

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, SEPTEMBER 19TH, 2012 ~ 7:00 P.M.
MINUTES**

PRESENT: MEMBERS: BARR, CALABRESE, EHRKE, LOY, NEIBORG, QUERTERMOUS AND STONEBREAKER.

EXCUSED ABSENCE: CHAIRPERSON LARAMIE AND MEMBER RICKARD

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

1. CALL MEETING TO ORDER:

Secretary Neiborg called the meeting to order at **7:07 PM**

Secretary Neiborg stated with the absence of Chairperson Laramie and Member Rickard, Member Ehrke would be the best choice to chair the meeting. Member Ehrke accepted.

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

3. APPROVAL OF AGENDA ~ Regular Meeting September 19th, 2012

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

TO: APPROVE the agenda of September 19th, 2012 as Submitted

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

4. APPROVAL OF MINUTES ~ Meeting August 15th, 2012

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

TO: APPROVE the August 15th, 2012 minutes as SUBMITTED

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

5. PUBLIC HEARING: NONE

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

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. Items of concern:

1. Provided color of materials noted on elevation sheet.
2. Identified fire lane on plans.
3. Addressed the undeveloped parcel to the south; parcel in line for a land split.
4. Identified sidewalk on plan.

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5. Provided detailed landscape, including berm on plan.
6. Addressed the central court yard ~ meets the city ordinance.

Resident Sandra Anderson asked what the distance is from the building to property line. Mr. Cataldo stated it will be 50 feet from the building to the property line. The rear of the building will have a one story brick wall, no windows, a berm with evergreen and leaf bearing trees.

Member Loy suggested the need of a swipe gate for entry to the motel parking. He is very concerned with security.

Mr. Cataldo suggested running conduit for a possible entry gate (if the need arises); you accept that as a stipulation for approval.

Member Loy stated he is an industrial electrician; he'll install it for free.

Member Loy suggested thin brick product ~ Mr. Cataldo stated thin brick is brittle, and there will be long term problems with thin brick.

Member Neiborg asked for the berm to be 48" verse 36". ~ agree.

Member Neiborg asked for a written agreement with Public Safety to enforce core vehicle laws that are not typically enforced on private property. Mr. Tomlinson stated this is something that can be done, but is not typical for this scenario. This is not part of the planning process.

Member Quertermous made a motion to approve #07-12SP with the following stipulations; create a 48" berm in rear of building and run conduit for a potential security gate at entry way of motel and no managers residence.

Motion made by Member **QUERTERMOUS** Supported by Member **STONEBREAKER**

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

With the following stipulations

1. Construct a 48" berm ~ rear of building.
2. Run conduit in front entry/driveway entrance for potential security gate.
3. There will be no manager's residence on the property.

AYES 7 NAYS 0 MOTION CARRIED

b. #10-11SP / FRASER CUSTOM JEWELRY & LOAN / 33665 GROESBECK HWY / ADMINISTRATIONS REQUEST OF PLANNING COMMISSIONS APPROVAL OF SIGN.

Present Mike Torrice, Jackpot Pawn Shop / Fraser Custom Jewelry & Loan requesting Planning Commission approval for the sign. The sign does meet the ordinance and zoning requirements from the City, however the building official has requested that you review and approve the site plan subject to Fraser Custom Jewelry & Loan adhering to the standards for L.E.D lighting.

Member Stonebreaker made a motion to approve the sign as long as it adheres to the sign ordinance, and follows the (not yet approved) L.E.D. portion of the sign ordinance. Also have the owner of business sign an affidavit stating they will adhere to the ordinance.

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

TO: RECOMMEND / APPROVE / 10-11SP / FRASER CUSTOM JEWELRY & LOAN / 33665 GROESBECK HWY / ADMINISTRATIONS REQUEST OF PLANNING COMMISSIONS APPROVAL OF SIGN.

With the following stipulations

1. Must adhere to sign ordinance and follow (to be approved) L.E.D. portion of the sign ordinance.
2. Sign affidavit stating will follow item #1.

AYES 7 NAYS 0 MOTION CARRIED

8. NEW BUSINESS:

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a. CITY MANAGER RICH HABERMAN PRESENTATION AND DISCUSSION OF POSSIBLE REDEVELOPMENT OF UNUSED INDUSTRIAL SITES IN CITY INDUSTRIAL PARKS.

Mr. Haberman introduced the concept of 'Mixed Zoning' or 'Contract Zoning' to the Planning Commission. Conversation ensued regarding redevelopment of former factory sites in the 15 Mile Rd and Kelly Rd area.

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:

Member Barr:	Nothing at this time
Member Calabrese:	Commented on 'Banked Parking' concept
Member Ehrke:	Nothing at this time
Member Loy:	Nothing at this time
Member Neiborg:	Nothing at this time
Member Quertermous:	Looking forward to training
Member Rickard:	
Member Stonebreaker:	Nothing at this time
City Planner:	Nothing at this time
City Attorney:	Nothing at this time
Building Official:	

11. PUBLIC TO BE HEARD:

Joe Chimenti commented on the Planning Commission meeting.

12. ADJOURNMENT:

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

To adjourn the meeting of September 19th, 2012 at 8:23pm

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

Approval: _____
Date: _____

Members in the Audience

Sandy Anderson	Bob Logan	Chris Hinkle
Vince Cataldo	Dave Stouder	Mark Stimac
Mitch O'Conner	Frank Farina	Rich Haberman
Jeff Fiore	Representatives Fraser Custom Jewelry & Loan	
Representatives of the Garden Inn and Suites Motel		