

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

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

EXCUSED ABSENCE: 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:

Chairman Laramie called the meeting to order at **7:00 PM**

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

3. APPROVAL OF AGENDA ~ Regular Meeting August 15th, 2012

Motion by Member **RICKARD** Support by Member **CALABRESE**

TO: APPROVE the agenda of August 15th, 2012 as Submitted

AYES **8** NAYS **0** MOTION CARRIED

4. APPROVAL OF MINUTES ~ Meeting May 16th, 2012

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

TO: APPROVE the July 18th, 2012 minutes as SUBMITTED

AYES **8** NAYS **0** MOTION CARRIED

5. PUBLIC HEARING: NONE

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

a. #08-12SP / COMMERCIAL FENCE / FRASER WOODS / 17195 FRASER WOODS DRIVE / PROPOSED FENCE PERIMETER OF PROPERTY

Representatives from the Pinnacle Contracting and Bert Truazx represented Fraser Woods requested a site plan approval for a commercial fence to run the perimeter of the property. There is a great deal of foot traffic thru the property to the basketball courts to the north of the property. The fence color will be black powder coated aluminum.

Member Ehrke inquired if only a portion of the fence is seeking approval? ~ Yes, rear fence at a later date.

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

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TO: RECOMMEND / APPROVE / #08-12SP / COMMERCIAL FENCE / FRASER WOODS / 17195 FRASER WOODS DRIVE / PROPOSED FENCE PERIMETER OF PROPERTY

AYES 7 NAYS 1 MOTION CARRIED

b. #09-12SP / ADDITION TO EXISTING BUILDING / ENMARK TOOL & GAGE CO / 18100 CROSS LANE / ADDITION TO EXISTING BUILDING

Joe DiStefano represented Enmark Tool requested approval to maintain the existing number of parking spots, verse the required additional parking with the construction of the addition.

Member Rickard asked about parking requirements.

Mr. DiStefano stated there is an adequate parking for the number of employees and for the size of the building.

Mr. Meagher stated if you were to give an approval, it should be subject to ZBA variance approval and that a ZBA approval includes a covenant or banked parking agreement.

Member Loy made a motion to approve #09-12ZBA, subject to ZBA granting a variance and recommending ZBA consider requiring as a condition Enmark have banked parking on the site, the banked parking or covenant to be viewed by the city attorney.

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

TO: RECOMMEND / APPROVE / #09-12SP / ADDITION TO EXISTING BUILDING / ENMARK TOOL & GAGE CO / 18100 CROSS LANE / ADDITION TO EXISTING BUILDING

With the following stipulations:

1. Subject to ZBA granting a parking variance.
2. ZBA considers requiring Enmark have banked parking or covenant to be viewed by the city attorney.

AYES 8 NAYS 0 MOTION CARRIED

7. UNFINISHED BUSINESS:

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

Petitioners present Vincent Cataldo, Infuz Architects and Mitchell O'Conner, Chippewa Consultants representing Mr. Patel. Mr. Cataldo provided a revised set of motel plans based on previous plan review notes from previous meetings. Noted changes are:

1. Civil plan development, engineering, catch basin, storm water management and utilities indicated on the site plan.

2. A central drive with central garden area.

3. Detailed landscape site plan, berms indicated in the rear, side and residential area of the property.

4. Added architectural elements to the site plan, gable features etc.

5. Indicated guest service building; identified meeting room, small patio, breakfast area.

6. Building is primarily brick.

7. Residential area, suggested berms with planted trees verse a brick wall.

Chairman Laramie mentioned Lt. Kolke's comment on the 10 foot walkway on the northeast and southeast corners on the property. ~ Mr. Cataldo can make the amendment to the plan.

Mr. Cataldo presented the color display of the building.

Mr. O'Conner stated he will contact M-Dot for the width and thickness of the sidewalk and put that on the site plan.

Member Loy stated he would like a continuous secure fence. Stated he is concerned with security.

Member Quertermous asked about lighting, ~ Mr. Meagher stated his main concerns on the site plan is that the lighting doesn't provide glare on to the roadway and also to make sure the adjoining properties does not negatively impact the neighbors.

Mr. Cataldo addressed Planner's Comments:

Line #3; identify landscape plans, ~ Mr. Cataldo identified landscape plans.

Line #4, sidewalks, ~ will work with M-Dot's requirements.

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Line #1, colors of all materials, ~ brought in physical examples of brick and E.F.I.S.

Line #7, provide site lighting, ~ made sure neighbors were not negatively impacted, most lighting is low, does not cast out, and spot lamps faces buildings.

The Fire Marshall requested a ten foot walkway verse a seven foot walkway to the rear north and south end of the building.

Member Calabrese stated should go with a wall verses a berm.

Mr. Cataldo stated the property owner will be willing to put the rear wall up if the commission requests it.

Member Rickard made a motion to table #07-12SP to allow petitioner time to respond to the Planner's Comments.

Discussion ensued regarding a wall or berm (rear of property) notification of the six neighboring home owners.

Mr. Meagher recommended that the six homeowners be notified of the proposed wall or berm and find out if they want to keep their fences.

Mr. Cataldo stated the back of the building that is facing the residents, does not have windows; they will be putting up a brick wall to look at a brick wall.

Mr. Meagher stated at this point, if the Commission accepts the landscaping plan and existing fence, there may not be a need to contact the homeowners.

Mr. Meagher suggested the following items should be addressed before final approval: add lighting detail, general color in the building elevations, identify that there is no parking adjacent to the center garden area, for the fire lane.

Motion to table for one month.

Motion made by Member **RICKARD** Supported by Member **LOY**

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

With the following stipulations

1. Petitioner to address Planner's Comments. Will meet in one month.

AYES **8** NAYS **0** MOTION CARRIED

8. NEW BUSINESS: NONE

9. ZBA LIAISON REPORT:

Vince Calabrese provided a brief overview of the previous Zoning Board of Appeals variance requests.

10. COMMISSION MEMBERS TO BE HEARD:

Chairman Laramie:

Welcome new member Joanne Barr

Member Barr:

Introduced herself

Member Calabrese:

Training of board members

Member Ehrke:

Welcome new board member

Member Loy:

Advanced Auto planting of tree

Member Neiborg:

Nothing at this time

Member Quertermous:

Welcome new board member

Member Rickard:

Pawn Shop temp sign

Member Stonebreaker:

City Planner:

Spoke of commission members request for administrations enforcement of Planning Commission's Site Plan approval. There is much conversation among, the City Planners, City Attorney and Administration to see completion of the projects. Stated they will do a better job to keep you informed.

City Attorney:

Stated we use the District Court as much as we can, with the code enforcement officer issuing site plan violations where ever possible. District court is not as costly as Circuit Court.

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Building Official: Spoke of 15 & Hayes scenario.

11. PUBLIC TO BE HEARD:

Frank Farina commented on the Planning Commission meeting.
Dave Stouder commented on the Planning Commission meeting.

12. ADJOURNMENT:

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

To adjourn the meeting of August 15th, 2012 at 8:45pm

AYES **8** NAYS **0** MOTION CARRIED

Approval: _____

Date: _____

Members in the Audience

Vince Cataldo

Mitch O'Conner

Representatives of Pinnacle Contracting

Dave Stouder

Frank Farina

Representative of Fraser Woods

Joe Di Stefano