

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY OCTOBER 2, 2019 ~ 7:00 P.M.
MEETING MINUTES**

PRESENT: CHAIRWOMAN: CZARNECKI

MEMBERS: BARR, COOK, FARINA, PERRY, WARUNEK

EXCUSED ABSENCE: KEIL

ALSO PRESENT: CLARK ANDREWS CITY ATTORNEY
DOUG PLACHCINSKI CITY PLANNER/ZONING ADMINISTRATOR
CANDACE SCHUVER CITY STAFF

1. CALL MEETING TO ORDER:

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

2. ATTENDANCE

Chairwoman:	Czarnecki	Present
Members:	Barr	Present
	Cook	Present
	Farina	Present
	Keil	Excused
	Perry	Present
	Warunek	Present

3. APPROVAL OF AGENDA - Regular meeting of October 2, 2019

Motion by Member: FARINA **Support by Member:** COOK

TO: Approve the Agenda of October 2, 2019 as presented:

AYES: 6

NAYS: 0

MOTION CARRIED

4A. APPROVAL OF MINUTES - August 7, 2019

CZARNECKI asked PLACHCINSKI to explain how the August 7 minutes were different than the ones presented at the September 4, 2019 meeting. PLACHCINSKI explained the Planning Commission amended the agenda order at the beginning of the meeting and the first minutes' draft was not re-ordered consistent with the amended agenda.

Motion by Member: FARINA **Support by Member:** COOK

TO: APPROVE THE August 7, 2019 MINUTES AS AMENDED:

AYES: 6

NAYS: 0

MOTION CARRIED

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4B. APPROVAL OF MINUTES: September 4, 2019

Motion by Member: PERRY **Support by Member:** FARINA

TO: APPROVE THE September 4, 2019 MINUTES AS AMENDED:

AYES: 7

NAYS: 0

MOTION CARRIED

5. Chair's opening remarks

CZARNECKI read the Planning Commission Chair's opening remarks.

6. Public Hearings– 34830 Utica Road Amusement Device Center:

#19-05 SLU SPECIAL LAND USE / Joseph Koliba Free Play Arcade amusement device center.

PLACHCINSKI introduced the proposal. KOLIBA explained his proposed amusement device center business concept.

Public Hearing open at 7:09 pm.

Public to be heard:

No public requested to be heard

Public Hearing Closed at 7:11 pm

7 A. #19-05 SLU SPECIAL LAND USE AND #19-09 SITE PLAN / JOSEPH KOLIBA, FREE PLAY ARCADE AMUSEMENT DEVICE CENTER, 34830 UTICA ROAD.

PLACHCINSKI spoke on the item. KOLIBA answered questions from the Commission regarding operating hours, garbage disposal, no gambling, that there are no noise issues with the exercise studio and the doggie daycare, no minors during school hours, and no alcohol. Building owner CALDWELL also answered questions from the Commission

Motion by WARUNEK

Support by Member FARINA

TO: APPROVE #19-05 SLU SPECIAL LAND USE / JOSEPH KOLIBA, FREEPLAY PINBALL ARCADE AMUSEMENT DEVICE CENTER AT 34830 UTICA ROAD WITH THE FOLLOWING CONDITIONS:

- Applicant must comply with Site Plan Approval and all the conditions set forth in it, which conditions are incorporated by reference as if fully set forth in this Special Land Use approval;
- Street trees shall be located to the extent practicable at the satisfaction of the City Planner;
- Parking lot light posts shall be replaced or refurbished, rust removed and painted over, electrical covers secured, and base covers properly installed;
- One or more bike racks shall be installed and maintained at location(s) approved by the City Planner; and
- Hours of operation as proposed in the application except Sunday will be from 10:00 am to 10:00 pm.

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ROLL CALL VOTE:

CZARNECKI – YES

BARR- YES

COOK- YES

FARINA – YES

PERRY- YES

WARUNEK- YES

MOTION CARRIED.

Motion by WARUNEK

Support by Member FARINA

TO: APPROVE #19-09 SITE PLAN / JOSEPH KOLIBA, FREEPLAY PINBALL ARCADE AMUSEMENT DEVICE CENTER AT 34830 UTICA ROAD WITH THE FOLLOWING CONDITIONS:

- The Applicant should work with the City Planner to provide landscaping along Clarkson Road;
- Provide planters where appropriate;
- Comply with City of Fraser regulations regarding coin-operated amusement devices (Sections 4-72 to 4-92 of the Fraser City Code) and all other state and federal regulations.
- Install a barrier-free pedestrian route from the building to the sidewalk along Utica Road; and
- The plans supplied are acceptable under the City's site plan review standards.

ROLL CALL VOTE:

CZARNECKI – YES

BARR- YES

COOK- YES

FARINA- YES

PERRY- YES

WARUNEK- YES

MOTION CARRIED.

7 B. #19-08 SITE PLAN / TDSA ARCHITECTS, FRASER EYECARE PARKING LOT EXPANSION 33080 UTICA ROAD

PLACHCINSKI presented the planner's report and recommendation. Kevin Tuchowski from TDSA Architects, representing the applicant, answered some questions about the parking layout and landscaping. FARINA asked questions about parking and shared access.

**CITY OF FRASER PLANNING COMMISSION
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WEDNESDAY OCTOBER 2, 2019 ~ 7:00 P.M.
MEETING MINUTES**

Motion by **WARUNEK**

**TO: APPROVE 19-08 SITE PLAN / TDSA ARCHITECTS, FRASER EYECARE PARKING LOT EXPANSION
33080 UTICA ROAD WITH THE FOLLOWING CONDITIONS:**

- Receive ZBA variance to reduce the greenbelt to 5’;
- 2 properties to the north must be combined and the remaining two properties must furnish a cross access and shared parking agreement to the City Attorney for review prior to executing and recording the document with the Macomb County Register of Deeds; and
- Comply with the City Engineer’s review requirements.

ROLL CALL VOTE:

CZARNECKI – YES

BARR- YES

COOK- YES

FARINA – YES

PERRY- YES

WARUNEK- YES

MOTION CARRIED.

7 c. #19-10 SITE PLAN / HANOVER GROVE COOPERATIVE SPLASHPAD 15750 SABRE LANE

Representatives from Hanover Grove Cooperative presented Phase 1 of their common area improvements that include a splash pad, 4 new changing areas, and associated improvements around the site.

Motion by FARINA Support by Member WARUNEK

TO: APPROVE #19-10 SITE PLAN / HANOVER GROVE COOPERATIVE SPLASHPAD 15750 SABRE LANE WITH THE FOLLOWING CONDITIONS:

- Comply with the City Engineer's review requirements.

ROLL CALL VOTE:

CZARNECKI – YES

BARR- YES

COOK- YES

FARINA – YES

PERRY- YES

WARUNEK- YES

MOTION CARRIED.

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8. NEW BUSINESS: NONE

9. OLD BUSINESS:

Discussion of By-Laws

Discussion held amongst Commission Members and City Attorney. FARINA complimented the bylaws and suggested that the ZBA rules of procedure follow the same format.

Motion by FARINA

Support by Member WARUNEK

TO: APPROVE BY-LAWS AS AMENDED

AYES 6

NAYS 0

MOTION CARRIED.

10. COMMISSIONERS COMMENTS/ CONCERNS / ZBA LIAISON

FARINA provided an account of the September ZBA meeting.

11. PUBLIC TO BE HEARD: NONE

12. ADJOURNMENT:

Motion by COOK

Support by Member FARINA

TO: Adjourn the meeting of October 2, 2019 at 09:12 pm

AYES 6

NAYS 0

MOTION CARRIED.

Kathy Czarnecki, Chair (In place of John Keil, Secretary)

Doug Plachcinski, Recording Secretary