

CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, FEBRUARY 6TH, 2019 ~ 7:00 P.M.
MINUTES

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

EXCUSED ABSENCE: MEMBER COOK

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 7:02 PM

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

3. APPROVAL OF AGENDA ~ Regular meeting of February 6th, 2019

Motion by Member: FARINA Support by Member: EHRKE

TO: APPROVE the agenda of February 6th, 2019 as submitted

AYES: 5

NAYS: 0

MOTION CARRIED

4. APPROVAL OF MINUTES:

December 5th 2018

Motion by Member: KEIL Support by Member: FARINA

TO: APPROVE the December 5th 2018 minutes as submitted.

AYES: 5

NAYS: 0

MOTION CARRIED

CITY OF FRASER PLANNING COMMISSION
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January 21st, 2019

Motion by Member: KEIL

Support by Member: EHRKE

TO: APPROVE the January 21st, 2019 minutes as amended.

AYES: 5

NAYS: 0

MOTION CARRIED

5. PUBLIC HEARING: NONE

6. UNFINISHED BUSINESS:

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

Ms. Traxler reviewed her report. She recommends the applicant revise the plan consistent with the Engineering review dated January 28, 2019.

The Fire Code requires a turn-around.

The City Attorney shared a few options for the applicant. The applicant can comply with the code and put in a cul-de-sac. He can apply for a variance from the Zoning Board of Appeals, or he can apply for an appeal via the Code Board of Appeals. No matter what option he chooses, he will still need approval from the Planning Commission.

The road currently consists of asphalt and does not have curb, gutter, or sidewalk.

Mr. Mancini added that the original plans for the extension of Anita called for an asphalt road with a dead end.

Ms. Traxler added that the City Engineers did not review materials for the extension of the road because the applicant did not present plans with an extension of the road.

Mr. Mancini does not want to install a cul-de-sac and understands he will need to move forward with an appeal board.

Board members mentioned a hammerhead style turn-around. It would be more cost effective and would allow for future development.

The board would like a formal opinion from Public Safety regarding the turn-around.

Ms. Traxler suggested Mr. Mancini look into an access agreement with the VFW Hall. Mr. Mancini was interested in this idea.

The board requested that Mr. Mancini provide a site plan that shows the roads in context with the VFW Hall.

Motion by Member: FARINA

Support by Member: KEIL

TO: POSTPONE #01-19SUB / MAX MANCINI / GARFIELD PARK - SUB PARCELS 1-10 / MODIFICATION TO SITE -
UNTIL THE APPLICANT IS READY TO MOVE FORWARD WITH THE PLAN

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7. SITE PLANS AND OTHER REVIEWS: NONE

8. NEW BUSINESS:

ELECTION OF OFFICERS

Motion to nominate Chairman, Vice Chair, and Secretary.

1. Motion by Member FARINA Support by Member EHRKE

TO: NOMINATE MEMBER CZARNECKI CHAIRPERSON OF THE CITY OF FRASER PLANNING COMMISSION

AYES: 5

NAYS: 0

MOTION CARRIED

2. Motion by Member CZARNECKI Support by Member BARR

TO: NOMINATE MEMBER KEIL VICE CHAIRPERSON OF THE CITY OF FRASER PLANNING COMMISSION

Motion by Member BARR Support by Member CZARNECKI

TO: NOMINATE MEMBER FARINA VICE CHAIRPERSON OF THE CITY OF FRASER PLANNING COMMISSION

Board members voted by secret ballot. The City Attorney counted the ballots and determined the majority of members voted for Member Farina for Vice Chairperson.

Member Farina is Vice Chairperson.

3. Motion by Member EHRKE Support by Member FARINA

TO: NOMINATE MEMBER KEIL SECRETARY OF THE CITY OF FRASER PLANNING COMMISSION

AYES: 5

NAYS: 0

MOTION CARRIED

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9. OLD BUSINESS: NONE

10. COMMISSIONERS COMMENTS/ CONCERNS / ZBA LIAISON

Chairwoman Czarnecki: Asked about upcoming items on the agenda.

Joanne Barr: Nothing at this time.

Member Ehrke: Nothing at this time.

Member Farina: Reviewed the results of the January 3rd ZBA meeting. The Meijer Outlot and Healthmark variances were both approved. He updated the board on an upcoming variance for Powerhouse Gym.

Member Keil: Nothing at this time.

City Planner Traxler: At a previous meeting, Ms. Traxler presented Industrial Parking Standards. She asked the board if they would be willing to review the proposed Commercial Parking Standards and possibly postpone both public hearing until April. – The board agreed to postpone the public hearings until April.
Training dates were proposed on a survey. Board members completed the survey.

City Attorney: Nothing at this time.

11. PUBLIC TO BE HEARD:

Joe Chimenti – Is curious about the types of tenants that will be moving in to the new commercial construction at Groesbeck and Utica.

12. ADJOURNMENT:

Motion by	KEIL	Support by Member	EHRKE
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TO: Adjourn the meeting of February 6th, 2019 at 8:07pm

AYES: 5

NAYS: 0

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THE MOTION CARRIED UNANIMOUSLY.

John Keil, Secretary