

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, APRIL 26TH, 2012 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE: MEMBERS EHRKE

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	Laramie	Pres.	
	Members:	Calabrese	Pres.	
		Ehrke	Abs.	
		Loy	Pres.	
		Neiborg	Pres.	
		Quertermous	Pres.	
		Rickard	Pres.	
		Stonebreaker	Pres.	(Arrived 7:20pm)
		To Be Determined		

3. APPROVAL OF AGENDA ~ Special Meeting April 26th, 2012

Motion by Member **CALABRESE** Support by Member **QUERTERMOUS**

TO: APPROVE the agenda of April 26th, 2012 as AMENDED

AYES 6 NAYS 0 MOTION CARRIED

4. APPROVAL OF MINUTES: FEBRAURY 15TH, 2012

Motion by Member **CALABRESE** Support by Member **QUERTERMOUS**

TO: APPROVE the minutes as SUBMITTED

AYES 6 NAYS 0 MOTION CARRIED

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

a. #05-12SP / FAURECIA INTERIOR SYSTEMS / 17085 MASONIC / FOUR NEW STORAGE SILOS AND TWO COOLING TOWERS

Mr. Dave Hunter and Mr. Damian Duclair representing Faurecia would like approval for improvements to the rear of the Faurecia property. The improvements to the rear of the property include new pavement, adding two cooling towers and four silos. Mr. Hunter presented a slide show presentation displaying the rear of building, silos, cooling towers and burn.

Member Rickard expressed his concern of the height of the silos, ~ Mr. Hunter stated will go before ZBA for variance.

Member Loy questioned the color of the silos and towers, ~ silos white and towers grey.

Member Neiborg, shared the thought of planting trees along the berm, ~ stated a thought.

Public to be heard: None

Member Loy made a motion to approve the plan, subject to ZBA variance approval, paint storage silos white and towers grey, consider trees on top of berm, no outdoor storage and no outdoor storage on gravel area in rear.

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, APRIL 26TH, 2012 ~ 7:00 P.M.
MINUTES**

Motion made by Member **LOY**,

Supported by Member **RICKARD**

TO: RECOMMEND / APPROVE / #05-12SP / 17085 MASONIC / FOUR NEW STORAGE SILOS AND TWO COOLING TOWERS

With the following stipulations:

1. Approval subject to ZBA variance approval
2. Paint storage silos white and towers grey
3. Consider the planting of tree on top of berm
4. No outdoor storage and no outdoor storage on gravel area in rear

AYES 6

NAYS 0

MOTION CARRIED

b. #03-12SP / FAURECIA INTERIOR SYSTEMS / 17801 E. 14 MILE RD / TWO ADDITIONAL STORAGE SILOS

Mr. Chris Newby representing Faurecia would like to install two rectangular shaped storage silos for the use of material diversity. There will no additional truck delivery, instead of daily delivery; deliveries will be every other day. In regard to the neighbors, Faurecia is sensitive with the neighbors, we are in constant contact with the neighbors, and Faurecia has addressed many concerns, for example:

1. *Faurecia to identified light shining in windows at night ~ lowered light 5' and changed direction of light.*
2. *Residential concern of truckers looking into back yards ~ two sample fences installed, green and beige, a green fence to be fitted with additional privacy layer.*
3. *Addresses silo noise when garage door is open ~ Insulated inside material piping 15' on each side of door.*
4. *Addressed truck noise when loading silo's ~ looking into insulating blankets that truck can put over portable hoses to reduce noise. Also looking into costs for inside blower to be able to handle truck loading to reduce noise, also looking into noise cancelling devices for chiller system/air compressors/roof noise. Faurecia is investigating sound acoustic panels for fence line to absorb noises.*
5. *Hilo's beeping and going down driveway ~ instructed Hilo traffic not to use west side of plant.*
6. *Personnel noise outside on west of plant ~ during town hall, instructed staff not to be loitering on west side of building.*

Member Loy complemented on Faurecia on its continuous efforts to be good neighbors.

There was not a public hearing, but audience had opportunity to speak.

Resident Mr. Pelkey provided his view with a slide presentation of Faurecia as a neighbor.

Resident Mr. Compton provided his view of Faurecia as a neighbor.

Mr. Dolan provided information to the audience regarding site plan approval, the standards for site plan approval is whether or not they are compliant with the ordinances. As long as the changes are permitted under the ordinance and they conform to it; the site plan will be approved. The Planning Commission can make requests to the approval of the site plan. There are state statues that talk about what they do. The site plan has been reviewed by the Building Official and the City Planner to make sure what is on the plan conforms to the ordinances.

Mr. Di Stefano expression his concerns

Mr. Stouder expressed his concern

Mr. Dolan offered a suggestion to approve the site plan as presented contingent of the grant of the height variance of the silos and the representations made by the petitioner and they follow through with.

Motion made by Member **STONEBREAKER**,

Supported by Member **RICKARD**

TO: RECOMMEND / APPROVE / #03-12SP / 17801 E. 14 MILE RD / TWO ADDITIONAL STORAGE SILOS

With the following stipulations:

1. Modify the truck staging so trucks will not stand idle behind the residential area.
2. Will explore and implement the use of insulation blankets on the trucks for noise reduction.
3. Will explore and implement if feasible the utilization of inside blowers to handle truck loading for noise reduction.
4. Will explore and implement if feasible the use of noise cancelling devices for the chiller system / air compressor to reduce roof noise.
5. Will explore and implement if feasible the use of sound acoustic panels for the fence line to reduce noise level and reduce site line concerns. (With the residents).

AYES 7

NAYS 0

MOTION CARRIED

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, APRIL 26TH, 2012 ~ 7:00 P.M.
MINUTES**

c. #02-12SP / HANOVER GROVE COOPERATIVE / 15750 SABRE LANE / EXTERIOR FAÇADE

Mr. Roy Malone and Mr. Gary Niedojodlo representing Hanover Grove request Planning Commission approved for a facade change to the Hanover Grove Community Building. The building materials have begun to corrode and would like to update, replace and repair to make the façade more esthetically pleasing for the neighborhood. Mr. Meagher states he had no objections for site plan approval.

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

TO: RECOMMEND / APPROVE / #02-12SP / HANOVER GROVE COOPERATIVE / 15750 SABRE LANE / EXTERIOR FAÇADE

AYES 7 NAYS 0 MOTION CARRIED

d. #04-12SP / EIFEL, INC / 31071 FRASER DRIVE / ADDITION TO REAR OF EXISTING BUILDING

Mr. Joe Di Stefano representing Eifel, Inc. regarding the addition.

Member Calabrese was asked to give a brief overview of the previous ZBA approval.

Member Calabrese questioned the existing landscape, green belt, and what replacements would be done. Also questioned why the landscape design does not include the setback all the way down. ~ The trees to be planted will be full grown.

Member Calabrese asked if the height of the addition is the same as the existing building. ~ Mr. Di Stefano the proposed addition will be two feet higher; it will provide protection for the equipment. The two additional feet will be used as a buffer to protect the residence from noise.

Member Rickard asked Member Calabrese to clarify what was the outcome of the ZBA approval.

Mr. Warunek stated the new addition met all the height requirements it was not a height variance, 35 foot is the maximum height.

Mr. Meagher asked if the heating and cooling units would be placed on the new building. ~ No the heating and cooling units would be placed on the old building. Maximum allowable height is 35 feet and they are proposing a 24 feet.

Mr. Meagher read the ZBA approval.

Mr. Meagher suggested that they increased the building two feet in height to shield and move the HAVC unit to the front of the building to keep away from the residents.

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

TO: RECOMMEND / APPROVE / #04-12SP / EIFEL, INC / 31071 FRASER DRIVE / ADDITION TO REAR OF EXISTING BUILDING

AYES 6 NAYS 1 MOTION CARRIED
Member Calabrese

e. #06-12SP / MIDDLETON AUTO PARTS / 33215 GROESBECK HWY / ADDITION OF COMMERCIAL FENCE REPLACING EXISTING SOUTH PORTION AND ADDITIONAL PORTION FROM SOUTH EAST CORNER OF FENCE TO NEWLY-ACQUIRED BUILDING

Mr. Gordon Middleton, Middleton Auto Parts, requested approval of an eight foot high barn red galvanized fence connecting the newly acquired building to the south and the existing Middleton Auto Parts building. The intention is to all look as one. Would like to have employee parking in front of the new building. There will be two gates that will always be closed.

Mr. Warunek stated Mr. Middleton has begun the paperwork to join the two parcels as one, will have one address.

Member Stonebreaker made a motion to approve site plan #06-12SP with the stipulation the south side of property is maintained as employee parking and allow access through the two gates.

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

TO: RECOMMEND / APPROVE / #06-12SP / MIDDLETON AUTO PARTS / 33215 GROESBECK HWY.

With the following stipulations:

1. South side of property employee parking.
2. Two access gates remain on south side fence.

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, APRIL 26TH, 2012 ~ 7:00 P.M.
MINUTES**

AYES 7 NAYS 0 MOTION CARRIED

6. PUBLIC HEARING: NONE

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. ZBA LIAISON REPORT: NOTHING AT THIS TIME

10. COMMISSION MEMBERS TO BE HEARD:

Member Quertermous: Happy there was a quorum
Member Stonebreaker: Attended a Fraser First Meeting, apologize for being late.
Member Loy: Commented on Faurecia.
Member Ehrke:
Chairman Rickard: Commented on neighboring properties of Eifel.
Member Laramie: Suggested this is not the place to discuss code enforcement concerns,
Member Neiborg: Nothing at this time
Member Calabrese: Following up with the Building Official 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 April 26th, 9:03pm

AYES 7 NAYS 0 MOTION CARRIED

Approval: _____
Date: _____

Members in the Audience

Joe DiStefano
Dave Stouder
Damien Duclair & Chris Newby, Faurecia
Joe Chimenti
Dave Hunter, representing Faurecia
Gary Niedojadlo & Roy Malone, representing Hanover Grove
Gordon Middleton
Frank Farina
Dennis Pelkey
Mark Detheridge
Leon Compton