

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

PRESENT: CHAIRMAN RICKARD, MEMBERS: BARR, CALABRESE, EHRKE, LARAMIE AND QUERTERMOUS

EXCUSED ABSENCE: MEMBERS LOY, NEIBORG AND STONEBREAKER

ALSO PRESENT: BOB HRIBAR, 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 7:03 PM

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

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

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

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

AYES 6 NAYS 0 MOTION CARRIED

4. APPROVAL OF MINUTES ~ Meeting of the May 7th, 2014

Motion by Member **EHRKE** Support by Member **CALABRESE**

TO: APPROVE the May 7th, 2014 minutes as Amended

AYES 6 NAYS 0 MOTION CARRIED

5. PUBLIC HEARING:

a. #01-14RZ / HICKS LEASING COMPANY, LLC, GARY HICKS / 34760 GARFIELD RD / TO REZONE PROPERTY WITH FORMER DAY-CARE FACILITY FROM RESIDENTIAL HIGH (RH) TO OFFICE SERVICE (OS) TO ACCOMMODATE OFFICE FACILITY

Mr. Steve Hicks and Mr. Gary Hick requested the rezoning of property 34760 Garfield Rd. Mr. Hicks stated his company's office is located in Detroit and the Detroit location is too large for the 15 or so employees housed there. The Garfield

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address would be the company's headquarters. He also stated there will be less traffic than the previous occupant, no pick up and drop offs, and no bus service. Mr. Hicks gave an overview of the site plan providing small modification to the site such as removing play area and providing landscape. Lastly, at the Garfield address no product will be stored, sold or picked up, this will be handled at the company's Ohio facility.

Chairman Rickard stated the Planning Commission is not asked to approve the site plan, the commission is asked to recommend (or not) to rezone the property to accommodate Mr. & Mr. Hicks business.

Mr. Meagher also stated the Planning Commission is not asked to approve the site plan, but to recommend to City Council the change from (RH) Residential High to (OS) Office Service zoning. Office Service uses is profession buildings in nature.

Ms. Tomkin, resident inquired if the property is rezoned from (RH) to (OS), will it always be (OS)? ~ Yes.

Member Quertermous inquired the hours of operation ~ 7am – 6pm, occasionally a Saturday.

Mr. Meagher stated if approved may not need to go before Planning Commission for site plan approval.

Mr. Hribar stated administration would decide if it would go to Planning Commission for site plan approval.

Member Laramie made the motion to recommend to City Council the rezoning 34760 Garfield Rd, #01-14RZ from Residential High (RH) to Office Service (OS).

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

TO: APPROVE / #01-14RZ / HICKS LEASING COMPANY, LLC, GARY HICKS / 34760 GARFIELD RD / TO REZONE PROPERTY WITH FORMER DAY-CARE FACILITY FROM RESIDENTIAL HIGH (RH) TO OFFICE SERVICE (OS) TO ACCOMMODATE OFFICE FACILITY

AYES 6 NAYS 0 MOTION CARRIED

6. SITE PLANS, SIGN REVIEWS, AND OTHER REVIEWS:

a.#03-14SP / FRASER WOODS, PROGRESSIVE ASSOCIATES, INC / 17195 FRASER WOODS DRIVE / PROPOSED ADDITION TO EXISTING COMMUNITY ROOM AND PROPOSED 21 ADDITIONAL PARKING SPOTS

Ms. Ann Danosky representing KMG Prestige and Daniel Tosch, Progressive Associates spoke of the current upgrade of Fraser Woods and the surrounding property. Ms. Danosky stated the existing 'community room' is small, and the addition to the 'community room' would truly benefit all the residents of Fraser Woods. Secondly, Ms Danosky stated Fraser Woods is in need of additional parking spaces.

Member Laramie made a motion to approve site plan #03-14SP.

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

TO: APPROVE / #03-14SP / FRASER WOODS, PROGRESSIVE ASSOCIATES, INC / 17195 FRASER WOODS DRIVE / PROPOSED ADDITION TO EXISTING COMMUNITY ROOM AND PROPOSED 21 ADDITIONAL PARKING SPOTS

AYES 6 NAYS 0 MOTION CARRIED / FAILED

b. #04-14SP / CHIPPEWA CONSULTING, MITCHELL O'CONNOR / 33650 UTICA RD / PROPOSED THREE STORY, "12-UNIT APARTMENT BUILDING" IN THE RH – RESIDENTIAL HIGH (MULTIPE-FAMILY) ZONING DISTRICT

Mr. Mitch O'Conner representing Chippewa Consulting proposed a 12 unit apartment building. Mr. O'Conner realizes the submittal is incomplete; the site plan was initially prepared to quantify the site cost of paving and utility. He also

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stated he will go before the Zoning Board of Appeals for a variance request July 17th, 2014. Mr. O'Conner expects to be tabled at this meeting.

Conversation ensued.

Mr. Meagher spoke of the nine City Planner's Comments; the Planning Commission will look for these issues from Mr. O'Conner at the next submission, a lot of this will depend if Zoning Board of Appeals approves the variance.

Member Ehrke made a motion to table site plan #04-14SP for the next scheduled Planning Commission meeting, August 6th, 2014.

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

TO: TABLE / #04-14SP / CHIPPEWA CONSULTING, MITCHELL O'CONNOR / 33650 UTICA RD / PROPOSED THREE STORY, "12-UNIT APARTMENT BUILDING" IN THE RH – RESIDENTIAL HIGH (MULTIPE-FAMILY) ZONING DISTRICT

With the following stipulations:

1. Table #04-14SP for the August 6th, 2014 meeting, if not ready, contact Building Administration.

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

7. NEW BUSINESS: NONE

8. UNFINISHED BUSINESS: NONE

9. OLD BUSINESS:

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 Loy:

Member Calabrese: Requested a list of new businesses in the city for Planning Commission members.

Member Neiborg:

Member Quertermous: Nothing at this time

Member Stonebreaker:

City Planner Meagher: Discuss Master Plan at the August 6th, 2014 Planning Commission meeting

City Attorney: Introduced himself, Mr. Robert Hribar

Building Official:

12. PUBLIC TO BE HEARD: NONE

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13. ADJOURNMENT:

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

TO: Adjourn the meeting of July 2nd, 2014 at 8:01pm

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

THE MOTION WAS CARRIED UNANIMOUSLY.

ROBERT NEIBORG, Secretary

RANDY WARUNEK, Building Department Director

Audience members:

Joe Chimenti

Gary Hicks & guest

Steve Hicks & guest

Mitch O'Conner

Daniel Tosch, Progressive Associates

Anne Danosky, KMG Prestige

Mark Capizzo and guest Pinnacle Contracting

Dave Stouder