

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, OCTOBER 16TH, 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
DAVID KEOWN, CITY PLANNER
KELLY DOLLAND, RECORDING SECRETARY

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	Abs.
		Neiborg	Pres.
		Quertermous	Abs.
		Stonebreaker	Pres.

3. APPROVAL OF AGENDA ~ Regular Meeting of October 16th, 2013

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

TO: APPROVE the agenda of October 16th, 2013 as Submitted

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

4. APPROVAL OF MINUTES ~ Meeting of the September 18th, 2013

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

TO: APPROVE the September 18th, 2013 minutes as Submitted

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

5. PUBLIC HEARING:

a. #03-13SLU / JR3 L.L.C. SHOWROOM / 32944 UTICA RD / TO ALLOW AN INDOOR-ONLY, CLASSIC CAR SHOWROOM IN THE "CBD – COMMUNITY BUSINESS DISTRICT" ZONING DISTRICT

Mr. David Collier and Mr. Sonny Gandee requested a Special Land Use for the use of a classic car show room. The building is currently being renovated and will display classic cars and collectable classic signs. The cars will be carried into the building via dolly; the cars will not be driven into the showroom. Mr. Collier stated they currently operate is a car sales lot on Gratiot, in Clinton Twp.

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Member Ehrke asked how many visitors a day they expect, and is there adequate parking. ~ can't imagine a large number of visitors, at the Gratiot location there are maybe 12 patrons a day.

Member Laramie inquired to the hours of operation. ~ The hours of operation would be consistent with other businesses in the area.

Member Calabrese asked for the total number of car to be displayed ~ 40 cars in the showroom at one time.

Mr. Gandee stated there will not be any maintenance or repair work at this location.

Member Calabrese stated he will need a city inspections prior occupancy.

Member Stonebreaker stated he wants the business but not sure if it is a car show room or a museum. He also believes you need 44,000 square foot lot to sell cars; the show room does not meet the requirements. He is also concerned with the storage of 40-50 cars, (gasoline in the engine) in a building with no fire suppression.

Mr. Gandee stated all vehicles will be located inside the building, stored inside for display.

Mr. Tomlinson stated because this is a Special Land Use, the commission can put a condition on the approval stating no outside storage.

Member Stonebreaker asked what are they approving, car sales, storage or museum.

Mr. Tomlinson stated the city planner and building official believed this use would be allowable with a Special Land Use.

Member Laramie asked if cars will be sold at this location ~ Mr. Gandee stated all activities will occur at the Clinton Twp. location.

Public Hearing Open

Representatives of the Hof Brau stated they have no problem with the Special Land Use.

Representatives of Reindel Hardware stated they thought it was a good idea and supports the business.

Mr. Tomlinson stated the 44,000 square foot lot applies to outdoor sales, not indoor. The best comparison would be motorcycle dealership; most items are displayed in an enclosed unit.

Member Neiborg expressed concern with customer parking ~ 23 spaces are available, the showroom would be considered a niche market and the parking demand would be similar to the previous business, a kitchen remodel company.

Public Hearing Closed

Member Laramie made a motion to approve Special Land Use, #03-13SLU as a showroom/museum based on the Eight Standards. The following stipulation will apply; no outdoor sales or storage, no dealership license will be providing for this site, and no repair work will be allowed inside the building.

Member Stonebreaker seconds the motion.

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

TO: RECOMMEND / APPROVE / #03-13SLU / JR3 L.L.C. SHOWROOM / 32944 UTICA RD / TO ALLOW AN INDOOR-ONLY, CLASSIC CAR SHOWROOM IN THE "CBD – COMMUNITY BUSINESS DISTRICT" ZONING DISTRICT

With the following stipulations

1. No outdoor storage or sales.
2. No dealers license will be provide for this location.
3. No repair work inside building.

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

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

7. NEW BUSINESS: NONE

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8. OLD BUSINESS:

a. Discussion regarding Pocket Neighborhood/Cottage Housing ordinance. Discussion postponed for City Planner, Patrick Meagher attendance. Will discuss next scheduled meeting.

9. ZBA LIAISON: NONE

10. 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 & The History of Fraser book available for sale

Member Loy: _____

Member Neiborg: Nothing at this time

Member Quertermous: _____

Member Stonebreaker: Nothing at this time

City Planner Keown: Stated 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: _____

11. PUBLIC TO BE HEARD: NONE

12. ADJOURNMENT:

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

TO ADJOURN THE MEETING OCTOBER 16TH, 2013, 7:46 PM

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

Approval: _____

Date: _____

Audience members:

Representatives from the Hofbrau Bar

Representatives from Reindel Hardware

David Collier & Sonny Gandee representing JR3 L.L.C. Showroom

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