

**CITY OF FRASER, MI PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
MONDAY August 17, 2020 ~ 7:00PM
MINUTES APPROVED September 21, 2020**

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

EXCUSED ABSENCE: COOK

ALSO PRESENT: CLARK ANDREWS, CITY ATTORNEY
ALYSSA ALBRIGHT, CITY ATTORNEY
DOUG PLACHCINSKI, McKENNA
DANIELLE BOUCHARD, McKENNA
WESLEY BERLIN, AUTOZONE REPRESENTATIVE

1. CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

Members: Barr	Present
Cook	Absent
Czarnecki	Present
Farina	Present
Keil	Present
Perry	Present
Warunek	Present

3. APPROVAL OF AGENDA ~ Regular meeting of August 17, 2020

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

To: Approve the agenda of August 17th, 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 July 20th, 2020

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

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

AYES 6

NAYS 0

MOTION CARRIED

6. NEW BUSINESS:

A. PSP 20-004 AutoZone Site Plan Review

DISCUSSION: PLACHCINSKI presented McKenna's findings on the site plan review for PSP 20-00. The proposed project is located on the west side of Utica road, south of the Meijer entrance. The site plan proposes to

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remove 85 of Meijer's parking spaces, construct a new 6,816 square feet independent retail building with 46 parking spaces, and replace 15 parking spaces for Meijer. The site is zoned CG, General Commercial, so a retail use is appropriate for that site. The site plan presented meets all landscaping, lighting, and design requirements. The applicant must obtain a soil erosion permit. It was also determined the proposed site plan and project would not have any adverse effects on the surrounding properties. The City Engineer's review confirms the adequacy of public or private services and utilities proposed to serve the site, including water, sanitary sewer, and storm water retention for the proposed AutoZone development.

Commissioner FARINA asked whether the new development would have any impact on any events held at Hockeyland. PLACHCINSKI noted that all structures in the vicinity of the project area will still have ample parking available for patrons. FARINA inquired about the signage plan for AutoZone. PLACHCINSKI noted that the applicant will come back to the City with signage plans for approval later. Commissioner WARUNEK explained that the proposed site plans should be reviewed by emergency services personnel. PLACHCINSKI explained that he will follow up with the Fire Department (and other applicable Departments), to conduct a review of the plans to confirm safety components. Chair CZARNECKI inquired about the status of the Taco Bell development located on the adjacent site and how it would relate to the proposed AutoZone development. PLACHCINSKI noted that the Taco Bell has been considered during the review process for Auto Zone.

Applicant Representative BERLIN stated that AutoZone is excited to be in the City of Fraser. Chair CZARNECKI inquired about the width of the proposed sidewalk in the site plan. BERLIN confirmed the sidewalk will be 5 feet wide. Commissioner FARINA inquired about the size of the storm sewer pipe that currently exists, BERLIN noted the new development will not have adverse effect on the current drainage system on the properties.

Motion by Member: FARINA **Supporting Member:** WARUNEK

To: Approve PSP 20-004, AutoZone Site Plan, with the following conditions:

1. That the applicant must present all shared parking, access, or utility easements to the City Attorney for review prior to recording at the Macomb County Register of Deeds;
2. The parent parcel, Meijer, must secure a site plan amendment to reduce its parking space count to the proposed 1,079 remaining spaces; and
3. The applicant add a bike rack as part of the project.

AYES 6

NAYS 0

MOTION CARRIED

B. PSP 20-005 Meijer Site Plan Amendment

DISCUSSION: PLACHCINSKI presented the site plan amendment for the Meijer store located at 34835 Utica Road. The proposed project is to amend the site plan for the Meijer store to remove 85 parking spaces and divide land from the Meijer site, and replace the 15 spaces for Meijer. The net parking loss to the Meijer development is 70 parking spaces, for 1,079 remaining parking spaces.

PLACHCINSKI presented a communication from a Meijer property sales manager, dated January 17, 2020 stating that Meijer is aiming to construct 3 parking spaces per 1,000 square feet of building. However, their current store prototype has recently been reduced from 210,000 square foot building to a 158,000 square foot building, therefore they aim to have approximately 475 spaces.

PLACHCINSKI also presented the following findings as part of the Meijer site plan amendment review:

- The location and design of driveways providing vehicular access to the Meijer retail development are arranged to promote the safety and convenience of vehicles and pedestrians and to provide access in a manner that promotes proper internal circulation.
- The Meijer development features are arranged to minimize the potential of any negatively impact upon surrounding property. The development does not channel excessive traffic onto local residential streets.

**CITY OF FRASER, MI PLANNING COMMISSION
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Parking and service areas within the Meijer retail development are adequately screened. The Meijer development does not impede emergency vehicle access.

- All buildings, driveways, parking lots and site improvements for the Meijer retail development are compatible with the physical characteristics of the site, including, but not limited to, woodlands, wetlands, slopes, floodplains and soil suitability. The Meijer retail development does not have an adverse impact on the natural environment of the site or the surrounding area.
- The proposed required parking modification for this Meijer development site is appropriate based upon its type, scale, or intensity where the applicant has demonstrated that such modification is appropriate and does not create adverse impacts.

Motion by Member: KEIL **Supporting Member:** FARINA

To: Approve PSP 20-005 Meijer Site Plan Amendment with the condition that:

1. The applicant must provide a reserve parking agreement for the City Planner and City Attorney to review prior to execution and recording at the Macomb County Register of Deeds that accommodates the 70-parking space reduction beyond previous variances granted for the development. The reserve parking agreement shall specify the zoning ordinance conditions required to construct the reserve parking spaces.

AYES 6

NAYS 0

MOTION CARRIED

7. UNFINISHED BUSINESS: CITY OF FRASER MASTER PLAN

DISCUSSION: BOUCHARD presented an update on the City of Fraser 2020 Master Plan, and explained the next steps for the Plan. The public engagement program for the Plan is planned to be administered by September 1, 2020 and the Planning Commissioners will soon be receiving the draft plan to-date for review and comment.

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 August 6, 2020. The discussion at that meeting included an approval for a variance from the City's signage requirements.

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

Member Barr:	None.
Member Cook:	Absent.
Member Czarnecki:	None.
Member Farina:	None.
Member Kiel:	None.
Member Warunek:	Noted that he would like to obtain his meeting packet a week prior to have more time to review applications.
Member Perry:	None.
McKenna:	McKenna is continuing to work on the Zoning Ordinance rewrite.
City Attorney:	None.

11. ADJOURNMENT:

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

To: ADJOURN THE MEETING OF August 17, 2020, 8:25 PM

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Audience members: None.