

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, SEPTEMBER 3RD, 2014 ~ 7:00 P.M.
MINUTES**

PRESENT: CHAIRMAN RICKARD, MEMBERS: BARR, EHRKE, LARAMIE, NEIBORG, QUERTERMOUS, AND STONEBREAKER

EXCUSED ABSENCE: MEMBERS: CALABRESE AND LOY

ALSO PRESENT: JACK DOLAN, CITY ATTORNEY
PATRICK MEAGHER, 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	Present
	Members:	Barr	Present
		Calabrese	
		Ehrke	Present
		Laramie	Present
		Loy	
		Neiborg	Present
		Quertermous	Present
		Stonebreaker	Present

3. APPROVAL OF AGENDA ~ Regular Meeting of September 3rd, 2014

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

TO: APPROVE the agenda of September 3rd, 2014 as submitted

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

4. APPROVAL OF MINUTES ~ Meeting of the August 6th, 2014

Motion by Member **STONEBREAKER** Support by Member **BARR**

TO: APPROVE the August 6th, 2014 minutes as Amended

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

5. PUBLIC HEARING: NONE

a. #02-14SLU / MEINEKE CAR CARE / 34830 UTICA RD / PROPOSED MEINEKE CAR CARE CENTER

Mr. Jay Caldwell represented Meineke Car Care of Shelby Twp. Mr. Caldwell stated he would like to turn the vacant building located at 34830 Utica Rd into a Meineke Car Care Center.

Chairman Rickard stated Mr. Caldwell submitted the required 'Eight Standards' for Special Land Use approval.

Member Stonebreaker asked amount of parking and overnight storage; Mr. Cardwell stated parking is more than adequate and overnight parking would be when customers drop off car night before.

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Mr. Caldwell will clean up old groundcover and overgrowth.

Mr. Meagher stated parking lot will require re-stripping.

Member Quertermous asked about required trees and handicap parking; Mr. Meagher stated only place to plant trees are in the county right of way and two spots in front of building.

Chairman Rickard asked there were plans of other businesses on the property ~ not at this time.

Chairman Rickard asked about the fence, ~ the intention is to replace the fence.

Mr. Meagher suggested allowing licensed vehicles only as storage.

Member Neiborg asked about a dumpster ~ will have a dumpster.

Mr. Cardwell stated the hours of operation; 7:30 – 6:00pm Monday – Friday and 7:30 – 3:30 Saturday.

Public Hearing open 7:19pm

Public Hearing closed 7:19pm

Member Laramie made a motion to approve #02-12SLU will need a full plan.

Motion by Member **STONEBREAKER**, Supported Member **EHRKE**

TO: APPROVE / #02-14SLU / MEINEKE CAR CARE / 34830 UTICA RD / PROPOSED MEINEKE CAR CARE CENTER

With the following stipulations:

1. Change of class of office use must come back to Planning Commission for approval.

AYES **7** NAYS **0** MOTION CARRIED AS AMENDED

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

TO: APPROVE / #02-14SLU / MEINEKE CAR CARE / 34830 UTICA RD / PROPOSED MEINEKE CAR CARE CENTER

With the following stipulations:

1. Strip parking lot.

2. No outside storage except for licensed vehicle.

3. Gate on dumpster.

4. Fence; remove, repair or replace.

5. Change of class of office use must come back to Planning Commission for approval.

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

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

a.#05-14SP / VERIZON WIRELESS COLOCATION UTICA & 15 MILE RD / 34550 UTICA RD / COLOCATION ON EXISTING TOWER

Mr. Steven Crane, represented C&W Consultants, on behalf of Verizon Wireless, Verizon would like to co-locate on existing tower, put a shelter and generator at base and equipment on the tower.

Mr. Meagher stated this scenario is what we encourage in terms of cell tower uses, is co-location.

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

TO: APPROVE / #05-14SP / VERIZON WIRELESS COLOCATION UTICA & 15 MILE RD / 34550 UTICA RD / COLOCATION ON EXISTING TOWER.

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

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b. #06-14SP / PALMER PROMOTIONAL PRODUCTS / 33525 GROESBECK HWY / COMMERCIAL FENCE AND AUTOMATED GATE

Steve Surma and guest represented Palmer Promotional asked for approval to erect a fence to separate Palmer Promotional and the property to the north. The owner to the north is aware of the fence request.

Mr. Meagher asked if there was a shared parking agreement. ~ Not aware of one, previous owner owned both buildings.

Mr. Meagher stated can approve subject to verification that there is no legal recorded shared parking agreement.

Member Stonebreaker made a motion to approve the fence as described with the 24ft gate, fence to be six foot high vinyl coated, and there is no legal recorded shared parking agreement.

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

TO: APPROVE / #06-14SP / PALMER PROMOTIONAL PRODUCTS / 33525 GROESBECK HWY / COMMERCIAL FENCE AND AUTOMATED GATE

With the following stipulations

1. Fence will have a 24ft entry gate.
2. Fence will be a six foot vinyl fence
3. Confirm there is not a legal recorded shared parking agreement

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

7. NEW BUSINESS:

8. UNFINISHED BUSINESS:

a. #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

No action was taken; conversation ensued regarding the site plan.

9. OLD BUSINESS:

1. PROPOSED FRASER MASTER PLAN PRESENTED BY PATRICK MEAGHER, CITY PLANNER

Mr. Meagher provided an updated demographic section. Mr. Meagher stated the final documents of the master plan will be available at next month's meeting.

TO: POSTPONE / PROPOSED FRASER MASTER PLAN PRESENTED BY PATRICK MEAGHER, CITY PLANNER

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 Ehrke: Nothing at this time

Member Calabrese:

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City Planner Meagher: 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: Nothing at this time

City Attorney: Nothing at this time

Building Official:

12. PUBLIC TO BE HEARD: NONE

13. ADJOURNMENT:

Motion by Member **STONEBREAKER**, Support by Member **EHRKE**

TO: Adjourn the meeting of September 3rd, 2014 at 8:00pm

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

THE MOTION WAS CARRIED UNANIMOUSLY.

ROBERT NEIBORG, Secretary

RANDY WARUNEK, Building Department Director

Audience members:

Two representatives of Verizon

Three representative of Meineke Car Care

Two Representatives of Palmer Promotional Products