

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, FEBRUARY 20TH, 2013 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE: MEMBERS STONEBREAKER AND LOY

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

1. CALL MEETING TO ORDER:

Vice Chairman Rickard called the meeting to order at 7:05 PM

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

3. APPROVAL OF AGENDA ~ Regular Meeting February 20th, 2013

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

Motion to postpone agenda

7. b. TO AMEND CITY OF FRASER ZONING ORDINANCE ARTICLE IX 'RESIDENTIAL AND RECREATION DISTRICTS', SECTION 32-122 (4).

TO: APPROVE the agenda of February 20th, 2013 as Amended

AYES 7 NAYS 0 MOTION CARRIED

4. APPROVAL OF MINUTES ~ Meeting of the December 19th, 2012

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

TO: APPROVE the December 19th, 2012 minutes as SUBMITTED

AYES 7 NAYS 0 MOTION CARRIED

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

6. PUBLIC HEARING: NONE

7. UNFINISHED BUSINESS:

a. #02-12SLU / AMERICAN & IMPORT AUTOMOTIVE / 16731 & 16737 THIRTEEN MILE ROAD / TO ALLOW AN AUTOMOTIVE REPAIR CENTER IN AN EXISTING BUILDING LOCATED IN THE "IC-INDUSTRIAL CONTROLLED" ZONING DISTRICT AND TO ALLOW OUTDOOR STORAGE IN THE EXISTING FENCED-IN AREA.

Santo Ramaci represented American & Import Automotive.

Mr. Meagher referenced to the revised site plan submitted by Mr. Ramaci, the dumpster enclosure is moved to the east side of the property. The site plan must indicate a 20 foot distance between the building and the first parking

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, FEBRUARY 20TH, 2013 ~ 7:00 P.M.
MINUTES**

spot. Mr. Meagher recommended removing the first parking spot. The southwest corner of the site plan showed a gravel storage area, now it is listed as a restored parking area with new asphalt. A ten foot green belt, (11 foot green belt because of right of way) is required and a tree planted every 30ft along the front property. Mr. Meagher also stated at the previous meeting the commission agreed to waive the seal and signature of registered professional and also allow a wooden enclosure for dumpster. There would be no objection for the approval.

Planner's Recommendation: approval if the applicant can meet the following requirements:

1. A 20' maneuvering aisle is required between the dumpster and the building.
2. The dumpster enclosure is required to be concrete to match the building.
3. The southeast area of the property should be landscaped/lawn and a drive provided to the gate.

Chairman Rickard stated the following for approval:

1. A 10' greenbelt and a tree planted every 30 feet of property frontage.
2. Southwest corner of property be an asphalt parking area.
3. Parking spot removed to provide a 20' maneuvering aisle.

Member Calabrese did not approve the waiving of the 'seal and signature' submitted site plan.

Mr. Meagher stated if the commission were to waive the seal and signature, must have a rational. The site plan is a minor improvement to the existing structure.

Chairperson Laramie made a motion to approve #02-13SLU with the attached stipulations.

Motion made by Chairperson **LARAMIE**, Supported by Member **EHRKE**

**TO: RECOMMEND / APPROVE / #02-12SLU / AMERICAN & IMPORT AUTOMOTIVE / 16731 & 16737
THIRTEEN MILE ROAD**

With the following stipulations:

1. A wooden dumpster enclosure is required.
2. A 10' greenbelt and a tree planted every 30 feet of property frontage.
3. Southwest corner of property be an asphalt parking area.
4. Parking spot removed to provide a 20' maneuvering aisle.

AYES **6** NAYS **1** MOTION CARRIED

b. TO AMEND CITY OF FRASER ZONING ORDINANCE ARTICLE IX 'RESIDENTIAL AND RECREATION DISTRICTS', SECTION 32-122 (4). ~ **POSTPONED.**

8. NEW BUSINESS:

a. Election of officers.

Motion to nominate Chairman, Vice Chair, and Secretary.

1. Motion to nominate **RICKARD** as Chairman of the City of Fraser Planning Commission.

Motion made by Member **EHRKE** Support by Member **QUERTERMOUS**

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

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

Motion made by Member **LARAMIE** Support by Member **QUERTERMOUS**

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

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

Motion made by Member, Support by Member **EHRKE**

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

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, FEBRUARY 20TH, 2013 ~ 7:00 P.M.
MINUTES**

b. Note & File 2012 Planning Commission Annual Report.

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

AYES 7 NAYS 0 MOTION CARRIED / FAILED

9. **OLD BUSINESS: NONE**

10. **ZBA LIAISON REPORT: NONE**

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

Chairman Laramie:	Happy to be back
Member Barr:	No comment at this time
Member Calabrese:	Would like to see an increase in audience participation
Member Ehrke:	Nothing at this time
Member Loy:	
Member Neiborg:	Nothing at this time
Member Quertermous:	Welcome Member Laramie back
Member Rickard:	Welcome Member Laramie back
Member Stonebreaker:	
City Planner:	Nothing at this time
City Attorney:	Welcome back Member Laramie
Building Official:	Website changes

12. **PUBLIC TO BE HEARD:**

Councilman Paul Ciffullo spoke as a resident and councilman to the Planning Commission.

13. **ADJOURNMENT:**

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

To adjourn the meeting of February 20th, 2013 at 7:35pm

AYES 7 NAYS 0 MOTION CARRIED

Approval: _____

Date: _____

Members in the Audience
Paul Cilluffo
Joe Chimenti
Santo Ramaci