

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, JUNE 19TH, 2013 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE: MEMBERS LOY AND QUERTERMOUS

ALSO PRESENT: TIM TOMLINSON, CITY ATTORNEY
PATRICK MEAGHER, CITY PLANNER
RANDY WARUNEK, BUILDING OFFICIAL

1. CALL MEETING TO ORDER:

Chairman Rickard called the meeting to order at 7:07 PM

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

3. APPROVAL OF AGENDA ~ Regular Meeting June 19th, 2013

Motion by Member **STONEBREAKER** Support by Member **EHRKE**

TO: APPROVE the agenda of June 19th, 2013 as SUBMITTED

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

4. APPROVAL OF MINUTES ~ Meeting of the March 20th, 2013

Motion by Member **LARAMIE** Support by Member **EHRKE**

TO: APPROVE the March 20th, 2013 minutes as SUBMITTED

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

5. PUBLIC HEARING

a. #02-13SLU / AUTO REPAIR SHOP AND REALESTATE OFFICE / 31560 GROESBECK HWY / TO ALLOW AN AUTO REPAIR SHOP AND REALESTATE OFFICE IN SAME BUILDING AS EXISTING USED AUTO SALES FACILITY.

Tony Raja of 31560 Groesbeck Hwy. requested Special Land Use approval for auto repair and a future real estate office.

Members stated Mr. Raja's submitted prints, lacked specific information, such as; dimension, measurements, parking spot identification. The board suggested postponing the decision so Mr. Raja can present a more complete set of drawings to the board.

Members referenced the landscape appearance, suggested the yard was not maintained.

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

TO: RECOMMEND / POSTPONE / #02-13SLU / AUTO REPAIR SHOP AND REALESTATE OFFICE / 31560 GROESBECK HWY.

With the following stipulations

1. Motion to table and keep Public Hearing open.
2. Provide detailed site plan.

AYES **6** NAYS **1** MOTION CARRIED
Nancy Ehrke

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

a. #04-13SP / SPARTAN CARBIDE COMMERCIAL FENCE / 34110 RIVIERA DR / TO ALLOW A COMMERCIAL FENCE

Mr. Tom Haberski requested approve for a commercial fence to protect his inventory from theft. Because of a previous break in, believes a commercial fence would be a good investment.

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

TO: RECOMMEND / APPROVE / #02-13SLU / AUTO REPAIR SHOP AND REALESTATE OFFICE / 31560 GROESBECK HWY.

With the following stipulations

1. No barbed wire allowed.

AYES 7 NAYS 0 MOTION CARRIED

b. #03-13SP / BOUNDLESS PARK / MCKINLEY PARK / TO ALLOW CONSTRUCTION OF A BARRIER-FREE PLAYGROUND ON CITY PROPERTY

Mr. James Ludwig of Ludwig and Associates and Scott Lockwood of A.E.W. presented the Boundless Park concept and asked for Site Plan approval.

Members referenced the restroom and parking requirements.

Mr. Meagher stated there is a state law covering this type of development, the Site Plan complies.

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

TO: RECOMMEND / APPROVE / #03-13SP / BOUNDLESS PARK / MCKINLEY PARK / TO ALLOW CONSTRUCTION OF A BARRIER-FREE PLAYGROUND ON CITY PROPERTY

AYES 7 NAYS 0 MOTION CARRIED

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. OLD BUSINESS: NONE

10. ZBA LIAISON: NONE

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11. COMMISSION MEMBERS TO BE HEARD:

Chairman Rickard:	Nothing at this time
Member Laramie:	Nothing at this time
Member Barr:	Nothing at this time
Member Calabrese:	Comments regarding length of permit
Member Ehrke:	Nothing at this time
Member Loy:	
Member Neiborg:	Nothing at this time
Member Quertermous:	
Member Stonebreaker:	Nothing at this time
City Planner Meagher:	Nothing at this time
City Attorney:	Nothing at this time
Building Official:	Nothing at this time

12. PUBLIC TO BE HEARD:

Resident Frank Farina commented on the Boundless Park and restrictions regarding Mr. Raja's previous approval.

13. ADJOURNMENT:

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

TO ADJOURN THE MEETING JUNE 19TH, 2013 **8:14** PM

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

Audience
Frank Farina
Tom Haberski
Tony Raja
Scott Lockwood
Vania Apps
Jim Ludwig
Joe Chimenti