

**CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
MONDAY July 20, 2020 ~ 7:00PM
MINUTES APPROVED August 17, 2020**

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

EXCUSED ABSENCE: NONE

ALSO PRESENT: CLARK ANDREWS, CITY ATTORNEY
DOUG PLACHCINSKI, McKENNA
DANIELLE BOUCHARD, McKENNA

1. CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE

Chairwoman Czarnecki called the meeting to order at 7:02 PM

2. ROLL CALL

Members:	Barr	Present
	Cook	Present
	Czarnecki	Present
	Warunek	Present
	Farina	Absent (FARINA ARRIVED at 7:33)
	Keil	Present
	Perry	Present

3. APPROVAL OF AGENDA ~ Regular meeting of July 20th, 2020

Motion by Member: KEIL **Support by Member:** BARR

To: Approve the agenda of July 20th, 2020 as submitted.

AYES 6

NAYS 0

MOTION CARRIED

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 June 3rd, 2020

Motion by Member: KEIL **Supported Member:** BARR

To: Approve the minutes of the June 3rd, 2020 as amended.

AYES 6

NAYS 0

MOTION CARRIED

6. NEW BUSINESS:

A. City of Fraser Zoning Code Technical Review

DISCUSSION: PLACHCINSKI presented McKenna's findings on the City of Fraser Zoning Code Technical Review and noted that comments on these findings can be received after the meeting at any time. The purpose of the Zoning Code Technical Review is to ensure comprehensiveness of the Zoning Ordinance, but also identify

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any inconsistencies, inaccuracies, and any other updates. The following resources were used to during the Zoning Code Technical Review process:

- City of Fraser Zoning Ordinance
- Minutes from the City of Fraser Zoning Board of Appeals
- Michigan statutory provisions affecting land use planning and zoning
- Zoning case law
- Reference materials from McKenna's library
- Topical planning journals and magazines
- Ordinance provisions from other Michigan communities
- Professional expertise

Discussion continued in regards to the definitions section of the Zoning Code Technical Review, in that the City should look further into the definitions of carry-out and fast food restaurants, mobile homes and manufactured homes, required front yard, non-required yard, buildings and structures, and others.

PLACHCINSKI noted that a work session in the next coming months should be planned to discuss the Sign Ordinance in greater detail and also noted that the final Zoning Ordinance product will include more graphics and tables for easier interpretation. PLACHCINSKI presented the conclusions of the Zoning Code Technical Review.

7. UNFINISHED BUSINESS: CITY OF FRASER MASTER PLAN

DISCUSSION: BOUCHARD presented an update on the City of Fraser 2020 Master Plan, and explained the new Goals and Objectives of the Plan. The new overarching goals and themes that have been identified include:

- Residential and Neighborhoods
- Commercial and Economic Development
- Transportation
- Recreation
- Sustainability and Beautification

The next steps of the Master Plan process include:

- Public engagement initiative in August 2020
- Refinement of the Plan's Goals and Objectives
- Future Land Use Plan and map

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

DISCUSSION: None.

9. ZONING BOARD OF APPEALS MEMBER LIASION REPORT

DISCUSSION: FARINA noted the Zoning Board of Appeals conducted a meeting on July 16, 2020. The discussion at that meeting included a presentation of McKenna's findings on the Zoning Code Technical Review.

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

Member Barr:	None.
Member Cook:	Cook noted that the Tour de Fraser is planned to take place on August 29.
Member Czarnecki:	None.
Member Farina:	None.
Member Kiel:	None.
Member Warunek:	None.
Member Perry:	None.
McKenna:	None.
City Attorney:	None.

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11. ADJOURNMENT:

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

To: ADJOURN THE MEETING OF July 20, 2020, 8:56 PM

AYES 7 NAYS 0 MOTION CARRIED

Audience members: None.