

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, JANUARY 7TH, 2015 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE: MEMBER 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 7:04 PM

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

3. APPROVAL OF AGENDA ~ Regular Meeting of January 7th, 2015

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

TO: APPROVE the agenda of January 7th, 2015 as submitted

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

4. APPROVAL OF MINUTES ~ Meeting of the November 17th, 2014

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

TO: APPROVE the November 17th, 2014 minutes as submitted

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

5. PUBLIC HEARING: NONE

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

7. 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.

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Chairman Rickard summarized request, simply a change of status from Class B to Class A Non-Conforming Use.

Ms. Ann Danosky, K.M.G. Prestige confirmed the Chairman's statement.

Ms. Ann 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.

Mr. Tomlinson stated the Planning Commission must focus on the current classification and how it affects the surrounding property and its neighbors, and ask what harm it would cause if they were to rebuild a five story building verses a two ½-story building. If the Planning Commission did not allow it, would it really affect the surrounding neighbor any less than if we did allow rebuilding it the same.

Member Barr questioned the internet advertisement of Fraser Woods, six-eight story building, great schools, families, why would they advertising this if you do not plan to build?

Ms. Donasky was not aware of the internet ad and will make the necessary corrections.

Mr. Meagher suggested the motion to approve the Class A Non-Conforming use class which would grant all rights of Class A status for Senior Housing and Family Units as currently proposed, subject to the building may only be rebuilt in its current form, size and number units, height as currently approved or approved in the future by the City.

Member Barr asked if Fraser Woods has any plans to expand the amount of people there, ~ no.

Member Neiborg asked if the Federal subsidies change from year to year. ~ There is a long-term agreement; this one runs out in 2018.

Member Laramie made a motion to approve #07-14SP Class A Non-Conforming use class which would grant all rights of Class A status for Senior Housing and Family Units as currently proposed, subject to the building may only be rebuilt in its current form, size and number units, height as currently approved or approved in the future by the City.

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

TO: APPROVE / #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. Class A Non-Conforming use class which would grant all rights of Class A status for Senior Housing and Family Units as currently proposed, subject to the building may only be rebuilt in its current form, size and number units, height as currently approved or approved in the future by the City.

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

8. NEW BUSINESS:

a. Approval of the 2015 Planning Commission Calendar

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

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

b. Note & File Planning Commission 2014 Report

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

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

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c. Recommendation of Planning Commission Members to Council for Approval.

1. Motion to re-appoint Member CALABRESE to an additional term on Planning Commission.

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

TO: RECOMMEND / APPROVE / THE RECOMMENDATION TO CITY COUNCIL THE RE-APPOINTMENT OF MEMBER **CALABRESE** TERM ENDING 12-31-2017.

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

2. Motion to re-appoint Member LARAMIE to an additional term on Planning Commission.

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

TO: RECOMMEND / APPROVE / THE RECOMMENDATION TO CITY COUNCIL THE RE-APPOINTMENT OF MEMBER **LARAMIE** TERM ENDING 12-31-2017.

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

3. Motion to re-appoint Member STONEBREAKER to an additional term on Planning Commission.

Motion made by Member **LOY**, Supported by Member **QUETERMOUS**.

TO: RECOMMEND / APPROVE / THE RECOMMENDATION TO CITY COUNCIL THE RE-APPOINTMENT OF MEMBER **STONEBREAKER** TERM ENDING 12-31-2017.

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

9. OLD BUSINESS:

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

Mr. Meagher provided a draft of Section 3 – Physical Features Analysis for comment, review and discussion. If you have any ideas, thoughts changes to Master Plan, please get your thought to me.

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:	Happy New Year
Member Ehrke:	Happy New Year
Member Calabrese:	Happy New Year
City Planner Meagher:	Nothing at this time

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Member Neiborg: Nothing at this time
Member Quertermous: Nothing at this time
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:

Resident Mr. Dave Stouder spoke of unrelated Planning Commission item.

13. ADJOURNMENT:

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

TO: Adjourn the meeting of January 7th, 2015 at 7:53pm

AYES **8** 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
Dave Stouder
Jonathan Palin