

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, APRIL 3RD, 2019 ~ 7:00 P.M.
MINUTES**

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

EXCUSED ABSENCE: 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
		Farina	Absent
		Keil	Present
		Perry	Present

3. APPROVAL OF AGENDA ~ Regular meeting of April 3rd, 2019

Motion by Member: Keil Support by Member: Cook

TO: APPROVE the agenda of April 3rd, 2019 as submitted.

AYES: 5

NAYS: 0

MOTION CARRIED

4. APPROVAL OF MINUTES:

March 6th, 2019

Motion by Member: Keil Support by Member: Cook

TO: APPROVE the March 6th2019 minutes as submitted.

AYES: 5

NAYS: 0

MOTION CARRIED

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5. PUBLIC HEARING:

a. #02-19 SLU / SCOTT SEIG ON BEHALF OF A&A MANAGEMENT / PART OF 34400 UTICA ROAD / TO OBTAIN SPECIAL LAND USE APPROVAL FOR A FAST-FOOD RESTAURANT IN THE "CG – COMMERCIAL GENERAL" ZONING DISTRICT

Ms. Traxler reviewed her site plan report followed by her special land use report. She then gave a brief presentation reviewing the similarities and differences between a Special Land Use and Planned Unit Development. Due to the amount of outstanding items that need to be addressed, she recommends both items be postponed.

Several members have concerns about parking. The applicant has a shared parking agreement with the Lion's Club to use the "grassy" area behind the club for available parking. The applicant has included the grassy area for parking on the site plan. The parking agreement states that the area will remain grass, however Fraser Ordinances state that vehicles shall not be parked on the grass. The applicant also has a shared parking agreement with the soccer club next door. The parking lot behind Fraser Hockeyland is in very poor condition.

The board noted that the traffic study completed by AEW was for offsite access and circulation – this does not include parking.

The board noted that there is one access door at the back of Fraser Hockeyland, but it is not marked for public entry.

Ms. Traxler noted that she and her team will need to further review the shared parking agreements for the soccer facility and Fraser Hockeyland.

Fraser Hockeyland owner, Tamer Afr gave a brief history of the facility. He expressed that he wants Fraser Hockeyland to be successful. This proposal was designed with traffic circulation and parking in mind. He also commented that they are considering adding an entrance to the north side of Fraser Hockeyland.

Bud Kowalski is the General Manager for Fraser Hockeyland. He added that the Lions Club uses the soccer field for 6-8 weeks during June and July. Fraser Hockeyland hosts around 23 tournaments a year starting in August. They maintain good communication with the Lions Club and they are not busy at the same time. He also added that they have a good relationship with the soccer facility and they too, have opposite schedules.

Scott Seig from PEA – the architect for the project, presented some revisions on the plan based on Ms. Traxler's report. The revisions were provided the day of the meeting. The revisions included widened turn lanes, signage for traffic flow, increased walkways / crosswalks and additional landscaping.

There will be no curbing between the north and south properties.

The applicant has not discussed shared parking with the Shooters complex.

Chairwoman Czarnecki opened the public hearing.

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Ken Bennett from Warfeild's Grill & Golf Course voiced his concerns about the lack of parking. He commented that the overflow from Fraser Hockeyland ends up in his parking lot and it hurts his business.

Sherrye Golds lives in a neighboring subdivision. She commented that people cut through her yard to get to Fraser Hockeyland and trash is being thrown over the wall on to her property. She has concerns about noise from the proposed drive-thru and the proximity of the restaurant to her house.

No one else wished to speak.

Chairwoman Czarnecki closed to public hearing.

The board continued to discuss their concerns about utilizing the grassy area behind the Lion's Club for parking. AEW added that they are unsure of the stability of the area for parking and there is no layout, which would not allow for efficient use.

Section 32-94 of the Fraser Ordinances does not allow for parking on unpaved areas.

The board added that traffic is already heavy on Utica, and will be even more so with all of the new construction. There is concern for potential accidents due to the increase of traffic.

Chairwoman Czarnecki requested that written correspondence from Fraser resident Margaret Delorme be included in the Fraser Hockeyland public hearing. Ms. Delorme is against the addition of a fast food restaurant on the property.

Motion by Member: Czarnecki

Support by Member: Barr

TO: POSTPONE/ #02-19SLU / SCOTT SEIG ON BEHALF OF A&A MANAGEMENT / PART OF 34400 UTICA ROAD / TO OBTAIN SPECIAL LAND USE APPROVAL FOR A FAST-FOOD RESTAURANT IN THE "CG – COMMERCIAL GENERAL" ZONING DISTRICT AND #02-19SP / SCOTT SEIG ON BEHALF OF A&A MANAGEMENT / PART OF 34400 UTICA ROAD / PROPOSED SITE RETAIL – UNTIL THE APPLICANT IS READY TO COME BACK WITH A REVISED SITE PLAN.

THE APPLICANT SHOULD NOTE THE DEFICIENCIES NOTED IN THE PLANNERS REPORT AS WELL AS THE AEW REPORT. THE APPLICANT SHOULD ALSO TAKE INTO CONSIDERATION THE COMMENTS GIVEN BY THE BOARD AND THE PUBLIC.

AYES: 5

NAYS: 0

MOTION CARRIED

6. UNFINISHED BUSINESS: NONE

7. SITE PLANS AND OTHER REVIEWS:

a. #02-19SP / SCOTT SEIG ON BEHALF OF A&A MANAGEMENT / PART OF 34400 UTICA ROAD / PROPOSED SITE RETAIL

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Action on this item was taken during public hearing item #02-19SLU. Please see above.

8. NEW BUSINESS:

a. Interview of Planning Commission Applicant

The Planning Commission interviewed applicant Randy Warunek

Motion by Member: Keil

Support by Member: Cook

TO: RECOMMEND TO CITY COUNCIL THE APPOINTMENT OF APPLICANT RANDY WARUNEK WITH A TERM
ENDING 12/31/2021

AYES: 5

NAYS: 0

MOTION CARRIED

9. OLD BUSINESS:

a. Discussion of Commercial District Parking – Zoning Amendment

Ms. Traxler further reviewed the Commercial District Parking Zoning Amendment. A public hearing will be held at the May Planning Commission meeting for both the Commercial and Industrial Parking Zoning Amendments.

10. COMMISSIONERS COMMENTS/ CONCERNS / ZBA LIAISON

Chairwoman Czarnecki: Discussion of By-Laws on the May agenda. Master Plan discussion on the May agenda.

Joanne Barr: Nothing at this time.

Member Cook: Nothing at this time.

Member Keil: Enjoyed the training.

Member Perry: Nothing at this time.

11. PUBLIC TO BE HEARD:

Fraser resident Sandra Decker had further questions pertaining to the Fraser Hockeyland hearing. The City Attorney advised that public comment for the Hockeyland hearing had already taken place. Ms. Traxler and Mr. Andrews explained there was a public hearing this evening for the Special Land Use and there will be a separate

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public hearing for the Planned Unit Development at a future meeting. The date of that meeting depends on when/if the applicant receives approval of their site plan.

12. ADJOURNMENT:

Motion by KEIL Support by Member COOK

TO: Adjourn the meeting of April 3rd, 2019 at 9:04pm

AYES: 5

NAYS: 0

THE MOTION CARRIED UNANIMOUSLY.

John Keil, Secretary