

CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
MONDAY, JULY 15, 2019 ~ 7:00 P.M.
MINUTES

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

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 7:01PM

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

3. APPROVAL OF AGENDA ~ Regular meeting of July 15, 2019

Motion by Member: Farina **Support by Member:** Keil

TO: Approve the Agenda of July 15, 2019 as submitted.

AYES: 6

NAYS: 0

MOTION CARRIED

4. APPROVAL OF MINUTES:

June 5, 2019

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

TO: Approve the June 5, 2019 minutes as submitted.

AYES: 6

NAYS: 0

MOTION CARRIED

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5. PUBLIC HEARING: NONE

6. UNFINISHED BUSINESS:

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

City Planner Sarah Traxler summarized the changes on proposed site retail project. The modifications to the project is as follows:

Updated parking study:

- A total of 958 parking spaces are required for this location. There are 525 parking spaces are on site, and the additional is met with shared parking agreements.
- City Engineer, AEW, is concerned over large event parking. The applicant is to provide a mitigation plan.

Changes to Site Plan:

- Applicant's submission meets requirements for Special Land Use.
- Twenty parking spaces on plan will be 1.5' shorter than what variance requires.
- Drive aisle width increased from 20.5' to 24'.
- Stop signs now included in plan.
- Additional lanes are now included (turning).
- Signs added to assist with vehicular movement.
- Shortened interior island to include unobstructed striped crosswalk between the two buildings.

Additional Information:

- AEW is to review site plan a second time and City Planner Traxler will incorporate this in her review for the August meeting.
- Loading/unloading and delivery times must be provided by applicant. Since it is early in the process and information is currently unknown, the Commission can set conditions.
- Landscape plan has been improved and meets minimum conditions of the ordinance.
- No signage has been proposed, and once proposed, will be handled administratively.
- Dumpster enclosures will be poured concrete and will match materials of buildings.
- Three parcels will be combined if project moves forward.
- Fire code compliance issues at main building (hockey arena) to be addressed at August meeting.

Bud Kowalski, General Manager, held discussion with Commissioners in regards to parking and parking agreements.

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Attorney Clark Andrews spoke on parking conditions.

Discussion ensued with Davis Hunter, PEA Civil Engineer, Steven Russo, Transportation Engineer as well as Brad Smith, architect.

City Planner Sarah Traxler stated that a special land use can be approved with the condition that a variance is granted by the Zoning Board of Appeals. Second option is to request a variance through the Zoning Board of Appeals first, then return back to the Planning Commission for approval.

No public to be heard. Public hearing closed.

POSTPONED UNTIL AUGUST WITH NO MOTION MADE.

7. SITE PLANS AND OTHER REVIEWS:

a. PSP19-06 / STUCKY VITALE ARCHITECTS / 31240 GROESBECK HWY / MODIFICATION TO SITE – ADDITION OF DUMPSTER ENCLOSURE

Discussion held amongst Commissioners.

City Planner Sarah Traxler held discussion on outlot buildings, site plans and the variances granted in 2016 in regards to deviation of 19' front setback and 109 parking space reduction. At that time, she believes there was discussion on the dumpster enclosure. Looking back, a dumpster enclosure was in fact not on the approved plans submitted in 2016, therefore the dumpster enclosure itself is not approved. This situation had led to a stop work order more currently and needs resolution.

Ms. Traxler also advised Commission that the dumpster enclosure is not taking up parking spaces and that it in fact sits on a painted island.

Ms. Traxler discussed the dumpster height and materials, and mentioned that Special Land Use requirements in general can be applied to the dumpster enclosure. City Planner Traxler believes the dumpster enclosure seems like a more practical waste handling solution and conditions can be set in regards to ingress and egress, not to interfere with pedestrians or vehicle traffic.

Attorney Clark Andrews spoke on Special Land Use and criteria.

Applicant not present at 8:42pm.

Discussion ensued by Commissioners, City Attorney and City Planner. It was advised by Mr. Andrews and Ms. Traxler that since there were no approvals or inspections done on the dumpster, then the next step would be to remove and rebuild correctly with prior approval from Planning Commission and Zoning Board of Appeals or to apply for a variance once again through the Zoning Board of Appeals.

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Member Farina referenced Planning Commission Minutes from meeting June 2, 2016 regarding trash removal and dumpster location.

Motion by Member	Farina	Support by Member	Keil
1. That the committee be authorized to conduct a study of the effects of the proposed changes on the community.	Yes	Yes	Yes
2. That the committee be authorized to conduct a study of the effects of the proposed changes on the environment.	Yes	Yes	Yes
3. That the committee be authorized to conduct a study of the effects of the proposed changes on the economy.	Yes	Yes	Yes
4. That the committee be authorized to conduct a study of the effects of the proposed changes on the culture.	Yes	Yes	Yes
5. That the committee be authorized to conduct a study of the effects of the proposed changes on the health.	Yes	Yes	Yes
6. That the committee be authorized to conduct a study of the effects of the proposed changes on the education.	Yes	Yes	Yes
7. That the committee be authorized to conduct a study of the effects of the proposed changes on the transportation.	Yes	Yes	Yes
8. That the committee be authorized to conduct a study of the effects of the proposed changes on the housing.	Yes	Yes	Yes
9. That the committee be authorized to conduct a study of the effects of the proposed changes on the public safety.	Yes	Yes	Yes
10. That the committee be authorized to conduct a study of the effects of the proposed changes on the social services.	Yes	Yes	Yes
11. That the committee be authorized to conduct a study of the effects of the proposed changes on the recreation.	Yes	Yes	Yes
12. That the committee be authorized to conduct a study of the effects of the proposed changes on the arts and culture.	Yes	Yes	Yes
13. That the committee be authorized to conduct a study of the effects of the proposed changes on the history and heritage.	Yes	Yes	Yes
14. That the committee be authorized to conduct a study of the effects of the proposed changes on the natural resources.	Yes	Yes	Yes
15. That the committee be authorized to conduct a study of the effects of the proposed changes on the infrastructure.	Yes	Yes	Yes
16. That the committee be authorized to conduct a study of the effects of the proposed changes on the public works.	Yes	Yes	Yes
17. That the committee be authorized to conduct a study of the effects of the proposed changes on the public utilities.	Yes	Yes	Yes
18. That the committee be authorized to conduct a study of the effects of the proposed changes on the public health.	Yes	Yes	Yes
19. That the committee be authorized to conduct a study of the effects of the proposed changes on the public safety.	Yes	Yes	Yes
20. That the committee be authorized to conduct a study of the effects of the proposed changes on the public services.	Yes	Yes	Yes

TO: DENY / PSP19-06 / STUCKY VITALE ARCHITECTS / 31240 GROESBECK HWY /
MODIFICATION TO SITE – ADDITION OF DUMPSTER ENCLOSURE

FOR THE FOLLOWING REASONS:

- Placement issues
- Special Land Use standards are not met
- Wrong materials used; not to code
- Enclosure not on original approved plan

AYES 1
NAYS 5
MOTION CARRIED

8. NEW BUSINESS: NONE

9. OLD BUSINESS:

a. Discussion of By-Laws

Discussion held amongst Commission Members and City Attorney.

b. Discussion of Master Plan

Discussion held amongst Commission Members and City Planner.

10. COMMISSIONERS COMMENTS/ CONCERNS / ZBA LIAISON

Chairwoman Czarnecki: Nothing at this time.

Member Farina: ZBA meeting has been postponed for August. Enjoy the City Picnic.

Member Barr: Nothing at this time.

Member Cook: Mentioned to park at Walsh Funeral Home for \$5.00 for City Picnic. Proceeds go to Goodfellows.

Member Keil: Nothing at this time.

Member Perry: Nothing at this time.

City Planner Sarah Traxler: Nothing at this time.

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City Attorney Clark Andrews: Won't be in attendance for September meeting.

11. PUBLIC TO BE HEARD: NONE

12. ADJOURNMENT:

Motion by	Farina	Support by Member	Keil
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TO: Adjourn the meeting of July 15, 2019 at 9:35pm

AYES: 6

NAYS: 0

THE MOTION CARRIED UNANIMOUSLY.

John Keil, Secretary

Candace Schuver, Recording Secretary