



City of Fraser

CENTENNIAL COMMUNITY

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CITY OF FRASER PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
WEDNESDAY, APRIL 5, 2023 @ 7:00 P.M.
AS APPROVED

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00 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 Present: City Attorney Ericson, City Planner Littman, City Planner Warren, City Clerk Greenia

3. APPROVAL OF AGENDA

Motion by Keil supported by Warunek to approve the agenda of the April 5, 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 – MARCH 1, 2023

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

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

NAYS: None

Motion Carried

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6. NEW BUSINESS

a. Public Notices: None

b. 1. Proposed Zoning Text Amendment

City Planner Andrew Littman reviewed for the Commission that they had before them a DRAFT Sign Ordinance. There were many changes to the current sign ordinance – in fact this was a completely new ordinance, updated to reflect the current laws regarding signs.

He then added that we would not need to set a Public Hearing date for this tonight as the attorneys would need to review this prior to having a hearing.

Planning Commission discussed this. They would like to see a document that reflects the suggested changes between the current ordinance and the proposed one. Many hours had been spent working on updating the current ordinance and they were not sure any of those suggestions had been incorporated.

Chair Czarnecki stated she would also like the Zoning Board of Appeals to see the proposed Ordinance. Discussion was had on when this might come back to the Commission. Attorney Ericson noted that their office would like to spend some time to review the ordinance as well. It may be June or July before it might come back to the Commission.

There was no public comment on this matter.

c. Site Plan and Other Review

7. UNFINISHED BUSINESS

a. Site Plan 22-03 33180 Groesbeck, Retail Center

City Planner Andrew Littman reviewed the petitioner's revised request for this site. This site had come before the Planning Commission last September and there was approval given for the petitioner to move forward with the façade only at that time. They were to come back to Commission with updated landscaping plans for the site, an approved variance for a requested six (6) foot high masonry wall and furnishing the Planning Commission with signed shared parking and cross access agreements. The agreements were to meet the approval of the City Attorney and they had to be properly recorded.

The petitioner did go to the Zoning Board of Appeals and was granted a variance for a four (4) foot high wrought iron fence and they do show that on the revised site plan. They do show updated landscaping as well. The parking and access agreements had yet to be provided. Without these agreements site plan approval should not be granted. Discussion was had on ways in which this may be addressed moving forward.

Kevin Hannah and Lina Asmar were present on behalf of the petitioner. Ms. Asmar indicated that she felt the ingress/egress was sufficient at the site at this time and then shared they had tried to get agreements signed for shared parking and were not able to

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do so as of yet. A very lengthy discussion was had on the parking areas, access areas and the agreements that Planning Commission had requested. There was also concern about the dumpster and whether or not it was going to be large enough.

Further discussion was had on obtaining signatures on one particular agreement and how this might get accomplished. Ms. Asmar gave a copy of said agreement to the City Attorney for her review. Chair Czarnecki suggested that the petitioner might want to work with our attorney on this agreement prior to coming back before the Commission.

Discussion was then had on why the City was asking Mr. Hannah to get these agreements when no changes were made to the footprint of the building. The owner prior to him did not have to have these agreements. City Attorney Ericson stated that when someone comes to the City for something like a Site Plan Approval this is when the City has an opportunity to ask them to secure these types of agreements. It was good policy to correct possible mistakes or oversights that were made in the past.

Chair Czarnecki stated that the City did appreciate everything they have done to this site. It was a big improvement over what was previously there.

At this time Mr. Hannah reviewed his frustration with some items that were happening with his site. Chair Czarnecki stated that the Commission could not address those issues, they needed to go to city hall and address these issues.

Chair Czarnecki then stated that the applicant would need to come back to the Commission to address the concerns they had.

Motion by Warunek supported by Farina to postpone a decisions of Site Plan 22-003, Retail Center located at 33180 Groesbeck; Fraser, MI as the petitioner would need to come back with a revised site plan showing the following:

1. Correct designation of dumpster size
2. Reconfigure parking as relates to handicap spaces
3. Provide cross access agreements

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

NAYS: None

Motion Carried

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 reviewed that at the ZBA meeting tomorrow night they would be hearing two (2) variance requests – Smokey Joe’s was coming back and there was another variance request for the Devon Storage site.

They were supposed to have an applicant to be a ZBA member come for an interview but he was unavailable and would hopefully be at their May meeting.

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

Commissioner Farina shared they were having the final fish fry of the season at St. Malachy this Friday.

Planner Warren commented on the food truck issue.

Planner Littman commented on the sidewalk program and the RRC (Redevelopment Ready Community) Program.

11. ADJOURNMENT

Motion by Perry supported by Farina to adjourn the meeting at 8:18 p.m.

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

NAYS: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser