property.

Member Loy made a motion to set a Public Hearing for the next scheduled Planning Commission meeting to amend Sec. 32-122 - One-family residential districts. As well as parking stations for industrial uses.

b. Recommendation to City Council to reappoint Member Nancy Ehrke and Member Todd Quertermous to an additional term on the Planning Commission.

Member Loy made a motion to recommend Nancy Ehrke and Todd Quertermous to City Council, term ending December 31st, 2015.

Motion made by Member **LOY**, Supported by Member **EHRKE**

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TO: RECOMMEND / APPROVE / RECOMMENDATION TO RE-APPOINT MEMBERS NANCY EHRKE AND TODD QUERTERMOUS TO THE PLANNING COMMISSION, TERM ENDING 12-31-2015.

AYES 7 NAYS 0 MOTION CARRIED

8. NEW BUSINESS:

a. Approval of the 2013 Planning Commission Meeting date calendar.
Member Ehrke made a motion to approve the 2013 Planning Commission meeting date calendar.

Motion made by Member **EHRKE**, Supported by Member **CALABRESE**

TO: RECOMMEND / APPROVE / 2013 Planning Commission Meeting date calendar.

AYES 7 NAYS 0 MOTION CARRIED

9. ZBA LIAISON REPORT: NONE

10. COMMISSION MEMBERS TO BE HEARD:

Chairman Laramie:

Member Barr:	Nothing at this time
Member Calabrese:	Happy Thanksgiving
Member Ehrke:	Happy Thanksgiving
Member Loy:	Happy Thanksgiving
Member Neiborg:	Happy Thanksgiving
Member Quertermous:	Happy Thanksgiving
Member Rickard:	Happy Thanksgiving
Member Stonebreaker:	
City Planner:	Nothing at this time
City Attorney:	Nothing at this time
Building Official:	Nothing at this time

11. PUBLIC TO BE HEARD: Overview of November 1st, 2012 meeting.

12. ADJOURNMENT:

Motion by Member **LOY** Support by Member **CALABRESE**

To adjourn the meeting of November 21st, 2012 at **8:20pm**

AYES 7 NAYS 0 MOTION CARRIED

Approval: _____
Date: _____

Members in the Audience
Max Mancini
Dave Stouder
William Preibe
Frank Farina