

**CITY OF FRASER PLANNING COMMISSION  
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD  
WEDNESDAY, MAY 1, 2019 ~ 7:00 P.M.  
REVISED MINUTES**

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

**EXCUSED ABSENCE:** NONE

**ALSO PRESENT:** CLARK ANDREWS CITY ATTORNEY  
SARAH TRAXLER CITY PLANNER  
CANDACE SCHUVER RECORDING SECRETARY

**1. CALL MEETING TO ORDER:**

Member Czarnecki called the meeting to order at 7:08PM

|    |             |           |         |
|----|-------------|-----------|---------|
| 2. | Chairwoman: | Czarnecki | Present |
|    | Members:    | Barr      | Present |
|    |             | Cook      | Present |
|    |             | Farina    | Present |
|    |             | Keil      | Present |
|    |             | Perry     | Present |

**3. APPROVAL OF AGENDA** ~ Regular meeting of May 1, 2019

**Motion by Member:** Keil **Support by Member:** Barr

TO: Approve the Agenda of May 1, 2019 as submitted.

AYES: 6

NAYS: 0

**MOTION CARRIED**

**4. APPROVAL OF MINUTES:**

April 3, 2019

**Motion by Member:** Keil **Support by Member:** Cook

TO: Approve the April 3, 2019 minutes as submitted.

AYES: 6

NAYS: 0

**MOTION CARRIED**

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**5. PUBLIC HEARING:**

**Zoning Ordinance Amendments- Section 32-93 of Article VI**

- A. Part (6), establishing minimum off-street parking requirements for various Commercial Uses, and cross-referencing Section 32-98 which authorizes modification of the required commercial off-street parking standards by the Planning Commission if certain criteria are met; and
- B. Part (7), establishing minimum off street parking requirements for various Industrial Uses.

City Planner Sarah Traxler briefly commented.

City Attorney Clark Andrews commented on proposed parking ordinance and provisions allowable.

Member Farina posed the question of where Hockey Areas fall in the ordinance. City Planner Traxler stated that applicant did not provide necessary information at the last meeting that was needed to categorize use, however stated that they are required to bring it going forth at their next meeting date. City Planner Traxler stated that she will look into the Zoning Ordinance to see generally what it may fall under.

Chair Czarnecki questioned how it is determined if additional parking is needed or required. Discussion pursued. It was determined that three complaints in one year would be sufficient to then move forward to bringing it to Administration for further review. Any and all new reviews will continue to be sent to City Planner Traxler for approval.

Public hearing open and closed without comment.

**Motion by Member:** Farina

**Support by Member:** Keil

TO: Recommend to City Council to amend the ordinance Part (6), establishing minimum off-street parking requirements for various Commercial Uses, and cross-referencing Section 32-98 which authorizes modification of the required commercial off-street parking standards by the Planning Commission if certain criteria are met; and Part (7), establishing minimum off-street parking requirements for various Industrial Uses.

AYES: 6

NAYS: 0

**MOTION CARRIED**

**6. UNFINISHED BUSINESS:**

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

Applicant was not present.

City Planner Sarah Traxler mentioned that there was information missing from site plan and non-conforming elements as well. Such items missing were as follows:

- Setback distances
- Landscaping requirements to be met
- Parking lot design

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City Planner Sarah Traxler will be contacting applicant to discuss concerns and options.

Motion by Member      FARINA

Supported Member      KEIL

TO: POSTPONE #11-18SP / IMAD ABRO / 16775 13 MILE / PROPOSED REFACING OF EXISTING BUILDING  
– PORTION OF BUILDING TO BE REMOVED FOR ADDITIONAL PARKING UNTIL APPLICANT PROVIDES  
NEEDED INFORMATION FOR REVIEW.

AYES    6

NAYS    0

MOTION CARRIED

**7. SITE PLANS AND OTHER REVIEWS:**

NONE

**8. NEW BUSINESS:**

**a. Review and Discussion on Planning Commission By-Laws**

A discussion ensued among board, City Planner and Attorney. By-Law discussion will be held over the next few meetings (if necessary) to establish a more current set of applicable by-laws for Commission.

**b. Discussion of Master Plan**

City Planner Sarah Traxler presented via Powerpoint an idea of how to address and structure the Planning Commission's upcoming Master Plan. It will involve board involvement, City Planner and Attorney involvement as well as community involvement, public notifications, data gathering (such as census information). This process will take a few months (or more) to complete and may possibly require, with approval from Chair, an additional meeting date.

**9. OLD BUSINESS: NONE**

**10. COMMISSIONERS COMMENTS/ CONCERNS / ZBA LIAISON**

Chairwoman Czarnecki: Nothing at this time.

Member Farina: A sign variance or Fraser Eye Care Center was brought to ZBA in April however correct calculations were required and will be on Agenda for May 2<sup>nd</sup> ZBA meeting for final approval. In addition, the Urgent Care Center sign on Groesbeck was approved in April. On a personal note, Disney was impressive! Great trip.

Member Barr: Nothing at this time.

Member Cook: Nothing at this time.

Member Keil: Nothing at this time.

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Member Perry: Nothing at this time.

City Planner Sarah Traxler: In regards to Fraser Hockeyland, McKenna and Fraser Hockeyland designer have been working together to review parking design plan and challenges. The designer was wondering if they can withdraw their planned development component and proceed as a special land use similar to the Meijer outlots. City Planner Traxler, and Attorneys Don DeNault and Clark Andrews corresponded and found that it would be appropriate if their prep requirements are met, including a parking study.

City Attorney Clark Andrews: Nothing at this time.

**11. PUBLIC TO BE HEARD: NO PUBLIC PRESENT.**

**12. ADJOURNMENT:**

Motion by FARINA

Support by Member KEIL

TO: Adjourn the meeting of May 1, 2019 at 9:21pm

AYES: 6

NAYS: 0

**THE MOTION CARRIED UNANIMOUSLY.**

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John Keil, Secretary

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Candace Schuver, Recording Secretary