



CITY MANAGER

Elaine Leven

CITY CLERK

August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

MAYOR

Michael Lesich

MAYOR PRO-TEM

Patrick O'Dell

COUNCIL

Amy Baranski

Crystal Fletcher

George-Michael Higgins

Kenny Perry Jr.

Patrice M. Schornak

**PLANNING COMMISSION MINUTES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
February 1, 2023, 7:00 P.M.**

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, February 1 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 Czarnecki called the meeting to order at 7:01 P.M.
Chairman Czarnecki led the Pledge of Allegiance.

2. ROLL CALL

PRESENT:

Barr
Czarnecki
Farina
Meyer
Perry
Keil
Warunek

ABSENT:

None

OTHERS: Planner Andrew Littman, Attorney Alyssa Ericson, Planner Alicia Warren

3. APPROVAL OF AGENDA – REGULAR MEETING February 1, 2023

Motion by Warunek, seconded by Keil to approve with amendments of adding dash item 6b 1. site plan name, SP 22-08, and item 6c. Annual Planning "Report" instead of "Program".

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

NAYS: None Motion Carried.

PLANNING COMMISSION MINUTES
February 1, 2023, 7:00 P.M.

4. CHAIRPERSON'S OPENING REMARKS

Chairperson 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 – REGULAR MEETING JANUARY 4, 2023

Motion by Farina, seconded by Keil to approve the January 4, 2023 meeting minutes as corrected.

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

NAYS: None Motion Carried.

6. NEW BUSINESS

A. Public Hearings: None

B. Site Plan and Other Reviews:

i. SP22-08 31475 UTICA ROAD, DEVON STORAGE

Project Architect: Joe Latosis, Designhaus, representative for Devon Storage. Planner Littman presented the site plan review and background for 31475 Utica Road, Devon Storage.

Applicant representative would like to request a variance for the setback from the Zoning Board of Appeals. Regarding the loading areas will be added to a revised plan. Regarding the fire access, 20-24 feet automatic gates with knox box, would be sufficient for fire trucks.

Commissioner Meyer made a comment on the parking spaces off Utica, it is actually 3 spaces and site plan marked 4 spaces.

Commissioner Warunek requested that measurements between buildings be added to the site plan.

Chair Czarnecki requested the front of the building (façade seen from Utica), be bricked and landscaping be added.

Commissioner Farina made asked the applicant if there was enough space for fire truck maneuvering, which the applicant representative stated truck maneuvering should have no issue throughout the site.

Chair Czarnecki asked how many interior units they will have, applicant representative answered 554 units.

Requesting from zoning board of appeals: Setbacks and building distance.

Revised plans to include:

PLANNING COMMISSION MINUTES

February 1, 2023, 7:00 P.M.

1. Architectural changes
2. Additional landscaping
3. Designation of loading/unloading spaces
4. Complete the performance standards in the Industrial District
5. Work with Fire and Engineer (maneuverability and storm water)

Motion by Farina, seconded by Warunek to table SP 22-08 31475 Utica Road, Devon Storage for them to receive a variance at the Zoning Board of Appeals and submit revised plan.

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

NAYS: None

Motion Carried.

C. 2022 Fraser Annual Planning Report

Planner Littman presented the 2022 Fraser Annual Planning Report.

Commissioner Farina would like Hockeyland status be added for every month.

Commissioner Warunek would like administration to check on the status of the Sidewalk Program with Engineer.

Chair Czarnecki would like administration to get details regarding Michigan Economic Development Corporation and the Redevelopment Ready Communities. Also, the addition of the establishment of a Downtown Development Authority.

Motion by Perry, seconded by Farina to forward the 2022 Fraser Annual Planning Report to City Council with the revisions from the Planning Commission.

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

NAYS: None

Motion Carried.

D. Set Public Hearing Date for Zoning Ordinance Amendment

Attorney Alyssa Ericson held the discussion on the Zoning Ordinance text Amendment. Procedurally, it is recommended to rescind the previous approved motion and a new motion be made to recommend approval to City Council.

Motion by Warunek, seconded by Farina to rescind the action from January 4th meeting Zoning Ordinance Text Amendment to recommend approval to council.

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

NAYS: None

Motion by Farina, seconded by Warunek to hold a public hearing on March 1st, 2023, for the Zoning Ordinance Text Amendment.

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

NAYS: None

Motion Carried.

PLANNING COMMISSION MINUTES
February 1, 2023, 7:00 P.M.

7. UNFINISHED BUSINESS None

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

No public comment.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina gave a brief update on the January 5, 2023 Zoning Board of Appeals meeting.

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

Commissioner Warunek offered condolences to Zoning Board of Appeals Member Chimenti's wife's passing.

Chair Czarnecki asked about 33180 Groesbeck Certificate of Occupation and if operation is permitted.

Planning Commission website be updated with members names and positions, Commissioner Meyer is not on website.

Email out a clean copy of the meeting schedule to board members, and meeting minutes to be added to the website for Zoning Board of Appeals and Planning Commission.

11. AJDOURNMENT

Motion by Farina, seconded by Keil to adjourn at 8:12pm

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

NAYS: None Motion Carried.

Respectfully Submitted

Cindi Greenia, Clerk
City of Fraser