

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

PRESENT: CHAIRMAN RICKARD, MEMBERS: BARR, COOK, CZARNECKI, EHRKE, FARINA, KEIL

EXCUSED ABSENCE: LOY, QUERTERMOUS

ALSO PRESENT: TIM TOMLINSON CITY ATTORNEY
SARAH TRAXLER CITY PLANNER
LEAH BROWN RECORDING SECRETARY

1. CALL MEETING TO ORDER:

Chairman Rickard called the meeting to order at 7:07 PM

2.	Chairman	Rickard	Present
	Members:	Barr	Present
		Cook	Present
		Czarnecki	Present
		Ehrke	Present
		Farina	Present
		Keil	Present
		Loy	Absent
		Quertermous	Absent

3. APPROVAL OF AGENDA ~ Regular Meeting of June 7th, 2017

Motion by Member: **FARINA** Support by Member: **CZARNECKI**

TO: APPROVE the agenda of June 7th 2017, as submitted.

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

4. APPROVAL OF MINUTES ~

a. Meeting of May 3rd, 2017 as submitted.

Motion by Member: **EHRKE** Support by Member: **CZARNECKI**

TO: APPROVE the May 3rd 2017 minutes as submitted.

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

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5. UNFINISHED BUSINESS:

01-17RZ / MARCO SANTIA / 33540 HAYES / CONDITIONAL REZONING OF PROPERTY FROM RESIDENTIAL LOW – ONE FAMILY (RL) TO RESIDENTIAL MEDIUM – ONE FAMILY (RM) FOR NEW DEVELOPMENT WITH THE FOLLOWING CONDITIONS: A) MINIMUM LOT WIDTHS OF 60 FEET, and B) SUBJECT TO PRELIMINARY SITE- CONDOMINIUM PLAN BEING APPROVED AS SUBMITTED.

City Planner Traxler gave an overview of Mr. Santia's request for conditional rezoning which was previously presented at the April 5th, 2017 Planning Commission meeting. She provided a second copy of the original review letter done by CPM. Ms. Traxler also provided her own review letter. She went over the suggested requirements in her review, which included a plan provided by an architect with materials and site information. She also suggested a reversion if the rezoning is not acted upon within a certain period. She then gave an overview of the suggestions from the CPM review letter.

Mr Santia provided a new "Proposed Conditional Rezoning Agreement" with a few revisions based on Ms. Traxlers review. Mr Santia and Ms. Traxler discussed item number "3" in her review, which requested for Mr. Santia to provide elevations. Mr. Santia reiterated that the homes would be similar to the homes in the adjacent subdivision.

Member Keil commented that the plan does not include details for the turn around.

Chairman Rickard and Attorney Tomlinson discussed the process for approval of the site plan if the Planning Commission were to forward the conditional rezoning request to City Council, and if City Council were to approve the request.

Member Barr expressed that a few of her concerns were addressed in the new plan and agreement. She would still like more information for the turn around. Mr. Santia explained that if they were approved for the conditional rezoning, the plan would still have to be reviewed by the fire department. If there were issues, they would address them.

City Attorney Tomlinson explained Mr. Santia's options for the turn around.

Discussion ensued about options for future development if the neighboring properties were to split and sell their lots as well.

Member Czarnecki asked Mr. Santia a few questions regarding the square footage of the proposed lots, and the square footage of the existing adjacent lots. Member Czarnecki commented that she would like a site plan with more specifications. She and Mr. Santia went over the specifications she would like included on the plan. Member Czarnecki suggested an alternative for the lots that would not require Mr. Santia to get conditional rezoning approval. Member Czarnecki and City Planner Traxler discussed if the conditional rezoning would coincide with the 2015 Master Plan Draft.

Member Farina asked Mr. Santia to explain how this conditional rezoning would be a benefit to the city. They also discussed the square footage of the proposed homes, including the square footage with the garage.

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Attorney Tomlinson, City Planner Traxler and the board discussed their limitations in regards to requirements that could be requested by the board in order to recommend approval.

Member Farina explained that structures are limited to 30% of the lot, and based on the square footage of the homes, it may be difficult or not possible to have a deck or a shed.

Member Cook asked Mr. Santia if it was a possibility to purchase the lot directly next to him, which would give Mr. Santia the required square footage for RM (residential medium). Mr. Santia explained that the neighbor would not be interested in selling the lot to him.

Chairman Rickard expressed a concern that approving the conditional rezoning request could cause a precedent in the City. Member Barr clarified that each request is considered on a case-by-case basis.

Mr. Carlo Santia reiterated his reasoning to the board as to why this conditional rezoning request should be approved. He explained this from his seat in the audience.

City Attorney Tomlinson restated that these requests are reviewed on a case-by-case basis. This request is not far fetched based on the zoning surrounding the property.

The board discussed their options to either approve the plan as is, deny the plan, or postpone and revisit the plan with further revisions.

Member Czarnecki commented that she would like plans that are more detailed. She went on to give examples of some of the details she would like to see. Member Farina and Member Cook agreed. Ms. Traxler added that they could ask for all details required in Sec. 32-103 of the Zoning Ordinance.

Ms. Traxler clarified that a site plan is not required to approve the conditional rezoning. It is at the discretion of the board as to whether they would require one or not.

Member Czarnecki reiterated that she would like a detailed site plan. She suggested for Mr. Santia to provide a rendering.

Mr. Carlo Santia attempted to explain some of the details the board mentioned. He explained this from his seat in the audience.

Member Keil commented that he believes Mr. Santia has given them everything they requested.

Motion by Member: **KEIL**

Support by Member: **EHRKE**

TO: RECOMMEND TO CITY COUNCIL AS IS #01-17RZ / MARCO SANTIA / 33540 HAYES / CONDITIONAL REZONING OF PROPERTY FROM RESIDENTIAL LOW – ONE FAMILY (RL) TO RESIDENTIAL MEDIUM – ONE FAMILY (RM) FOR NEW DEVELOPMENT WITH THE FOLLOWING CONDITIONS: A) MINIMUM LOT WIDTHS OF 60 FEET, and B) SUBJECT TO PRELIMINARY SITE-CONDOMINIUM PLAN BEING APPROVED AS SUBMITTED.

AYES 5

NAYS 2

MOTION CARRIED

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Fraser resident Gary Placido expressed a concern about the density of the lots. He commented that the city should not be maintaining the proposed road because these will be site condominiums.

Discussion ensued about who would be responsible for the road.

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

7. PUBLIC HEARING: NONE

8. NEW BUSINESS: NONE

9. OLD BUSINESS: NONE

10. ZBA LIAISON: Member Farina discussed an upcoming agenda item for a temporary variance for tent sales.

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: Would like to discuss ordinance revisions and additions at an upcoming meeting.

Nancy Ehrke: Fraser Historical Commission Flea Market this Sunday.

Member Farina: Learning a lot, it's been fun.

Member Keil: Nothing at this time.

City Planner: Discussed a few options for discussion of ordinances.

City Attorney: Suggested working on an ordinance that discusses conditional rezoning.

Motion by Member: **EHRKE** Support by Member: **FARINA**

TO: CANCEL THE JULY 5TH PLANNING COMMISSION MEETING.

AYES 7 NAYS MOTION CARRIED

12. PUBLIC TO BE HEARD: None

13. ADJOURNMENT:

Motion by **Farina** Support by Member **Ehrke**

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TO: Adjourn the meeting of June 7th at 8:40pm

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

THE MOTION CARRIED UNANIMOUSLY.

Joanne Barr, Secretary

RANDY WARUNEK, Building Department Director