

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, FEBRUARY 2ND, 2017 ~ 7:00 P.M.
MINUTES**

PRESENT: CHAIRMAN RICKARD, MEMBERS: BARR, COOK, CZARNECKI, EHRKE, QUERTERMOUS

EXCUSED ABSENCE: CALABRESE, STONEBREAKER, LOY

ALSO PRESENT: TIM TOMLINSON CITY ATTORNEY
RANDY WARUNEK BUILDING OFFICIAL
LEAH BROWN RECORDING SECRETARY

1. CALL MEETING TO ORDER:

Chairman Rickard called the meeting to order at 7:08 PM

2.	Chairman	Rickard	Present
	Members:	Barr	Present
		Calabrese	Absent
		Cook	Present
		Czarnecki	Present
		Ehrke	Present
		Loy	Absent
		Quertermous	Present
		Stonebreaker	Absent

3. APPROVAL OF AGENDA ~ Regular Meeting of February 1st, 2017

Motion by Member: **EHRKE** Support by Member: **QUERTERMOUS**

TO: APPROVE the agenda of February 1st 2017, as amended.

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

4. APPROVAL OF MINUTES ~

a. Meeting of December 7th, 2016 as submitted.

Motion by Member: **EHRKE** Support by Member: **BARR**

TO: APPROVE the December 7th, 2016 minutes.

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

b. Meeting of January 4th, 2017 as submitted.

Motion by Member: **EHRKE** Support by Member: **QUERTERMOUS**

TO: APPROVE the January 4th, 2017 minutes.

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

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5. UNFINISHED BUSINESS:

a. #07-16SP / KARAM & DIMERCURIO APARTMENTS – FRANK KARAM / 33650 UTICA / PROPOSED 2 STORY, “10 UNIT APARTMENT BUILDING” IN THE RH – RESIDENTIAL HIGH (MULTIPLE FAMILY) ZONING DISTRICT

Mr. Ciaramitaro reintroduced himself to the Planning Commission. He had previously been to the Planning Commission at the December 2016 for the site-plan approval of this project. The board requested he get the required variances approved by the Zoning Board of Appeals before they would move forward with the site-plan. Mr. Ciaramitaro has been approved for the variances by the ZBA and is now returning for site-plan approval.

Chairman Rickard asked for audience member, Frank Farina, who also sits on the ZBA, to come forward and explain the variances to the board. Mr. Farina explained that the first variance was for a 30ft reduction in the front-yard setback and the second variance was for a 6ft-4in reduction in the north side-yard setback.

The City Planner explained that the site meets the intent of the ordinance for the most part. There is no area for recreation, however he does not believe that the type of tenants expected to lease the units will necessarily need an area for recreation. The board suggested the possibility of supplying a picnic table and a grill.

Member Czarnecki stated there are two large trees at the rear of the property. She asked Mr. Ciaramitaro if they plan to clear-cut the property. Mr. Ciaramitaro replied that they will clear-cut, however, they plan to replant.

Motion by Member: **EHRKE**

Support by Member: **QUERTERMOUS**

TO: APPROVE #07-16SP / KARAM & DIMERCURIO APARTMENTS – FRANK KARAM / 33650 UTICA / PROPOSED 2 STORY, “10 UNIT APARTMENT BUILDING” IN THE RH – RESIDENTIAL HIGH (MULTIPLE FAMILY) ZONING DISTRICT

AYES 6

NAYS 0

MOTION CARRIED

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

a. #01-17SP / EMILY MCGOWIN, HUNTER DEVELOPMENT GROUP (FOR UPS) / 31193 UTICA / PROPOSED ADDITION OF UPS ACCESS POINT LOCKERS ON EXTERIOR OF STORE

Barb Mackey presented the idea of the UPS Access Point to the Planning Commission on behalf of Emily McGowin. She explained that she is the representative for Ohio and Michigan, and so far, this is the second location they are proposing for the lockers. There are 140 lockers nation-wide. She then played a video from the UPS site explaining the concept. She explained that these lockers will be beneficial for the store located on the site as well. They believe that when customers stop by to pick up their packages, they will be encouraged to stop in the gas station convenience store.

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Member Cook asked the administration for confirmation that there will still be plenty of parking with the addition of these lockers. The City Planner replied that the site-plan meets the parking requirements.

The City Planner stated that he has no objection to the UPS Access Point location.

Member Barr asked Ms. Mackey if UPS would first attempt a home delivery before taking the package to the access point. Ms. Mackey confirmed this. Homeowners will receive as note from UPS that their package was taken to the access point. If the customer does not want their package at the access point they can request that UPS re-deliver it to their home. No items over 40 pounds will be delivered to the locker.

Member Ehrke asked Ms. Mackey if there are any size restrictions on the packages delivered to the access point. Ms. Mackey replied that the lockers are various sizes. There are 28 small lockers, 24 medium lockers, 13 large lockers, and 3 extra large lockers.

Ms. Mackey stated that there are a lot of apartment complexes in the area. Most apartment complexes will not allow UPS to leave packages at the front office due to liability issues. She believes the access point will be very beneficial for people renting apartments. Customers can actually sign up with UPS to have their packages directly delivered to the access point every time they make a transaction.

Member Quertermous asked Ms. Mackey if they plan to add any lighting to the area. Ms. Mackey stated that there is a light on the lockers. They do not plan to add any extra lighting; the area is already very well lit.

Member Czarnecki stated that there are, what seems to be, fill caps located near where the proposed lockers are. She asked Ms. Mackey if she knew what the caps were for and if they are in an easement. Ms. Mackey replied that they do a thorough site assessment when choosing the sites. She is sure that the area has been assessed properly and there should be no issues with the fill caps. The building official confirmed that there is not an easement there.

Motion by Member: **QUERTERMOUS**

Support by Member: **EHRKE**

TO: APPROVE #01-17SP / EMILY MCGOWIN, HUNTER DEVELOPMENT GROUP (FOR UPS) / 31193 UTICA / PROPOSED ADDITION OF UPS ACCESS POINT LOCKERS ON EXTERIOR OF STORE

AYES 6

NAYS 0

MOTION CARRIED

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b. #02-17SP/ MACOMB COUNTY OFFICE OF THE PUBLIC WORKS COMMISSIONER / 16510 15 MILE – LOCATED NEAR THE MACOMB COUNTY INTERCEPTOR DRAIN / TO ALLOW THE CONSTRUCTION OF A COMMUNICATION ANTENNA IN THE RH – RESIDENTIAL HIGH – MULTIPLE ZONING DISTRICT FOR THE 15 MILE RD EMERGENCY REPAIR PROJECT

Vince Astorino, the representative for Macomb County Public Works, introduced himself to the board. He explained that it is important for Macomb County to add an 80ft communications tower near the bio filter facility. The bio filter facility is going to turn into a long-term bypass pumping station as part of the “sink hole” project. The tower is necessary in order to have reliable communication with the level sensors, flow meters, and have good control of the pumps from their building. It would also give them a direct line of sight to the State Police tower behind the fire station on 15 Mile Rd in Sterling Heights.

Member Quertermous asked Mr. Astorino if the tower would be temporary or permanent. Mr. Astorino replied that if he is going to spend the money to put it up, he would like it to be there long-term, or in other words, permanent. He stated that the only communications that will ever go on that tower is an antenna that will be a direct line of sight to the Michigan State Police tower. The only other piece of equipment he would put on there would be a camera to monitor the sight.

Chairman Rickard asked Mr. Astorino how intrusive the pumps would be. Mr. Astorino explained that the pumps will be underground. However, the pipes coming out of the ground will be a little intrusive.

Chairman Rickard addressed the City Attorney, asking him how much say the board has in this matter. The City Attorney answered that the board has little say in the matter, as the tower is an essential service.

Member Cook commented that he is not against the tower as long as it does not turn in to a cell-tower at any point in the future. The tower should only be used for essential services.

Motion by Member: **EHRKE**

Support by Member: **QUERTERMOUS**

TO: APPROVE #02-17SP/ MACOMB COUNTY OFFICE OF THE PUBLIC WORKS COMMISSIONER / 16510 15 MILE – LOCATED NEAR THE MACOMB COUNTY INTERCEPTOR DRAIN / TO ALLOW THE CONSTRUCTION OF A COMMUNICATION ANTENNA IN THE RH – RESIDENTIAL HIGH – MULTIPLE ZONING DISTRICT FOR THE 15 MILE RD EMERGENCY REPAIR PROJECT

WITH THE FOLLOWING STIPULATIONS:

1. NEVER TO BE USED AS A CELL TOWER

AYES 6

NAYS 0

MOTION CARRIED

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7. Public Hearings:

a. #01-17SLU / JAMES A. WALSH / 32720 UTICA RD / TO ALLOW ON-SITE PET AQUAMATION SERVICES AT EXISTING PET FUNERAL HOME

Jim Walsh introduced himself to the board. He explained that the Adoring Pet Funeral Home has been in operation for 5 years, and in the past year, they have served over 230 families. They believe installing aquamation will better serve the community because they currently out-contract cremation from another source. He explained that cremation leaves a carbon footprint, whereas aquamation does not.

A video was presented to give an explanation on the process of aquamation. The major difference is rather than using a flame, they use a mixture of warm water and an alkaline chemical.

Phillip Vallelunga, assistant to Jim Walsh introduced himself to the board. He explained that aquamation is sometimes called "green cremation" because it is a more environmentally friendly form of cremation. He presented a picture of the aquamation machine to the board and explained that one cycle takes 24 hours. He stated that the Great Lakes Water Authority has given them permission to do aquamation at the facility, however they must maintain a specific PH balance before the wastewater is released in to the sewer system. The Great Lakes Water Authority will be inspecting and testing the water every six months.

Mr. Walsh explained that the wastewater released into the sewer system would actually help with the digestion of sewage. He also stated that there are currently two other facilities in Michigan that use aquamation - Michigan State University and Pfizer Company.

Mr. Vallelunga stated that there are 13 States in the US that are currently using aquamation for human use. In Michigan, it is not legal to use aquamation on humans.

Chairman Rickard opened the floor for any public comment.

Fraser Resident Ron Thornton explained to the board that Mr. Walsh and his staff have been very good to his family. They have had funerals for family and pets at their funeral homes and were very impressed with their services. He does not have any problem with the on-site aquamation services.

Fraser Resident Frank Farina asked if there will be any gas coming from the aquamation. Mr. Vallelunga replied that there will be a stack for venting purposes, but there will be no gas emissions.

Member Cook asked Mr. Walsh how the bones become powder. Mr. Walsh explained that after the aquamation is complete the bones are processed into a powder. In cremation the bones are processed into ashes, which have a charcoal color. When the bones are processed through aquamation the bones become a white sand.

Member Barr asked Mr. Vallelunga for confirmation that there will be no chemical exhaust. Mr. Vallelunga confirmed this. Member Barr also asked if they will be taking in pets from other businesses. Mr. Walsh stated that they would have contracts with some veterinarian offices. It will be a small operation and they cannot accommodate a large amount. Mr. Vallelunga stated that they will be discreet as they transfer pets from their vehicle to the funeral home and funeral home to the aquamation area.

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Member Quertermous asked Mr. Vallelunga what the PH requirement is by the Great Lakes Water Authority. He replied that the Great Lakes Water Authority wants the PH level between 5-11.5. The PH level they had before the reduction system was 11.3, with the reduction system they brought the PH level down further, which is well within the range required.

Chairman Rickard asked who the Great Lakes Water Authority is. Mr. Vallelunga replied that they were formerly known as the City of Detroit Water Department.

Motion by Member: **QUERTERMOUS**

Support by Member: **EHRKE**

TO: APPROVE #01-17SLU / JAMES A. WALSH / 32720 UTICA RD / TO ALLOW ON-SITE PET AQUAMATION SERVICES AT EXISTING PET FUNERAL HOME

With the following stipulation:

1. Must follow the requirements of the 8 standards.

AYES 6

NAYS 0

MOTION CARRIED

b. #02-17 SLU / HERBERT HENDERSON / 16712 FIFTEEN MILE ROAD / CLOSE TO HOME (GROUP DAY CARE FACILITY) / TO ALLOW A GROUP DAY CARE FACILITY IN AN EXISTING STRIP CENTER WHICH IS LOCATED IN THE "CN – COMMERCIAL NEIGHBORHOOD BUSINESS DISTRICT"

Herbert Henderson and his Wife Melissa Henderson introduced themselves to the board. They explained that they would like to have an infant daycare center at the requested location. The facility they currently own has been open for 5 years and is at full capacity. They have children of all ages at the facility that is currently in operation; however, they would like to open the requested center a 15 Mile strictly for infant care. This would give them more room for older children at their currently operating facility.

Member Ehrke asked the Hendersons what age range they consider an infant. They explained that an infant would be up to 12 months.

The hours of operation at their current facility is 5:15am-6pm Monday through Friday, although they are licensed to have children from 5am to midnight. They would like the hours of the requested facility to be the same from 5:15am-6pm

The Hendersons commented that the children, even infants, must go outside twice a day as regulated by the state. The City Planner commented that it is a requirement by the State of Michigan for Children to go out twice a day, however the square footage required would not be the same for children old enough to play as it is for infants who are not. Chairman Rickard asked them how they plan to take the children outside. They replied that children go out in Bye-Bye buggies. These buggies seat 6 to 8 infants.

Member Cook asked the Hendersons if they have spoken with the other tenants in the complex regarding their request. They replied that the nail salon actually suggested the location to Mrs. Henderson while she was getting her nails done.

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Member Czarnecki asked the Hendersons how many employees they will have. They replied that the ratio of employee to child is 1:4. Depending on the number of children the board approves, they would hire employees based on that. They are hoping to be approved for 20 children, so five employees.

Chairman Rickard opened the floor for public comment.

Fraser Resident Frank Farina asked where the outdoor play area is located. The Hendersons explained this by referring to it on the aerial view of the property. There is a grassy area behind the building, across from the parking lot.

Chairman Rickard asked what kind of inspection the City of Fraser will require. The Building Official replied that the City will require a Certificate of Compliance for the business. This means our Mechanical, Electrical, Fire, Building, and Plumbing inspectors to do a thorough check of the building and make sure it is up to code. Fire inspections are every 5 years. The Hendersons commented that the State will give them a temporary license for the first 6 months, if they have an approval after six months they will receive a 2 year license. The State will inspect unannounced every 6 months during that time.

Member Quertermous asked the City Planner what the ordinance requires for square footage in the outdoor play area. The City Planner replied that the ordinance calls for 5,000 sq ft. However, in this circumstance the square footage would not apply.

Motion by Member: **EHRKE**

Support by Member: **COOK**

TO: APPROVE #02-17 SLU / HERBERT HENDERSON / 16712 FIFTEEN MILE ROAD / CLOSE TO HOME (GROUP DAY CARE FACILITY) / TO ALLOW A GROUP DAY CARE FACILITY IN AN EXISTING STRIP CENTER WHICH IS LOCATED IN THE "CN – COMMERCIAL NEIGHBORHOOD BUSINESS DISTRICT"

WITH THE FOLLOWING STIPULATIONS:

1. UP TO 20 CHILDREN
2. Must follow the requirements of the 8 standards.

AYES **6**

NAYS **0**

MOTION CARRIED

8. NEW BUSINESS:

a. Note & File Planning Commission 2016 Report.

Motion by Member **EHRKE**

Support by Member **QUERTERMOUS**

TO: APPROVE THE 2016 PLANNING COMMISSION REPORT

AYES **6**

NAYS **0**

MOTION CARRIED

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b. Election of Officers

Motion by Member **EHRKE**

Support by Member **CZARNECKI**

TO: POSTPONE THE ELECTION OF OFFICERS

AYES 6 NAYS 0 MOTION CARRIED

9. OLD BUSINESS:

a. Approval of the 2017 Planning Commission Calendar.

Motion by Member **EHRKE**

Support by Member **QUERTERMOUS**

TO: APPROVE THE 2017 PLANNING COMMISSION CALENDAR

AYES 6 NAYS 0 MOTION CARRIED

10. ZBA LIAISON: NONE

11. COMMISSION MEMBERS TO BE HEARD:

Chairman Rickard: Nothing at this time.

Member Barr: Nothing at this time.

Member Cook: Nothing at this time.

Member Czarnecki: Happy to be here.

Member Ehrke: Nothing at this time

Member Quertermous: Welcome to new members. Sad to see Member Stonebreaker resigned.

City Attorney: Nothing at this time.

City Planner: Apologized for being late.

Building Official: Welcome to the new members, happy with their input.

12. PUBLIC TO BE HEARD: None

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13. ADJOURNMENT:

Motion by Member **QUERTERMOUS**

Support by Member **EHRKE**

TO: Adjourn the meeting of February 1, 2016 at 9:04pm

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

THE MOTION CARRIED UNANIMOUSLY.

Todd Quertermous, Secretary

RANDY WARUNEK, Building Department Director