

**CITY OF FRASER PLANNING COMMISSION  
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD  
WEDNESDAY, MAY 16TH, 2012 ~ 7:00 P.M.  
MINUTES**

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

**EXCUSED ABSENCE:** MEMBER QUERTERMOUS

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

**1. CALL MEETING TO ORDER:**

Chairman Rickard called the meeting to order at **7:13 PM**

|           |          |                  |       |
|-----------|----------|------------------|-------|
| <b>2.</b> | Chairman | Laramie          | Pres. |
|           | Members: | Calabrese        | Pres. |
|           |          | Ehrke            | Pres. |
|           |          | Loy              | Pres. |
|           |          | Neiborg          | Pres. |
|           |          | Quertermous      | Abs.  |
|           |          | Rickard          | Pres. |
|           |          | Stonebreaker     | Pres. |
|           |          | To Be Determined |       |

**3. APPROVAL OF AGENDA ~ Regular Meeting May 16<sup>th</sup>, 2012**

Motion by Member **RICKARD** Support by Member **EHRKE**

TO: APPROVE the agenda of May 16th, 2012 as Submitted

AYES            **7**        NAYS            **0**        MOTION CARRIED

**4. APPROVAL OF MINUTES Special Meeting April 26th, 2012**

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

TO: APPROVE the minutes as SUBMITTED

AYES            **7**        NAYS            **0**        MOTION CARRIED

**5. PUBLIC HEARING:**

**a. #01-12SLU / MATTHEW SCHOCKER / POWERHOUSE GYM / 32860 HAYES / FULLY STAFFED '24' HOUR GYM SERVICE**

John Manjo and Matthew Schocker representing Powerhouse Gym in Fraser stated they are requesting a 24 hour facility, would like to stay competitive with the industry. There are other 24 hour facilities in the City and would like to compete with them. We believe this would accommodate our patrons with their work schedules. As far as safety we have an A+ rating, have adequate lighting, fully staffed, will only have one entrance in and out.

Chairperson Laramie stated the Planning Commission can make a recommendation to the Zoning Board of Appeals for approval. The Planning Commission cannot change an ordinance.

Chairperson Laramie asked if they can restrict the parking for the front of the building during late hours. ~ Will not be as busy in the late hours, patrons will park in front of the building.

Member Calabrese asked if Powerhouse has a repore with the neighbors regarding noise. ~ Have not received complaints of noise, or police reports.

Mr. Schocker stated the lights have been on in the parking lot for the last 6 ½ years and are set up on the south side pointed away from the residential area.

Member Rickard inquired to the current hours, ~ currently the hours of operation are Monday - Thursday 5:00am-Midnight, Friday 6:00am-10:00pm, Saturday 7:00am-8:00pm, Sunday 8:00am-6:00pm.

Member Loy inquired if there has been any altercations in the past, ~ Mr. Schocker stated that has been only one in the past 6 ½ years, a car was broken into. There have not been any disturbances.

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Public to be heard

Mrs. Blakely, President, Stony Brook Condo Association, asked commission to deny 24 hour operation, complaint of noise from the patrons in the parking lot of Powerhouse Gym.

Member Loy asked if they had met with the staff of the Powerhouse gym to discuss concerns, ~ no.

Mrs. Hannon asked to increase height of wall or privacy fence on top of 6 ft. high wall.

Mrs. Paparelli, complained of night time noise, night time noise would be too much.

Member Stonebreaker made a motion to approve #01-12SLU based on ZBA variance approval, the hours to include, Monday 5:00am - Friday 10:00pm. Hours remain the same on weekends, Saturday 7:00am - 8:00pm and Sunday 8:00am - 6:00pm. Contact Fraser Public Safety regarding late night parking in south parking lot of building, late night parking in front of building, proposal complies with the Eight Standards.

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

**TO: APPROVE / #01-12SLU / MATTHEW SCHOCKER / POWERHOUSE GYM / 32860 HAYES / FULLY STAFFED '24' HOUR GYM SERVICE**

**With the following stipulations:**

1. Late night parking in front of building.
2. Maintain the hours of Monday 5:00 am - Friday 10:00pm, Saturday 7:00am - 8:00pm, Sunday 8:00am - 6:00pm.
3. Public Safety will be contacted regarding late night hours.
4. Meets the Eight Standards.
5. Pending ZBA approval (May 17<sup>th</sup>, 2012 meeting).

AYES                7                NAYS                0                MOTION CARRIED

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

**a. #07-12SP / PROPOSED 50 ROOM MOTEL / MAHESHBHAI T. PATEL / 32524 GROESBECK HWY. / CONSTRUCT SINGLE STORY 50 ROOM MOTEL**

John Holowicki, Architect and Nathan Milner, Construction Manager briefly gave an over view of the submitted conceptual plans for the motel. Mr. Halowicki stated he would like a conceptual approved of the site plan so they can move forward with the project. He received and reviewed the City Planners 22 Comments regarding the site plan. He believes requesting a conceptual site plan approval from Planning Commission would allow them to go to the next step, and then they would bring the needed survey and address everything on the City Planners list of 22 items. After tonight's approval to continue, would like to resubmit plans and schedule the next meeting.

Member Rickard stated he would like to see a much better plan.

Member Stonebreaker stated there are items on the plan that goes against the City Ordinances; example prohibits staff to live on property.

Chairman Laramie stated the meeting room is very small, there are many businesses in the city with overnight guests and would benefit from a motel with a 'larger' meeting room; this one appears to be the size of a small bedroom.

Mr. Meagher stated there is not a preliminary approval process, addressed some of the action items on the planners comments that go against the ordinances.

Mr. Holowicki stated we are not here for site plan approval, but to show you what we have.

Member Stonebreaker suggested tabling #07-12SP for two meetings to address the City Planners comments.

Member Rickard stated M-Dot has scheduled major renovation for Groesbeck Hwy. and may not allow two drives on to Groesbeck, which is stated on the plan.

Member Rickard also was concerned with the neighbors to the rear, what barrier would there be?

Chairman Laramie stated would like to offer a family and business oriented motel.

Mr. Milner stated the owner also owns the Park Crest in St. Clair Shores. The Park Crest is a family motel.

The best example of a motel layout is the Redford Inn in Telegraph and Five Mile.

Member Rickard stated he moved that we table #07-12SP for two meeting to allow the applicant time to revise the plans.

Mr. Holowicki stated we would like to come to the next meeting.

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

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**TO: RECOMMEND / POSTPONE / : #07-12SP / PROPOSED 50 ROOM MOTEL / MAHESHBHAI T. PATEL / 32524 GROESBECK HWY. / CONSTRUCT SINGLE STORY 50 ROOM MOTEL**

With the following stipulations

1. To allow petitioner time to revise the plans for submittal.

AYES                7                        NAYS                0                        MOTION CARRIED

**7. UNFINISHED BUSINESS: NONE**

**8. NEW BUSINESS: NONE**

**9. ZBA LIAISON REPORT:**

a. Faurecia Silo approval at the Masonic location.

**10. COMMISSION MEMBERS TO BE HEARD:**

Member Quertermous:

Member Stonebreaker:                Nothing at this time

Member Loy:                                Advance Auto Sign

Member Ehrke:                                Nothing at this time

Chairman Rickard:                                Nothing at this time

Member Laramie:                                Nancy Ehrke's recognition

Member Neiborg:                                Nothing at this time

Member Calabrese:                                Following up with Administration's action item for Trio Partners

City Planner:                                Training for Planning and ZBA tentatively in June 2012.

City Attorney:                                Nothing at this time

Building Official:                                Nothing at this time

**11. PUBLIC TO BE HEARD: NONE**

**12. ADJOURNMENT:**

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

To adjourn the meeting of MAY 16<sup>TH</sup>, 2012 at 8:26pm

AYES                7                        NAYS                0                        MOTION CARRIED

Approval: \_\_\_\_\_

Date: \_\_\_\_\_

**Members in the Audience**

Dave Stouder  
Bob Logan  
Joe Chimenti  
Chris Hinkle  
Frank Farina

Jon Holowicki  
Nathan Milner