

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, FEBRUARY 15TH, 2012 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE: MEMBERS EHRKE AND FLETCHER

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**

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

3. APPROVAL OF AGENDA ~ Regular Meeting FEBRAURY 15TH, 2012

Add under #8. New Business, item b. Election of Officers

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

TO: APPROVE the agenda of **FEBRUARY 15TH, 2012** as AMENDED

AYES 7 NAYS 0 MOTION CARRIED

4. APPROVAL OF MINUTES: JANUARY 18TH, 2012

Motion by Member **LARAMIE** Supported by Member **LOY**

TO: APPROVE the minutes as amended

AYES 7 NAYS 0 MOTION CARRIED

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

a. #01-12SP / E. GILBERT & SONS, INC / CHRIST UNITED METHODIST CHURCH / 34385 GARFIELD RD / PROPOSED ADDITION TO EXISTING NARTHEX

Michael Gagnon, E. Gilbert & Sons, Inc. Representing Christ United Methodist Church provided an overview of the addition to the church. The plan includes reconfiguring the driveway to rise up for direct handicap access to the entry, also a new exit stairwell to the basement and a new elevator to the Fellowship Hall.

Member Stonebreaker asked Mr. Warunek is there were any drainage problems in front of the building? Mr. Warunek stated a review with A.E.W. showed no issue of concern.

Mr. Gagnon stated there will be curbing where the parking spaces and sidewalk are. All drainage runs to open ditch, will continue to drain (naturally) to the ditch.

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

TO: RECOMMEND / APPROVE / #01-12SP / E. GILBERT & SONS, INC / CHRIST UNITED METHODIST

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CHURCH / 34385 GARFIELD RD / PROPOSED ADDITION TO EXISTING NARTHEX

AYES 7 NAYS 0 MOTION CARRIED

6. PUBLIC HEARING: NONE

7. UNFINISHED BUSINESS:

a. #07-10SP / CLEMS TRANSMISSION / 32960 GROESBECK HWY / CLEMS TRANSMISSION PARKING & STORAGE

Mark Romanowski, Clems Transmission present with revised Site Plan.

Mr. Warunek stated he, the City Planner and members of Clems Transmission met and discussed the requirements of the Site Plan, most concerns were addressed.

Mr. Meagher stated all was addressed with the exception of moving the handicap parking spot, which must be stripped to a handicap ADA handicap size parking spot. Mr. Meagher also recommended including ZBA approval in Planning Commission's approval.

Mr. Meagher stated Clem's Transmission was contacted by M-DOT with regard to the 2013 improvements and they have agreed to have M-Dot eliminate the northern most drive, this will increase the safety to the site in the long term.

Mr. Meagher stated the amount of 'work in progress' parking spots should read five spots, not six. Clems Transmission will have six spots along the back.

Mr. Meagher stated the Planning Commission can make a condition to the motion subject to restriping the handicap parking appropriately, if neighbor to the south does not plant arborvitaes then vinyl strips will go into the fence.

Member Stonebreaker made a motion to accept the plan as amended as long as the striping gets done approved and the arborvitaes to the south takes place as specified in this meeting. Also to include the 'work in progress' parking from six spots to five spots.

Motion made by Member STONEBREAKER,

Supported by Member LOY

TO: RECOMMEND / APPROVE / #07-10SP / CLEMS TRANSMISSION / 32960 GROESBECK HWY / CLEMS TRANSMISSION PARKING & STORAGE

With the following stipulations:

1. Strip handicap parking to meet ADA site requirements
2. Meet ZBA requirements
3. Fence on the south with either arborvitaes or vinyl strips
4. Drawing to be amended to show five 'work in progress' parking spots verse six

AYES 7 NAYS 0 MOTION CARRIED

8. NEW BUSINESS:

a. Interview Applicants

Member Laramie made a motion to submit to council Planning Commission's recommendations in the following order: Williams Apps, Matthew Hemelberg then Donald Coveny to fill the vacant seat on the City of Fraser Planning Commission term ending December 31st, 2014 to City Council for approval.

Motion made by Member LARAMIE,

Supported by Member CALABRESE

AYES 7 NAYS 0 MOTION CARRIED

b. Election of Officers

Motion to nominate Chairman, Vice Chair and Secretary to the City of Fraser Planning Commission.

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1. Motion to nominate Member **LARAMIE** Chairperson of the City of Fraser Planning Commission.

Motion made by Member **QUERTERMOUS** Support by Member **LOY**

AYES 7 NAYS 0 MOTION CARRIED

2. Motion to nominate Member **RICKARD** as Vice Chair of the City of Fraser Planning Commission.

Motion made by Member **LARAMIE** Support by Member **STONEBREAKER**

AYES 7 NAYS 0 MOTION CARRIED

3. Motion to nominate Member **NEIBORG** as Secretary of the City of Fraser Planning Commission.

Motion made by Member **LOY** Support by Member **STONEBREAKER**

AYES 7 NAYS 0 MOTION CARRIED

9. ZBA LIAISON REPORT:

Member Calabrese spoke of condominium sunroom addition.

10. COMMISSION MEMBERS TO BE HEARD:

Member Quertermous: Nothing at this time

Member Stonebreaker: Nothing at this time

Member Fletcher:

Member Loy: Concerns with the E.F.I.S. siding and box sign at Advanced Auto Parts Store

Member Ehrke:

Chairman Rickard: Nothing at this time

Member Laramie: Nothing at this time

Member Neiborg: Nothing at this time

Member Calabrese: Questioned Building Official activity regarding Trio Partner #02-04SLU

City Planner: Nothing at this time

City Attorney: Nothing at this time

Building Official: Nothing at this time

11. PUBLIC TO BE HEARD: NONE

12. ADJOURNMENT:

Motion by Member **STONEBREAKER** Support by Member **CALABRESE**

To adjourn the meeting of February 15th, 2012, AT 7:47 pm

AYES 7 NAYS 0 MOTION CARRIED

Approval: _____

Date: _____

Members in the Audience

Bill Apps

Dave Stouder

Mike Gagnon, E. Gilbert & Sons

Joe Chimenti

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Paul Ciffullo
Representatives of Clems Transmission
Members and Representatives of Christ United Methodist Church