

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
WEDNESDAY, JUNE 3, 2020 ~ 7:00PM
MINUTES APPROVED JULY 20, 2020**

PRESENT: CHAIRPERSON: CZARNECKI, MEMBERS: BARR, COOK, WARUNEK, FARINA, KEIL, PERRY

EXCUSED ABSENCE: NONE

ALSO PRESENT: CLARK ANDREWS, CITY ATTORNEY
ALYSSA ALBRIGHT, ATTORNEY
SARAH TRAXLER, AICP McKENNA
DOUG PLACHCINSKI, McKENNA
DANIELLE BOUCHARD, McKENNA

1. CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

Members:	Barr	Not Present
	Cook	Present
	Czarnecki	Present
	Warunek	Present
	Farina	Present
	Keil	Present
	Perry	Present

3. APPROVAL OF AGENDA ~ Regular meeting of June 3th, 2020

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

To: Approve the agenda of June 3rd, 2020 as submitted.

AYES 6

NAYS 0

MOTION CARRIED

(BARR ARRIVED 7:15)

4. CHAIRPERSON'S OPENING REMARKS

Chairwoman CZARNECKI read the formal statement relative to the powers of the Planning Commission and the facts and conditions for granting site plan approval.

5. APPROVAL OF MINUTES May 6th 2020

DISCUSSION: To amend the minutes for #20-03 site plan amendment for T-Mobile equipment replacement at 16001 Hanover Street to replace all language stating "should" to "shall" to indicate a requirement.

Motion by Member: KEIL **Supported Member:** WARUNEK

To: Approve the minutes of the May 6th, 2020 as amended.

AYES 7

NAYS 0

MOTION CARRIED

6. NEW BUSINESS:

A. 2019 Planning and Zoning Activity report

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DISCUSSION: PLACHCINSKI discussed that pursuant to State of Michigan law, the City of Fraser Planning Commission must furnish and submit an annual report to the City Council. The contents of the Report will include summaries of the 11 Planning Commission meetings held in 2019, summarization of the 2019 ZBA cases, the 2020 Master Plan review and update, additional 2020 Planning Commission tasks, 2020 Zoning Ordinance Tech. Review, and the subsequent 2020 Zoning Ordinance update(s). A Commissioner noted that the title of the document be amended to "Annual Planning and Zoning Activity Report" to indicate that the Report will also include ZBA and other zoning matters. Other Commissioners agreed.

Motion by Member: WARUNEK

Supported Member: FARINA

To: Approve the 2019 Planning and Zoning Activity Report.

AYES 7

NAYS 0

MOTION CARRIED

B. Medical Marijuana Caretaker and Patient Growing Standards

DISCUSSION: PLACHCINSKI discussed the recent Michigan Supreme Court ruling, that allows cities to regulate medical marijuana cultivation by registered patients through zoning and licensing. Absent local regulation, cultivation must only comply with Michigan Medical Marijuana Act (MMMA).

In the MMMA Proposal 1 of 2008, registered patients can have up to 12 marijuana plants for personal consumption. Registered caregivers can have up to 12 plants for personal consumption, as well as up to 12 plants per 5 patients. However, State law only requires that cultivation occur in a "secure and locked facility," but does not contain any other time or place restrictions on marijuana cultivation by registered patients or caregivers.

Some of the effects of the approved ballot initiative that have become a growing challenge for municipalities across the State include pungent odors, public resource and utility consumption, increased ambient noise, increased lighting and/or glare, increased traffic, and increased criminal activity.

PLACHCINSKI noted that the City of Fraser should commence on additional fact finding to gather information for establishing a zoning and/or local regulatory framework that best enacts MMMA's provisions for Fraser's registered patients, registered caregivers, and the broader community. Some of the facts that the City should obtain before establishing potential regulatory language includes:

- How many registrations are in the City
- What are the contradictory regulatory implications of the legal adult use marijuana
- What is the public safety impact of these operations
- What is the land use availability for commercial and industrial zones
- What are property tax and land value implications for cultivation sites on adjacent properties
- What are effective regulatory tools for mitigating nuisances and discouraging medical marijuana cultivation abuse

Commission BARR noted that the City's authority on this matter is limited, and additional facts are necessary before moving forward. PLACHCINSKI stated that the next steps are to prepare the information necessary to get input from the City Administration and City Council to discuss this matter further in the coming months.

7. UNFINISHED BUSINESS: CITY OF FRASER MASTER PLAN

DISCUSSION: TRAXLER began the discussion with a presentation noting the work that has been completed on the 2020 Master Plan to-date. The completed work includes the Plan introduction, which includes regional

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location details, local planning and development trends (ex. industry sector growth, types of developments constructed, and job sector growth in the Metro Detroit area), broad planning and development trends (ex. New Urbanism principles and AARP livability guidelines), as well as a current demographic analysis.

Following the completed work discussion, TRAXLER noted that the next important step in the Master Plan process is to determine the Plan's goals and objectives. TRAXLER presented the goals and objectives listed in the 1990 Plan, and stated the 1990 goals and objectives will be used as a baseline for the 2020 Plan update.

Additionally, TRAXLER stated that the consulting team will be working to distribute a community survey within the next 1-2 months to gain feedback on the 2020 Plan content.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

DISCUSSION: None.

9. ZONING BOARD OF APPEALS MEMBER LIASION REPORT

DISCUSSION: None.

10. COMMISSIONERS' COMMENTS AND ITEMS OF INTEREST / CONCERNS:

Member Barr:	None.
Member Cook:	None.
Member Czarnecki:	None.
Member Farina:	None.
Member Kiel:	None.
Member Warunek:	None.
Member Perry:	None.
McKenna:	None.
City Attorney:	None.

11. ADJOURNMENT:

Motion by Member: KEIL **Support by Member:** FARINA

To: ADJOURN THE MEETING OF June 3, 2020, 8:46 PM

AYES 7 NAYS 0 MOTION CARRIED

Audience members: None.