

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, JANUARY 18TH, 2012 ~ 7:00 P.M.
MINUTES**

PRESENT: CHAIRMAN RICKARD, MEMBERS: CALABRESE, EHRKE, FLETCHER, LARAMIE, NEIBORG,
QUERTERMOUS AND STONEBREAKER

EXCUSED ABSENCE: MEMBER LOY

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

1. CALL MEETING TO ORDER:

Chairman Rickard called the meeting to order at **7:02 PM**

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

3. APPROVAL OF AGENDA ~ Regular Meeting JANUARY 18TH, 2012

Motion made by Member Stonebreaker to remove Clem's Transmission from the agenda.

Support by Member Fletcher

AYES 8 NAYS 0 MOTION CARRIED

Motion by Member **LARAMIE** Support by Member **CALABRESE**

TO: APPROVE the agenda of **JANUARY 18TH, 2012** as AMENDED

AYES 8 NAYS 0 MOTION CARRIED

4. APPROVAL OF MINUTES: DECEMBER 21ST, 2011

Motion by Member **LARAMIE** Supported by Member **STONEBREAKER**

TO: APPROVE the minutes as amended

AYES 8 NAYS 0 MOTION CARRIED

5. SITE PLANS, SIGN REVIEWS, AND OTHER REVIEWS: NONE

6. PUBLIC HEARING: NONE

7. UNFINISHED BUSINESS:

a. #02-04SLU / TRIO PARTNERS / 15210 15 MILE RD / REVISED SITE PLAN

Property owner Sal Kesto presented the brick product, a very expensive project, he will do the brick work.

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He has quotes and the contractors have agreed to begin work once the weather breaks. Mr. Kesto stated the brick product has been used on local McDonald and Taco Bell restaurants.

Mr. Warunek gave a brief overview of the new owner Mr. Kesto who purchased the strip center unaware what was required from the Planning Commission. (Rear brick wall). The strip center had two temporary occupancies. No additional occupancies have been given. (Waiting for wall to be completed). Mr. Warunek stated must go before Planning Commission because of the thin brick cover option. The building would be great if it was occupied, but the back wall needs to be addressed first.

Mr. Meagher stated the thin brick product must be sealed, properly intact and maintained. It is easy to replace and repair.

Member Fletcher feels this would be a good compromise for the new owner, he believes he will complete the project.

Member Stonebreaker stated brick half way up and leave the EIFS the way it is because of water drainage and water penetration.

Mr. Warunek is concerned with the detail of cap on print.

Member Ehrke made a motion to approve #02-04SLU with face brick, with plan approved by Mr. Warunek in the Fraser Building Department, with help from the Planning Commission Sub-committee, (if needed), contractor is to post bond, completion date 5-30-2012, temporary c/o approved for new tenant. This is an unusual situation and not intended to set precedence for the future.

Motion made by Member **EHRKE**,

Supported by Member **LARAMIE**

**TO: RECOMMEND / APPROVE / #02-04SLU / TRIO PARTNERS / 15210 15 MILE RD / REVISED SITE PLAN
With the following stipulations:**

1. Approved with face brick product
2. Site Plan approved by Randy Warunek, Fraser Building Official
3. Planning Commission Sub-committee available if necessary
4. Contractor is to post bond
5. Completion date 5-30-2012
6. Temporary C/O for new tenant.

AYES 6

NAYS 1

ABSTAIN 1 MOTION CARRIED
Member Stonebreaker

8. NEW BUSINESS:

a. FRASER WOODS SENIOR HOUSING / 17195 FRASER WOODS / PROPOSED DRIVE CONNECTING SENIOR HOUSING & FRASER WOODS TOWNHOMES

Petitioner present, Bert Traux, Super Intendant Fraser Woods and Tom Baker, Deam Inc. Mr. Traux stated he would like to connect the Fraser Woods Senior Housing and the Fraser Woods Townhomes with an asphalt driveway, to include curb and gutter. There is no actual route to reach either community other than 13 Mile Rd.

Member Ehrke inquired if the driveway would be available to the residents, ~ Mr. Traux stated yes. There is a safety concern for the Fraser Woods maintenance staff as they access 13 Mile Rd with snowplow and such.

Member Fletcher asked if any parking spot would be lost, ~ Mr. Traux stated one spot.

Mr. Traux met on location with Mr. VanFleteren; Fraser D.P.W. Supervisor, Mr. VanFleteren stated he would not see any issues with the driveway.

Mr. Warunek stated he will meet with AEW on January 25th, and review the drive with them then.

Mr. Warunek also stated the Fire Official and Public Safety; did not have an issue of concern with the drive, stated would be helpful for Public Safety matters.

Member Stonebreaker made a motion to approve the 22 ½" drive lane with the 24" curb and gutter between the two complexes.

Motion made by Member **STONEBREAKER**,

Supported by Member **LARAMIE**

TO: RECOMMEND / APPROVE / FRASER WOODS SENIOR HOUSING / 17195 FRASER WOODS / PROPOSED DRIVE CONNECTING SENIOR HOUSING & FRASER WOODS TOWNHOMES

With the following stipulations:

1. Two lane drive will be 22 ½" wide

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2. The drive will have 24" curb and gutter

AYES 8 NAYS 0 MOTION CARRIED

9. ZBA LIAISON REPORT:

Member Calabrese spoke of residential garage variance approval.

10. COMMISSION MEMBERS TO BE HEARD:

Member Quertermous: Nothing at this time

Member Stonebreaker:

Member Fletcher: Provided a verbal resignation, stated he will be leaving the city and will no longer meet the criteria as a board member. The February 2012 meeting will be the last

Member Loy:

Member Ehrke: Nothing at this time

Chairman Rickard: Complimented Member Fletcher

Member Laramie: Nothing at this time

Member Neiborg: Nothing at this time

Member Calabrese: Questioned if administration followed up on the Fraser Custom Jewelry & Loan sign ~ No sign permit application has not been submitted and not ready to occupy

City Planner: Complimented Member Fletcher

City Attorney: Pleasure to work with Austin Fletcher

Building Official: Nothing at this time

11. PUBLIC TO BE HEARD:

Resident Dave Stouder commented on the Planning Commission

12. ADJOURNMENT:

Motion by Member **CALABRESE**

Support by Member **LARAMIE**

To adjourn the meeting of January 18th, 2012, AT 8:05 pm

AYES 8 NAYS 0 MOTION CARRIED

Approval: _____

Date: _____

Members in the Audience

Sal Kesto

Dave Stouder

Bert Traux & Tom Baker

Joe Chimenti