

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, MARCH 4TH, 2015 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE: MEMBER LOY

ALSO PRESENT: JACK DOLAN, 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	Present
		Quertermous	Present
		Stonebreaker	Present

3. APPROVAL OF AGENDA ~ Regular Meeting of March 4th, 2015

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

TO: APPROVE the agenda of March 4th, 2015 as submitted

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

4. APPROVAL OF MINUTES ~ Meeting of the February 4th, 2015

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

TO: APPROVE the February 4th, 2015 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. #02-14SP / J.R. FIORE PROPERTIES / 33060 GROESBECK HWY / PROPOSED OFFICE BUILDING
Mr. Jeff Fiore presented plans for building renovation at the 33060 Groesbeck Hwy. address.
Chairman Rickard mentioned the prints presented did not have an architecture's seal.

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Mr. Fiore stated once he receives Planning Commission approval, he would acquire architecture sealed drawing. Mr. Meagher stated because it is an existing building, only needs clarification of the landscaping, there is enough information to make a decision.

Mr. Stonebreaker asked about parking, ~ meets the required five spaces for parking.

Mr. Stonebreaker also asked about required curbed parking, does not see on site plan.

Mr. Fiore stated can add on final site plan.

Chairman Rickard asked about a shared parking agreement.

Member Ehrke asked about the dumpster location, ~ Mr. Fiore stated no dumpster on this location.

Mr. Meagher stated the Planning Commission could make a motion to postpone a decision until Mr. Fiore goes before the Zoning Board of Appeals for a curbing variance.

Member Calabrese made a motion to postpone action so the petitioner can go before for the Zoning Board of Appeals for a curbing variance. The applicant has stated he will apply for the April 2015 Zoning Board of Appeals meeting to seek a variance.

Motion by Member **CALABRESE**, Supported Member **STONEBREAKER**

TO: POSTPONE / 02-14SP / J.R. FIORE PROPERTIES / 33060 GROESBECK HWY / PROPOSED OFFICE BUILDING

With the following stipulations:

1. Seek Zoning Board of Appeals approval.
2. Allow petitioner time to address curbing and provide architecture sealed drawings.

AYES 8 NAYS 0 MOTION CARRIED

8. NEW BUSINESS:

a. Election of Officers

Motion to nominate Chairman, Vice Chair, and Secretary Term ending 12-31-2015.

1. Motion to nominate Member **RICKARD** as Chairman of the City of Fraser Planning Commission

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

Nomination accepted by Member **RICKARD**

AYES 8 NAYS 0 MOTION CARRIED

2. Motion to nominate Member **STONEBREAKER** as Vice Chairman of the City of Fraser Planning Commission

Motion by Member **CALABRESE**, Supported Member **NEIBORG**

Nomination accepted by Member **STONEBREAKER**

AYES 5 NAYS 3 MOTION CARRIED

3. Motion to nominate Member **NEIBORG** as Secretary of the City of Fraser Planning Commission

Motion by Member **NEIBORG**, Supported Member **QUERTERMOUS**

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Nomination accepted by Member **NEIBORG**

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

9. OLD BUSINESS:

a. #02-14SLU / SITEPLAN EXPIRATION EXTENTION / THE CHAPEL AT THE VINTAGE HOUSE / 31490 UTICA RD / TO ALLOW A WEDDING CHAPEL IN AN EXISTING BUILDING IN AN "IC-INDUSTRIAL-CONTROLLED" ZONING DISTRICT

Mr. Scott Queneville, the General Manager of the Vintage House stated in February 2014, the Vintage House suffered major flooding; the roof collapsed which required renovation of the hall. This became the focus of the owner, not the renovation of the wedding chapel. The anticipated timeframe for the wedding chapel renovation is summer 2016.

Mr Meagher stated can extend the site plan for one year.

Member Ehrke made the motion to approve a one-year extension for the wedding chapel.

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

TO: APPROVE / SITEPLAN EXPIRATION EXTENTION / #02-14SLU / THE CHAPEL AT THE VINTAGE HOUSE / 31490 UTICA RD AS SUBMITTED

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

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

Mr. Meagher provided a draft of Section 7, 8, 9 & 10 – Stated he and Jonathan Palin will prepare a presentation at the next scheduled meeting focusing on the last two sections (Downtown and Implementation sections). Stressed the importance of the Master Plan.

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:	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:	Nothing at this time

12. PUBLIC TO BE HEARD: NONE

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13. ADJOURNMENT:

Motion by Member **CALABRESE**, Support by Member **STONEBREAKER**

TO: Adjourn the meeting of March 4th, 2015 at 8:20pm

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

THE MOTION WAS CARRIED UNANIMOUSLY.

ROBERT NEIBORG, Secretary

RANDY WARUNEK, Building Department Director

Audience members:

Mr. Joseph Chimenti

Jonathon Palin

Jeff Fiore and Guest

Vintage House Representative