

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, SEPTEMBER 18TH, 2013 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE:

UNEXCUSED ABSENCE:

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 7:04 PM

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

3. APPROVAL OF AGENDA ~ Regular Meeting September 18th, 2013

Motion by Member **LARAMIE** Support by Member **CALABRESE**

TO: APPROVE the agenda of September 18th, 2013 as Submitted

AYES **9** NAYS **0** MOTION CARRIED

4. APPROVAL OF MINUTES ~ Meeting of the August 21st, 2013

Motion by Member **LARAMIE** Support by Member **CALABRESE**

TO: APPROVE the August 21st, 2013 minutes as Amended

AYES **9** NAYS **0** MOTION CARRIED

5. PUBLIC HEARING: NONE

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

7. NEW BUSINESS: NONE

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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. Mr. Raja presented a revised site plan and addressed the Eight Standards and provided additional information to SLU approval.

Conversation ensued regarding the number of available, required and allocated parking spots and the requirement of a paved lot.

Mr. Meagher suggested if the Planning Commission were to approve the SLU, to include the stipulations of a maximum of eight sales parking spots, 10 customer parking, and no car sales spots behind gated area and no heavy repair work to be performed.

Mr. Raja pointed out other SLU approvals granted in the area for used car sales and light automotive repair.

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

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

With the following stipulations:

1. Limit to eight parking spots for sale.
2. Limit to ten parking spots for customer parking and repair.
3. Limit to light repair only, no bump shop.
4. Must comply with the SLU Eight Standards for approval.
5. Must pave rear area of shop.

AYES **7** NAYS **2** MOTION CARRIED

Roll Call Vote:

Member Barr:	Yes
Member Quertermous:	Yes
Member Stonebreaker:	No
Member Loy:	Yes
Member Ehrke:	Yes
Chairman Rickard:	Yes
Member Laramie:	Yes
Member Neiborg:	Yes
Member Calabrese:	No

10. ZBA LIAISON: NONE

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:	Spoke of the Historical Commission Dinner
Member Ehrke:	Spoke of the Goodfellow Dinner first Friday in November

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Member Loy: Nothing at this time

Member Neiborg: Nothing at this time

Member Quertermous: Nothing at this time

Member Stonebreaker: Nothing at this time

City Planner Meagher: Provided Survey of Pocket Neighborhood concept, Cottage Housing. Provided a sample ordinance for cottage housing or a pocket neighborhood; small housing units that would occupy small lots. Mr. Meagher asked the Planning Commission Members to review the sample ordinance and bring back your thought at the next scheduled meeting.

City Attorney: Nothing at this time

Building Official: Nothing at this time

12. PUBLIC TO BE HEARD: NONE

13. ADJOURNMENT:

Motion by Member **BARR**, Support by Member **QUERTERMOUS**

TO ADJOURN THE MEETING SEPTEMBER 18TH, 2013, 8:32 PM

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

Approval: _____

Date: _____

Audience

Tony Raja

Dave Stouder

Steve Safie

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