

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, AUGUST 21ST, 2013 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE: MEMBER ERKE

UNEXCUSED ABSENCE: MEMBER LOY

ALSO PRESENT: JACK DOLAN, CITY ATTORNEY
PATRICK MEAGHER, CITY PLANNER
RANDY WARUNEK, BUILDING OFFICIAL

1. CALL MEETING TO ORDER:

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

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

3. APPROVAL OF AGENDA ~ Regular Meeting August 21st, 2013

Motion by Member **LARAMIE** Support by Member **NEIBORG**

TO: APPROVE the agenda of August 21st, 2013 as Amended

Add to Agenda; add #8. Unfinished Business:

b. OUR LADY QUEEN OF MARTYRS, 16416 14 MILE RD. PROPOSED CONSTRUCTION OF TWO BRICK COLUMNS AT ENTRANCE OF PARKING LOT.

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

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

4. APPROVAL OF MINUTES ~ Meeting of the June 19th, 2013

Motion by Member **LARAMIE** Support by Member **NEIBORG**

TO: APPROVE the June 19th, 2013 minutes as SUBMITTED

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

5. PUBLIC HEARING: NONE

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

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7. NEW BUSINESS: NONE

8. UNFINISHED BUSINESS:

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.

Member Stonebreaker asked for the barb-wire to be removed. He also stated the business is not approved for an Oil-Change Service' as advertised in front of building.

Mr. Raja stated the sign has been removed, took sign down when it was brought to his attention. The neighbors have barbed wire, likes to have it, a theft deterrent. Is the barb wire grand fathered in, did not put up any new barbed ware.

Member Calabrese concerned with parking requirement for a car dealership and a real estate office.

Mr. Raja stated his architect Mr. George Jerome provided enough parking to meet the parking ordinance.

Mr. Meagher stated the parking ordinance, paragraph 8, section 32.92 all parking must not be gated, the dimension of the parking spots is not identified, and site plan meets the requirements of the parking ordinance, but does not include cars waiting to be repaired, where they will be parked. Handicap parking must be modified, is there enough parking?

Mr. Dolan stated the applicant must meet all the ordinances for approval, if it involves dimensional issues (parking lot size, etc) he can go to the Zoning Board of Appeals for approval. Again, if he meets the ordinances, then he must meet the Eight Standards for Special land Use approval.

Member Calabrese made a motion to table #2-13SLU to allow Mr. Raja to provide more specific information regarding parking, provide plan for paving the rear (target date), remove barb-wire, and refrain from doing any of the conditions that we put forth until he comes back.

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

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

With the following stipulations:

1. Specific detail clarification of parking
2. Plan of paving rear area (timeframe)
3. Remove barb-wire
4. Refrain from doing any of the conditions until next meeting

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

b. OUR LADY QUEEN OF MARTYRS / 16416 14 MILE RD. / PROPOSED CONSTRUCTION OF TWO BRICK COLUMNS AT ENTRANCE OF PARKING LOT.

Mr. Mike Treder represented Our Lady Queen of Martyrs Church requested approval to construct two brick pillars on either side of the entry way of church parking lot. Concerned with non members of the church using the parking lot for u-turns, putting up column would be a deterrent.

Member Laramie made a motion to approve the construction of the columns as long as Mr. Warunek approved the placement.

Motion made by Member **LARAMIE** Supported by Member **NEIBORG**

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TO: RECOMMEND / APPROVE / OUR LADY QUEEN OF MARTYRS / 16416 14 MILE RD. / PROPOSED CONSTRUCTION OF TWO BRICK COLUMNS AT ENTRANCE OF PARKING LOT.

With the following stipulations

1. No chains across entry way.

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

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

Jeff Harman, Fraser Woods and Marybeth Sieracki, Pinnacle Contracting requested to continue the fence on the perimeter of the property, 310 foot long, six foot high with four foot posts. The request also included a privacy fence will be erected on the northeast corner of the property.

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

TO: RECOMMEND / APPROVE / FRASER WOODS / 17195 FRASER WOODS DRIVE / PROPOSED FENCE PERIMETER OF PROPERTY

With the following stipulations:

1. Provide revised site plan

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

9. OLD BUSINESS:

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

Mr. Winston Wade represented Mr. Patel requesting an extension dead line date for site plan approval. No changes to the plan, currently working on underground taps, sewer and sanitary water before the road expansion project reaches this area of M-97.

Member Laramie, inquired when they will begin to build the motel; ~ does not have a target completion date. Member Stonebreaker expressed his concern extending the expiration date. (Ordinance changes)

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

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

With the following stipulations:

1. Subject to same stipulations as previously granted

AYES **5** NAYS **2** MOTION CARRIED
Member Neiborg and Stonebreaker

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: Concerned with last minute additions to posted agenda
Member Ehrke:
Member Loy:

Member Neiborg: Nothing at this time
Member Quertermous: Nothing at this time

Member Stonebreaker: Concerned with last minute additions to posted agenda

City Planner Meagher: Presentation; Pocket Neighborhood concept, cottage housing

City Attorney: Nothing at this time
Building Official: Nothing at this time

12. PUBLIC TO BE HEARD: NONE

13. ADJOURNMENT:

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

TO ADJOURN THE MEETING AUGUST 21ST, 2013 9:00 PM

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

Audience
Winston Wade, Representing Mike Patel
Jeff Harmon, Fraser Woods
Marybeth Sieracki, Pinnacle Contracting
Tony Raja
Dave Stouder
Paul Ciffullo
Tony Raja
Mike Treder