



City of Fraser

CENTENNIAL COMMUNITY

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PLANNING COMMISSION MINUTES CITY OF FRASER 33000 GARFIELD, FRASER, MI 48026 OCTOBER 5, 2022 - 7:00 P.M. AS APPROVED NOVEMBER 2, 2022

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, October 5 at 7:00 P.M. The meeting was held in City Council Chambers, 33000 Garfield Road, Fraser, MI 48026.

1. CALL MEETING TO ORDER

Chairman Warunek called the meeting to order at 7:02 P.M.
Chairman Warunek led the Pledge of Allegiance

2. ROLL CALL

PRESENT: Barr, Czarnecki, Farina, Meyer, Perry, Keil and Warunek
ABSENT: None
OTHERS: Planner Paul Urbiel, Attorney Clark Andrews, Planner Alicia Warren

3. APPROVAL OF AGENDA – REGULAR MEETING OCTOBER 5, 2022

Motion by Farina, supported by Keil move SP 22-06 34275 Utica Juan Blanco Site Plan approval before the Public Hearings because of the absence of the Public Hearing applicant or representative.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek
NAYS: None

Motion Carried

4. CHAIRPERSON'S OPENING REMARKS

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

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5. APPROVAL OF MINUTES – REGULAR MEETING SEPTEMBER 7, 2022

Motion by Farina, second by Keil to approve the minutes of September 7, 2022 with the amended changes given by Commissioner Meyer.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek

NAYS: None

Motion Carried

6. NEW BUSINESS

A. Site Plan and Other Reviews:

i. SP 22-06: 34275 Utica Juan Blancos - Site Plan

Applicant: Deni Bozinovski

Email: deni@mfgmidwest.com

Planner Urbiel presented the case.

Commissioner Farina, asked about the proposed garage doors and patio and concern of noise traveling, patio will be open no later than 10 pm. He also asked about the parking agreement with the adjacent golf course. There is sufficient parking on the site itself.

Commissioner Czarnecki asked whether a special land use for the outdoor dining on the patio. Since it is an existing patio and it is proposed to be used in compliance with the noise ordinance, Special Land Use approval is not needed. Commissioner Czarnecki further inquired about the egress drives and if there will be issues if there is not a shared parking agreement. The applicant clarified that there is room to accommodate all the required parking on the site, and the adjacent spaces were identified because of a longstanding informal arrangement between the owners. The site plan will be revised to identify all required parking on site. Commissioner Czarnecki requested the addition of a bike rack, which the applicant agreed to.

Commissioner Farina asked the applicant if he was agreeable to the recommendation of the planting of six frontage trees. The applicant agreed to do so.

Motion by Farina, second by Keil to approve SP 22-06 34275 Utica, Juan Blanco, with the submission of a revised site plan including the addition of 6 frontage trees, a bicycle rack, parking spot striping and numbering, and required ADA parking spaces identified.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek

NAYS: None

Motion Carried

ii. RZ22-01: 33071 Garfield - Rezoning Request & SLU 22-02 16659 Garfield, Galaxy Auto Detailing

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Motion by Farina, second by Keil to delay Rezoning Request RZ 22-01 33071 Garfield and Public Hearing SLU 22-02 16659 Garfield, Galaxy Auto Detailing, until the end of the meeting for the absence of the applicant or representative.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek
NAYS: None

Motion Carried

iii. HOCKEYLAND OUTLOT DISCUSSION

Motion by Warunek, second by Farina to amend the October 5, 2022 Planning Commission agenda to add Item 4. Hockeyland Outlot Discussion and moving everything down one.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek
NAYS: None

Motion Carried

Altinia Kandrevas, property attorney, provided an update for Hockeyland Outlot. She has requested to move forward in the process without the finalized parking agreement.

Commissioner Farina asked about needing utilities to be done without the lot split City Attorney, Clark Andrews, stated that it is appropriate to let the property continue moving forward without the finalized parking agreement.

All board members were in agreement with the city attorney.

7. UNFINISHED BUSINESS

i. SPR 22-04: 15 Mile Industrial Development (Parcel 11-32-226-016) – Site Plan

Applicant: John Secco, Fairway Packing, property owner
Email: john@allegradevelopment.com

Planner Urbiel presented the site plan review and findings of fact.

Commissioner Czarnecki confirmed with the administration that the Fire Department would look at the plans and the addition of the refrigerator during Final Site Plan approval.

Commissioner Meyer asked if the dumpster would be an issue, since it is not presented on the parcel in question. Applicant asked if a compactor would be appropriate over the need of the dumpster. The administration agreed that it serves the same function as a dumpster and it would be allowable, as long as it is properly screened.

Motion by Keil, second by Warunek to approve site plan SPR 22-04 15 Mile Industrial Development conditioned on the following:

1. Prior to issuance of the Certificate of Occupancy, the applicant records a shared access agreement and appropriate reciprocal easements for use, utilities, etc. to ensure that if either parcel is ever sold, both parcels are able to function independently.

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2. The applicant submits a signed certified statement by the owner of the property indicating compliance with all performance standards described in the Fraser Zoning Ordinance 32-144 (5).

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek

NAYS: None

Motion Carried

ii. SUB 01-19: Garfield Park Sub Parcels 1-10 - Site Plan Amendment

Planner Urbiel presented the proposed site plan amendment. City Attorney, Clark Andrews, further explained the reasoning behind the proposed amendment.

Administration and City Attorney recommends the recording of a notice indicating that parcel #14-05-104-039 as unbuildable without a lot combination.

Commissioner Keil mentioned that the flood plain has changed since the lot was purchased, which impacts the form any potential principal building would take.

Motion by Czarnecki, second by Farina that the proposed site plan amendment request SUB 01-19 Garfield Park Sub Parcels 1-10 be denied and the administration investigate any outstanding bonds and deposits and reimburse to the city.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek

NAYS: None

Motion Carried

iii. Transparency Zoning Amendments Discussion

Planner Urbiel presented the Transparency Zoning Amendment proposal.

Chairman Warunek asked the board members to create a list of amendments they would like to discuss at a future meetings.

Commissioner Farina asked about the sign ordinance update and if it is still in the plan. Administration did clarify that it is in the plan to update.

Commissioner Czarnecki asked about the process of a zoning ordinance amendment. Administration explained how the process would work, including consideration by the Planning Commission then City Council to finalize.

SLU 22-02 16659 Garfield, Galaxy Auto Detailing

Motion by Farina, second by Czarnecki to postpone SLU 22-02 16659 Garfield, Galaxy Auto Detailing to November 2, 2022 meeting due to the absence of the applicant.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek

NAYS: None

Motion Carried

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RZ22-01: 33071 Garfield - Rezoning Request

Motion by Perry, second by Farina to postpone RZ22-01 33017 Garfield to November 2, 2022 meeting due to the absence of the applicant.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek

NAYS: None

Motion Carried

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

No public comment.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina noted that he will be absent at the October 6, 2022 and the November 3, 2022 Zoning Board of Appeals meetings.

10. COMMISSIONER'S COMMENTS AND ITEMS OF INTEREST/CONCERNS

Commissioner Farina made comment regarding the Knights of Columbus on Kelly Road Fish Fry on Friday, October 7, 2022.

11. AJDOURNMENT

Motion by Keil, supported by Perry to adjourn the meeting at 8.37 p.m.

All Ayes Motion Carried

Respectfully Submitted

Cindi Greenia, Clerk
City of Fraser