

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, SEPTEMBER 20th, 2017 ~ 7:00 P.M.
MINUTES**

PRESENT: CHAIRMAN RICKARD, MEMBERS: BARR, CZARNECKI, FARINA, KEIL, QUERTERMOUS

EXCUSED ABSENCE: MEMBERS: EHRKE AND COOK

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 7:00 PM

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

3. APPROVAL OF AGENDA ~ Special meeting of September 20th, 2017

Motion by Member: **CZARNECKI** Support by Member: **BARR**

TO: APPROVE the agenda of September 20TH 2017, as submitted.

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

4. APPROVAL OF MINUTES: NONE

5. UNFINISHED BUSINESS: NONE

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

09-17SP/ SAL SIMONE / 16000-16078 SIGNATURE SQUARE / SITE PLAN REVIEW FOR SIGNATURE SQUARE – REVERSION TO ORIGINAL SITE PLAN

Salvatore Simone introduced himself to the board. He explained that the location has two approaches off 15 Mile Rd and one off Utica. There is a sign for the building located on the triangular property. He lost ownership of the triangular property when the economy collapsed and he currently leases it in order to have his sign there. His lease is up soon and he does not wish to renew it. He would like to revert to the original site plan for the property as well as get approval to put a new sign on that property.

The plan includes curb cutting between the properties as recommended by the City Planner. Once the lease is up, the approach located on Utica Rd may not necessarily be accessible to Mr. Simone because it belongs to the other property.

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The two approaches off 15 Mile are blocked off due to construction from the Macomb Interceptor Drain Failure. At that point, Mr. Simone's property would be landlocked.

There is some concern regarding the curb cutting. The City Attorney expressed that it would be unsightly.

There is some concern that the driveways off 15 Mile may no longer be wide enough to accommodate the kind of traffic coming in and emergency vehicle access.

Public safety has not reviewed the plans.

It was confirmed that there would be enough parking.

The structure of the sign on the triangular property would be considered an existing non-conformity.

The structure could stay, but the advertisements for the building on the neighboring property would have to be removed.

The sign that Mr. Simone is proposing is similar to the existing sign on the neighboring property. He is not against a monument sign instead.

There is some question as to whether there would be enough lighting without the two light poles on the neighboring property. The original site plan did not include those two light poles.

Mr. Simone will provide small shrubs underneath the proposed sign. The City Planner would like to see more details regarding the type of landscaping.

There was a concern about drainage on the property. There will be enough drainage, they will not change the pitch.

Mr. Simone confirmed that he has not spoken with the neighboring property owner about keeping the driveway off Utica Rd.

The City Attorney would like to speak with the Attorney from the County that Mr. Simone has been working with for clarification on the driveway off Utica Rd. He recommends this site plan be postponed. City Planner Traxler referenced a few items that are listed in the Planner Comments that should be addressed before approval.

Motion made by Member Farina Supported by Member Czarnecki

TO: POSTPONE/ 09-17SP/ SAL SIMONE / 16000-16078 SIGNATURE SQUARE / SITE PLAN
REVIEW FOR SIGNATURE SQUARE – REVERSION TO ORIGINAL SITE PLAN

Discussion on the motion:

Mr. Simone asked the board if he can put the sign up before site plan approval in order to help his tenants.

Discussion ensued regarding the size requirement for the approach on 15 Mile. Mr. Simone stated that the County said a 25ft wide approach would be sufficient.

The City Planner clarified that they cannot approve the sign without site plan approval.

AYES 6 NAYS MOTION CARRIED

The City Attorney and Ms. Traxler will do some research on the triangular property before the next meeting.

7. PUBLIC HEARING: NONE

8. NEW BUSINESS: NONE

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9. OLD BUSINESS: NONE

10. ZBA LIAISON: There will be a ZBA meeting on October 5th to discuss pumpkin sales in the Oakridge parking lot.

11. COMMISSION MEMBERS TO BE HEARD:

Chairman Rickard: Nothing at this time.

Member Barr: Nothing at this time.

Member Czarnecki: Nothing at this time.

Member Farina: Nothing at this time.

Member Keil: Nothing at this time.

Member Quertermous: Nothing at this time.

City Planner: Michigan Association of Planning Conference next week. She will be reporting back with information. Her firm is rebranding and she will bring in brochures.

City Attorney: Nothing at this time.

12. PUBLIC TO BE HEARD: None

13. ADJOURNMENT:

Motion by **Farina**

Support by Member **Quertermous**

TO: Adjourn the meeting of September 20th at 7:39pm

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

THE MOTION CARRIED UNANIMOUSLY.

Joanne Barr, Secretary

RANDY WARUNEK, Building Department Director