

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
MONDAY, NOVEMBER 17TH, 2014 ~ 7:00 P.M.
MINUTES**

PRESENT: CHAIRMAN RICKARD, MEMBERS: BARR, EHRKE, LARAMIE, LOY, AND NEIBORG

EXCUSED ABSENCE: MEMBERS: CALABRESE, QUERTERMOUS AND STONEBREAKER

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 7:05 PM

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

3. APPROVAL OF AGENDA ~ Regular Meeting of November 17th, 2014

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

TO: APPROVE the agenda of November 17th, 2014 as submitted

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

4. APPROVAL OF MINUTES ~ Meeting of the October 1st, 2014

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

TO: APPROVE the October 1st, 2014 minutes as submitted

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

5. PUBLIC HEARING: NONE

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

a. #08-14SP / ALLEGRA DEVELOPMENT / CARMELA FOODS ADDITION / 18350 FIFTEEN MILE RD / WAREHOUSE ADDITION

Mr. John Secco representing Allegra Development stated Carmela Foods is requesting a warehouse addition.

Patrick Meagher Planner's Comments stated: *The applicant is requesting a 28,000 square foot addition to their current warehouse and office. We have no objections to this approval.*

Member Ehrke made the motion to approve #08-14SP, Allegra Development, Carmela Foods addition.

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

TO: APPROVE / #08-14SP / ALLEGRA DEVELOPMENT / CARMELA FOODS ADDITION / 18350 FIFTEEN MILE RD / WAREHOUSE ADDITION

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

7. NEW BUSINESS: NONE

8. UNFINISHED BUSINESS:

a. #07-14SP/FRASER WOODS SENIOR APARTMENT COMPLEX & KMG PRESTIGE/17195 FRASER WOODS DRIVE/ TO CHANGE FROM EXISTING CLASS "B" NON-CONFORMING USE DESIGNATION TO CLASS "A" NON-CONFORMING USE DESIGNATION IN THE "RH – RESIDENTIAL HIGH-MULTIPLE" ZONING DISTRICT.

Ms. Anne Danosky and Ms. Tami Bastien KMG Prestige representing Fraser Woods Senior Apartments stated Fraser Woods is currently a Class B Non-Conforming Use and is asking to change to a Class A Non-Conforming Use.

Ms. Danosky stated we could come back to the City and ask to rebuild, but the intent is to forgo that and solidify the fact that Fraser Woods can be re-built. Also present in the audience were Ms. Jennifer Webb and Karena Voldman, Fraser Woods Management team.

Conversation ensued regarding H.U.D. rules and 62 years of age as head of household.

Chairman Rickard spoke of children living in the units.

City of Fraser Public Safety Director George Rouhib stated there has been a change in the volume and nature of police and ambulance calls made to Fraser Woods over that past 2 ½ - 3 years. The change consists of drugs, fraud, and larceny. Many are living temporarily with the 62+ head of household, they have not has a background check for occupancy. The city paramedics have also identified the spell of marijuana in the hallway during ambulance calls.

Ms. Bastien stated she would like to meet with the management of Fraser Woods and Mr. Rouhib. She also requested a breakdown of the calls made to the city; she questioned the integrity of the calls.

Member Barr spoke of H.U.D. age regulations, H.O.P.A. and stated management has the choice to accept children.

Mr. Tomlinson spoke of the Planning Commission's vote.

Mrs. Danosky stated KMG Prestige manages many senior buildings that do not have H.U.D. financing. This particular financing protects residents that are low income from having to pay higher rent. In terms where we can rebuild for a catastrophic loss, that is a much narrower application of our question; if we can't rebuild then some number of 211 families will lose their assistance.

Mr. Meagher stated the planning commission should table action for an additional 30 days to allow applicant to meet with the department, address complaints and make a determination at the next meeting.

Member Loy asked if anyone has been evicted at Fraser Woods, ~ yes two.

Audience member clarified the size of family allowed in a Fraser Woods Apartment ~ four people, two per bedroom, one of those individuals 62 or older.

Chairman Rickard asked if the nature of the tenants changed over the years.

Ms. Bastien stated she is seeing more multi generational families moving in and a reduction of seniors that apply for housing. Suggested that prior management misinterpreted the rules at Fraser Woods, they may have taught residents that it was something different. Ms. Bastien also spoke of a resident meeting regarding a household that moved in, a legidiment, eligible household, residents were disturbed by it, and she had to provide proof that the family was eligible. KMG does a background check on all adult household members; they have a very thorough process that checks every resident before the move in.

Member Loy asked for the number of evictions at Fraser Woods? ~ Two, in the process of a third.

Audience member spoke of drug deals occurring at Fraser Woods.

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

TO: POSTPONE / #07-14SP / FRASER WOODS SENIOR APARTMENT COMPLEX & KMG PRESTIGE / 17195 FRASER WOODS DRIVE / TO CHANGE FROM EXISTING CLASS "B" NON-CONFORMING USE DESIGNATION TO CLASS "A" NON-CONFORMING USE DESIGNATION IN THE "RH – RESIDENTIAL HIGH-MULTIPLE" ZONING DISTRICT.

With the following stipulations:

1. Postpone action to the January 7th, 2015 meeting.

AYES 6 NAYS 0 MOTION CARRIED

9. OLD BUSINESS:

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

Mr. Meagher stated at the last meeting it was brought up that council was concerned the Plan wasn't issued to council in its current form. It was a very rough, rough draft that was done several years ago and a simple update with no charge. Copies were given to the city manager and copies made for council. Mr. Meagher stated he will provide an outline of Master Plan process at the next scheduled meeting.

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: Nothing at this time

Member Ehrke: Nothing at this time

Member Calabrese:

City Planner Meagher: Nothing at this time

Member Neiborg: Happy Holidays

Member Quertermous:

Member Stonebreaker:

City Planner Meagher: Nothing at this time

City Attorney: Nothing at this time

Building Official: Nothing at this time

12. PUBLIC TO BE HEARD: NONE

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13. ADJOURNMENT:

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

TO: Adjourn the meeting of November 17th, 2014 at 8:08pm

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

THE MOTION WAS CARRIED UNANIMOUSLY.

ROBERT NEIBORG, Secretary

RANDY WARUNEK, Building Department Director

Audience members:

Several residents of Fraser Woods Senior Housing

Ann Danosky

Tami Bastien

Management staff of Fraser Woods Senior Housing

John Secco, Allegra Development

Joe Chimenti

Public Safety Director George Rouhib