

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

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

EXCUSED ABSENCE: STONEBREAKER

ALSO PRESENT: JACK DOLAN, CITY ATTORNEY
DAVID KEOWN, CITY PLANNER
RANDY WARUNEK, BUILDING OFFICIAL
KELLY DOLLAND, RECORDING SECRETARY

1. CALL MEETING TO ORDER:

Chairman Rickard called the meeting to order at 7:03 PM

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

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

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

TO: APPROVE the agenda of November 20th, 2013 as Submitted

AYES **8** NAYS **0** MOTION CARRIED

4. APPROVAL OF MINUTES ~ Meeting of the October 16th, 2013

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

TO: APPROVE the October 16th, 2013 minutes as Submitted

AYES **8** NAYS **0** MOTION CARRIED

5. PUBLIC HEARING: NONE

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

7. NEW BUSINESS:

a. Discuss and make recommendations to City Council regarding proposed Precious Metal Dealers Ordinance.
Mr. Dolan stated this topic of conversation is brought before you based on a resolution passed by city council.
Mr. Dolan stated he drafted the draft Precious Metal Zoning ordinance following discussions with City

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

Manager Rich Haberman, concentration on the 'CG' Commercial General Zoning District. Mr. Dolan state the ordinance will focus on:

1. Restriction of businesses to the CG-Commercial General District.
2. Impose location restrictions from churches, parks and residential properties.
3. Items to be displayed in display cases for a determined amount of time.
4. Address signage.
5. Use Special Land Use (SLU) as a regulation.

Mr. Dolan suggested, Patrick Meagher, City Planner and Randy Warunek, Building Official use a compass to plot out how much property there is and if restrictions should be imposed.

Member Ehrke asked if this ordinance would apply to jewelry store owners. ~ Yes, this ordinance would apply to all who want to buy and sell precious metals. The ordinance would be the most restricted ordinance in the area.

Mr. Dolan stated as a board, you need to ask yourself, does the city really need an ordinance like this.

Chairman Rickard gave direction to Randy Warunek, Building Official and Patrick Meagher, City Planner to create a plan (locations) for this ordinance and present it to the Planning Commission.

No motion required

1. Randy Warunek, Building Official and Patrick Meagher, City Planner schedule meeting to review draft ordinance and zoning map.

b. Discuss changes to existing 'CBD' (Community Business District) Ordinance.

Randy Warunek gave background for this discussion, which was based on the vacant Ernest Gas Station at 16801 14 Mile Rd. The CBD Ordinance was written long ago and because the DDA is not active, this is a good time to review the ordinance, and discuss what the likes and dislikes are about the current ordinance.

Mr. Dolan suggested to the commission, visit neighboring communities with a CBD, bring your feedback back for discussion.

Conversation ensued regarding a committee consisting of Planning Commission, City Council and Zoning Board of Appeal members to determine

Member Ehrke made a motion to recommend to City Council to create a committee consisting of three members of the Planning Commission, three members of the Zoning Board of Appeals and three members of City Council to review the 'CBD' (Community Business District) Ordinance.

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

Recommendation from Planning Commission to recommend to City Council to create a committee consisting of three members of the Planning Commission, three members of the Zoning Board of Appeals and three members of City Council to review the 'CBD' (Community Business District) Ordinance.

AYES **8** NAYS **0** MOTION CARRIED

8. OLD BUSINESS:

a. Discuss preparation of ordinance regarding Pocket Neighborhood/Cottage Housing.

Randy Warunek gave brief over view of the Pocket Neighborhood concept.

Member Laramie stated this may be a good time to create an ordinance addressing Pocket Neighborhood /Cottage Housing.

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

Councilperson Jennings inquired how and who initiated this discussion. ~ Member Laramie stated it is a new concept presented by the City Planner. The Planning Commission has written several ordinances on this subject; (P.U.D) and must be prepared if someone approaches us with it. The Pocket Neighborhood/Cottage Housing handout is for discussion.

No motion required

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:	Nothing at this time
Member Ehrke:	Fraser History Book, book signing at Fraser Public Library
Member Loy:	Nothing at this time
Member Neiborg:	Nothing at this time
Member Quertermous:	Nothing at this time
Member Stonebreaker:	_____
City Planner Keown:	Nothing at this time
City Attorney:	Nothing at this time
Building Official:	Happy Holidays

11. PUBLIC TO BE HEARD: NONE

12. ADJOURNMENT:

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

TO ADJOURN THE MEETING NOVEMBER 20TH, 2013, 8:43 PM

AYES **8** NAYS **0** MOTION CARRIED.

Approval: _____
Date: _____

Audience members:
Frank Farina
Joe Chimenti
Councilperson Jennings
Councilman Cilluffo
Dave Stouder

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