

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
MONDAY, JANUARY 21ST, 2019 ~ 7:00 P.M.
MINUTES**

PRESENT: CHAIRWOMAN: CZARNECKI MEMBERS: BARR, COOK, EHRKE, KEIL

EXCUSED ABSENCE: MEMBER FARINA

ALSO PRESENT: CLARK ANDREWS CITY ATTORNEY
SARAH TRAXLER CITY PLANNER
LEAH BROWN RECORDING SECRETARY

1. CALL MEETING TO ORDER:

Member Czarnecki called the meeting to order at 7:00 PM

2.	Chairwoman:	Czarnecki	Present
	Members:	Barr	Present
		Cook	Present
		Ehrke	Present
		Farina	Absent
		Keil	Present

3. APPROVAL OF AGENDA ~ Regular meeting of January 21st, 2019

Motion by Member: EHRKE Support by Member: KEIL

TO: APPROVE the agenda of January 21st, 2019 as submitted

AYES: 5

NAYS: 0

MOTION CARRIED

4. APPROVAL OF MINUTES: NONE

5. PUBLIC HEARING:

#01-19SLU / GENERAL DYNAMICS IT ON BEHALF OF AT&T MOBILITY /32775 GROESBECK HIGHWAY / TO OBTAIN SPECIAL LAND USE APPROVAL FOR EXPANSION OF A GENERATOR IN THE "IC – INDUSTRIAL CONTROLLED" ZONING DISTRICT

Ms. Traxler reviewed her report. She recommends approval.

The board had concerns about the ability for emergency vehicles to pass due to the location of the bollard. Ms. Traxler confirmed that there is room for emergency vehicles to pass.

This is a diesel-fueled generator; there is no concern about noise.

The generator is well screened from Janet.

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The applicant was not present.

The tower has been at this location for approximately two decades.

Chairwoman Czarnecki opened the public hearing.

No one wished to speak.

Chairwoman Czarnecki closed the public hearing.

Motion by Member: KEIL

Support by Member: COOK

TO: APPROVE / #01-19SLU / GENERAL DYNAMICS IT ON BEHALF OF AT&T MOBILITY / 32775 GROESBECK HIGHWAY
/ TO OBTAIN SPECIAL LAND USE APPROVAL FOR EXPANSION OF A GENERATOR IN THE "IC – INDUSTRIAL
CONTROLLED" ZONING DISTRICT

The application meets the eight (8) standards for Special Land Use and is subject to the following condition:

1. Approval of the site plan.

AYES: 5

NAYS: 0

MOTION CARRIED

#02-19SLU / VERUS DEVELOPMENT GROUP, LLC ON BEHALF OF MEIJER CORPORATION / PART OF 34835 UTICA
RD / TO OBTAIN SPECIAL LAND USE APPROVAL FOR A FAST-FOOD RESTAURANT IN THE "CG – COMMERCIAL
GENERAL" ZONING DISTRICT

Ms. Traxler reviewed her report. She recommends approval.

Pedestrian safety and circulation of traffic are concerns.

Frank Arcori (Verus Development Group) and Reid Cooksey (Stonefield Engineering) are the representatives for this project. In regards to circulation, they have spent time studying the area and found that the new structure will actually deter cars from racing across the Meijer parking lot. They also shared a letter from Meijer that reviewed their parking requirements. This letter was reviewed and taken into consideration at the January 3rd Zoning Board of Appeals meeting. In regards to pedestrian safety, employees will be encouraged to park on the westerly side (backside) of the building to allow for pedestrian parking on the easterly side (front side) of the building. Vehicles in the drive-thru lane will be required to stop before they enter the drive-isle.

Ms Traxler added that there is a dedicated pedestrian access from Utica to the building.

The board suggested adding a mirror on the South East corner of the building for pedestrian safety.

The applicant commented that the sidewalk will line up with the cross walk and there will be signage for pedestrian crossing.

Chairwoman Czarnecki opened the public hearing.

No one wished to be heard.

Chairwoman Czarnecki closed the public hearing.

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Motion by Member: COOK

Support by Member: KEIL

TO: APPROVE / #02-19SLU/ VERUS DEVELOPMENT GROUP, LLC ON BEHALF OF MEIJER CORPORATION / PART OF 34835 UTICA RD / TO OBTAIN SPECIAL LAND USE APPROVAL FOR A FAST-FOOD RESTAURANT IN THE "CG – COMMERCIAL GENERAL" ZONING DISTRICT

The application meets the eight (8) Special Land Use standards and is subject to the following condition.

1. Approval of the site plan.

Discussion on the motion: Commissioner Barr expressed concerns with traffic and revisions to the ordinance relating to drive through uses in multi-tenant buildings

AYES: CZARNECKI, COOK, EHRKE, KEIL

NAYS: BARR

MOTION CARRIED

6. UNFINISHED BUSINESS:

a. #10-18SP / VERUS DEVELOPMENT GROUP, LLC / 34835 UTICA RD / PROPOSED MULTI-TENANT BUILDING WITH DRIVE-THRU FACILITIES

Ms. Traxler reviewed her report. The applicant received approval from the Zoning Board of Appeals for their parking variances. Most of the serious deficiencies have been corrected. She recommends approval with a handful of outstanding items to be addressed.

The board would like the applicant to obtain cross-access agreements for all accesses on to Utica and 15 Mile Rd. Land-division will not be considered until after site plan and special land use approval.

The applicant would be willing to install an awning along the rear of the building to make it more aesthetically pleasing.

Motion by Member: CZARNECKI

Support by Member: KEIL

TO: APPROVE / #10-18SP / VERUS DEVELOPMENT GROUP, LLC / 34835 UTICA RD / PROPOSED MULTI-TENANT BUILDING WITH DRIVE-THRU FACILITIES

With the following stipulations:

1. Three off-street waiting spaces, associated with the drive-through, must be provided.
2. Applicable cross-access agreements for access to Utica Road and 15 Mile Road and maneuvering lanes and drive accesses within the proposed outlot must be provided and reviewed and meet the satisfaction of the City Attorney and City Engineer.
3. Signage must be submitted and approved administratively.
4. Consideration by applicant to add dimensional architectural detail to the west façade (rear elevation); i.e., canopies, awnings, etc.
5. Acknowledgement, in writing, that the subject parcel will require a land division if approved as

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proposed.

6. Review and approval by applicable reviewing entities.

AYES: 5

NAYS: 0

MOTION CARRIED

b. #11-18SP / IMAD ABRO / 16775 13 MILE / PROPOSED REFACING OF EXISTING BUILDING – PORTION OF BUILDING TO BE REMOVED FOR ADDITIONAL PARKING

Revised plans were not submitted. Applicant not present.

Motion by Member: EHRKE

Support by Member: COOK

TO: POSTPONE UNTIL REVISED PLANS ARE SUBMITTED / #11-18SP / IMAD ABRO / 16775 13 MILE / PROPOSED REFACING OF EXISTING BUILDING – PORTION OF BUILDING TO BE REMOVED FOR ADDITIONAL PARKING

AYES: 5

NAYS: 0

MOTION CARRIED

7. Site Plans and other Reviews:

a. #01-19SP / GENERAL DYNAMICS IT ON BEHALF OF AT&T MOBILITY /32775 GROESBECK HIGHWAY / EMERGENCY BACK-UP GENERATOR ADDITION TO EXISTING WIRELESS TOWER SITE

Ms. Traxler reviewed her report. She recommends approval with a handful of conditions.

Ms. Traxler noted if the rear setback is less than 20 feet, the applicant must apply for a variance through the Zonig Board of Appeals.

The applicant was not in attendance.

Motion by Member: KEIL

Support by Member: COOK

TO: APPROVE / GENERAL DYNAMICS IT ON BEHALF OF AT&T MOBILITY /32775 GROESBECK HIGHWAY / EMERGENCY BACK-UP GENERATOR ADDITION TO EXISTING WIRELESS TOWER SITE

With the following stipulations:

1. The setback must be included on the Site Plan. If the rear setback is less than 20 feet, the applicant must apply for a variance through the Zoning Board of Appeals.
2. Review and approval by all necessary entities.

AYES: 5

NAYS: 0

MOTION CARRIED

b. #01-19SUB / MAX MANCINI / GARFIELD PARK - SUB PARCELS 1-10 / MODIFICATION TO SITE

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Ms. Traxler gave a background on the history of parcels 1-10 on Anita. The applicant would like to modify his previously approved plan to not include an extension of the road along Anita. Ms. Traxler noted that there is not a turn around. She has not received commentary from engineering at this point. She has no recommendation at this time.

Applicant Max Mancini added that the remaining lots are not buildable due to a revision in the FEMA 100 Year Flood Plain. He would like to combine lot five with lot four, or sell the property to lot four. He also included that his original plan never included a turn around.

The board would like input from Public Safety on the turn-around.

8. NEW BUSINESS:

a. Interview of Planning Commission applicant.

The board interviewed applicant Kenneth Perry.

Motion by: COOK

Support by Member: KEIL

TO: RECOMMEND TO CITY COUNCIL THE APPOINTMENT OF APPLICANT KENNETH PERRY WITH A TERM ENDING 12-31-2021

AYES: 5

NAYS: 0

MOTION CARRIED

b. Election of officers.

The board would like to wait until more of its members are present.

Member Cook added that he will not be attending the February meeting, but he will take the position of secretary if necessary.

Motion by: CZARNECKI

Support by Member: EHRKE

TO: POSTPONE THE ELECTION OF OFFICERS UNTIL THE FEBRUARY MEETING.

AYES: 5

NAYS: 0

MOTION CARRIED

9. OLD BUSINESS:

a. Review of ordinance revisions and additions

- Discussion regarding parking standards for industrial uses

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Mr. Andrews and Ms. Traxler reviewed the draft ordinance.

- Discussion regarding drive through uses in multi-tenant buildings

Mr. Andrews and Ms. Traxler reviewed the draft ordinance.

Motion by: EHRKE

Support by Member: KEIL

TO: HAVE A PUBLIC HEARING AT THE MARCH PLANNING COMMISSION MEETING

AYES: 5

NAYS: 0

MOTION CARRIED

11. PUBLIC TO BE HEARD: NONE

10. COMMISSIONERS COMMENTS/ CONCERNS / ZBA LIAISON

Chairwoman Czarnecki: Will attend the next council meeting to discuss the vacant seat.

Joanne Barr: Nothing at this time.

Member Cook: Nothing at this time.

Member Ehrke: Nothing at this time.

Member Keil: Nothing at this time.

City Planner Traxler: Working on dates for training.

City Attorney: Working on dates for training.

11. PUBLIC TO BE HEARD: NONE

12. ADJOURNMENT:

Motion by EHRKE

Support by Member KEIL

TO: Adjourn the meeting of January 21st at 9:25pm

AYES: 5

NAYS: 0

THE MOTION CARRIED UNANIMOUSLY.

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, Secretary