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City of Fraser

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**CITY OF FRASER PLANNING COMMISSION MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
WEDNESDAY, MARCH 1, 2023 @ 7:00 P.M.
AS APPROVED 4/5/2023**

1. CALL MEETING TO ORDER

The meeting was called to order at 7:02 p.m. by Chair Czarnecki

Chair Czarnecki led the pledge of Allegiance.

2. ROLL CALL:

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

ABSENT: None

OTHERS: City Attorney Tomich, City Planner Littman, City Planner Warren, City Clerk Greenia

3. APPROVAL OF AGENDA – Regular Meeting March 1, 2023

Motion by Farina supported by Keil to approve the agenda of the March 1, 2023 City of Fraser Planning Commission Meeting as presented.

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

NAYS: None

Motion Carried

4. CHAIR'S OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES – FEBRUARY 1, 2023

Motion by Keil supported by Warunek to approve the minutes of the February 1, 2023 meeting of the City of Fraser Planning Commission as proposed.

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

NAYS: None

Motion Carried

**CITY OF FRASER PLANNING COMMISSION MINUTES
WEDNESDAY, MARCH 1, 2023 @ 7:00 P.M.**

6. NEW BUSINESS

a. Public Notices:

1. Proposed Zoning Text Amendment:

The proposed zoning text amendment will be to Article XIV, Section 14.00 and Section 14.02 of Zoning Ordinance #279 to authorize the City Council to appoint two (2) alternate members to serve on the Zoning Board of Appeals in the absence of a regular member.

Planner Littman reviewed the history behind this zoning ordinance text amendment coming before the Planning Commission. This proposed amendment was regarding the number of members on the Zoning Board of Appeals as well as giving City Council the authority to appoint two (2) alternates.

Chair Czarnecki opened the public hearing at 7:07 p.m.

There was no public comment.

Chair Czarnecki closed the public hearing at 7:07 p.m.

b. Site Plan and Other Review

1. Discussion of Proposed Zoning Text Amendment

Chair Czarnecki asked if there was any discussion to be had by the Commission.

None was heard.

Motion by Farina supported by Keil to recommend to City Council the adoption of Zoning Ordinance Amendment to Article XIV, Section 14.00 and Section 14.02 of Zoning Ordinance #279 to regarding Zoning Board of Appeals membership numbers and to authorize the City Council to appoint two (2) alternate members to serve on the Zoning Board of Appeals in the absence of a regular member.

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

NAYS: None

Motion Carried

7. UNFINISHED BUSINESS

Hockeyland Status Discussion

City Planner Andrew Littman stated that there had been some concern with the fact that Hockeyland had not obtained recordable parking agreements from the businesses that

were required with approval of their site plan. City Attorney Tomich shared some additional information regarding the agreement with Meijer with the Commission.

Mr. Hermiz, petitioner's attorney, was at the meeting to represent Hockeyland. A lengthy discussion ensued regarding the parking agreements that were required and what had already been obtained. Planning Commission agreed that Hockeyland had more time to get the parking agreements signed and in recordable fashion.

Mr. Hermiz indicated that his goal was to do what was originally agreed upon and that would be the strategy moving forward. He was going to contact Meijer regarding the parking agreement and hoped to have all of the agreements signed and notarized very soon.

Should there be any changes to what was approved he was aware that he would have to come back to the Planning Commission and seek approval for an amended site plan. He was aware that no Certificate of Occupancy could be awarded until all the conditions of the Site Plan approval were met.

At this time Commissioner Warunek stated that he felt the Commission had done their job, and that it was now up to the Building Department to make sure that Hockeyland was in compliance with all terms of the Site Plan Approval prior to issuing a Certificate of Occupancy. Commissioner Keil agreed. Discussion of the ZBA meeting regarding this matter was had by Commissioner Farina.

Discussion of the purchase of the Lion's Club field was had. Mr. Hermiz indicated he was aware that prior to using that for parking it would need to be paved.

Mr. Hermiz stated that this was a big project for them and they wanted to do everything right.

8. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

There was no public comment at this time.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina had the following items to review:

Last month the ZBA had heard a variance request from Smokey Joe's. The request was tabled.

There would be an applicant for vacancy on the Zoning Board of Appeals coming before them tomorrow night to be interviewed. If the Zoning Board of Appeals decided to recommend this person for appointment to the Board they would still be a member short.

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

Commissioner Warunek indicated he was pleased with the proposed amendment to the Zoning Ordinance, but noted it was difficult enough just to find residents to fill the seats on

the Board, much less find alternates. He felt that it may have something to do with the amount of compensation they get – even though most people serve because they want to help the city. Discussion was had on this and what could be done. City Clerk Greenia indicated that she would take this question to City Manager Leven and try to figure out the best way to move forward with possibly getting a change in the rate of pay.

Commissioner Farina reviewed that he was on the Local Officials Compensation Commission. They reviewed the compensation for the elected officials of the City, City Council, every other year following the City Council Election. They base the decision of whether or not to give an increase to the Mayor and City Council members on how much it cost each resident to pay for them. They compare this number to like sized communities. City Council had not had a raise in quite a long time. He then added that St. Malachy was having a fish fry this Friday. They had the better fish back.

Planner Andrew Littman updated the Commission regarding the joint training with the ZBA they had discussed. He said the dates of the ZBA meetings in September and October were being looked at. Those dates were September 7 and October 5. As the dates grew closer they would be able to choose one.

Chair Czarnecki thanked Alicia Warren for her assistance with 33180 Groesbeck. She also asked about the sidewalk program. Andrew Littman stated he had spoken with City Engineer Mike Vigneron and there currently was no real sidewalk program in place. She mentioned that the website needed to be updated. Finally she stated that she would not be at the next Planning Commission meeting as she would be having surgery.

11. ADJOURNMENT

Motion by Keil supported by Meyer to adjourn the meeting at 8:02.

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

NAYS: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser