

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, APRIL 2ND, 2014 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE: MEMBERS CALABRESE, NEIBORG AND QUERTERMOUS

ALSO PRESENT: TIM TOMLINSON, CITY ATTORNEY
PATRICK MEAGHER, CITY PLANNER
RANDY WARUNEK, BUILDING OFFICIAL
KELLY DOLLAND, RECORDING SECRETARY

1. CALL MEETING TO ORDER:

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

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

3. APPROVAL OF AGENDA ~ Regular Meeting of April 2nd, 2014

Motion by Member **LARAMIE** Support by Member **STONEBREAKER**

TO: APPROVE the agenda of April 2nd, 2014 as Submitted

AYES **6** NAYS **0** MOTION CARRIED

4. APPROVAL OF MINUTES ~ Meeting of the March 5th, 2014

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

TO: APPROVE the March 5th, 2014 minutes as Amended

AYES **6** NAYS **0** MOTION CARRIED

5. PUBLIC HEARING:

a. To Amend and Revise City of Fraser Zoning Ordinance adding Section 32-136 regulating uses within the Commercial Zoning with Locational Restrictions to Avoid Secondary Affects and Providing for Repealer, Severability, Penalties, Other Terms and Effective Date.

Public Hearing open: 7:09pm

Member Barr provided a 'Summary of MCLA 445.481 Precious Metal and Gems Act' handout to members. Member Barr commented on the handout.

Member Stonebreaker suggested a limitation to the number of Precious Metal and Gem Dealer instead of a 500 foot radius.

Mr. Tomlinson stated cannot put a restriction to the number of businesses in a district, but can enforce a radius.

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Member Barr asked if the Precious Metal and Gem Dealer Ordinance would include jewelry stores, ~ yes would include jewelry stores.

Mr. Tomlinson stated active businesses in the city would be pre-existing, would be considered legal non-conforming. Conversation ensued.

Chairman Rickard mentioned to limit it to the Groesbeck Corridor with a 1,000 foot separation of each business.

Mr. Tomlinson stated must first set up a separate zoning district or an Overlay Zone for Groesbeck Corridor concept to work.

Mr. Meagher stated the idea of the ordinance is to stop declining values of second hand approach. The applicant can make the recommendations from Planning Commission to Zoning Board of Appeals.

Public to be heard; none

Public Hearing 7:30pm closed:

Member Loy made the motion to Fraser City Council the recommendation To Amend and Revise City of Fraser Zoning Ordinance adding Section 32-136 regulating uses within the Commercial Zoning with Locational Restrictions to Avoid Secondary Affects and Providing for Repealer, Severability, Penalties, Other Terms and Effective Date as submitted.

TO: APPROVE To Amend and Revise City of Fraser Zoning Ordinance adding Section 32-136 regulating uses within the Commercial Zoning with Locational Restrictions to Avoid Secondary Affects and Providing for Repealer, Severability, Penalties, Other Terms and Effective Date as submitted.

Motion by Member **LOY**, Supported Member **STONEBREAKER**

AYES **6** NAYS **0** MOTION CARRIED

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

7. NEW BUSINESS: NONE

8. UNFINISHED BUSINESS: NONE

9. OLD BUSINESS:

a. Discuss Open Air / Temporary Sales City Planner & City Attorney proposal of Open Air / Temporary Sales Ordinance revision

Mr. Tomlinson presented a proposed Transient Merchant Ordinance. The proposed ordinance applies to established merchants in Fraser. Example, Fraser would not allow transient flower sales that come from outside the area competing with our established florists. It allows outdoor sales, but it limits it to established merchants. Also limits the established merchant from not dealing in goods otherwise not sold by it. The proposed ordinance is up for discussion.

Conversation ensued regarding flower sales at the Oakridge Market parking lot.

Conversation ensued regarding fire work sales.

Mr. Warunek stated there are windshield repair places in other areas of the city.

Member Stonebreaker noted there may be a negative environmental impact that comes with Open Air Flower Sales. Fertilizer that is not contained may leak into the storm drain, this may violate E.P.A. Standards.

Mr. Chimenti spoke on behalf of the Baumgartner House, concerned if the open air sales ordinance would affect occasional barn sales. ~ Mr. Tomlinson said it would not affect the barn sales at the Baumgartner House.

Mr. Tomlinson suggested review the proposed ordinance, make suggestions, changes, schedule a Public Hearing and present to council.

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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:	
Member Ehrke:	Fraser Public Library Used Book Sale
Member Loy:	May and June meeting will be absent
Member Neiborg:	
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

11. PUBLIC TO BE HEARD:

Mr. Chimenti spoke on behalf of the Baumgartner House, concerned if the open air sales ordinance would affect occasional barn sales. ~ Mr. Tomlinson said it would not affect the barn sales at the Baumgartner House.

12. ADJOURNMENT:

Motion by Chairman **RICKARD** Support by Member **LARAMIE**

TO ADJOURN THE MEETING MARCH 5TH, 2014, 8:13PM

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

Approval: _____

Date: _____

Audience members:

Joe Chimenti