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**PLANNING COMMISSION MINUTES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
August 2, 2023
7:00 P.M.
APPROVED SEPTEMBER 6, 2023**

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, August 2, 2023 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 7:00 P.M.

Chairman Czarnecki led the Pledge of Allegiance.

2. ROLL CALL

PRESENT:

Barr

Czarnecki

Farina

Meyer

Perry

Warunek

ABSENT:

Keil

OTHERS: Attorney Hayley Tomich, Planner Alicia Warren, Planner Lauren Sayre

Motion by Farina, seconded by Warunek to excuse Commissioner Keil from the meeting tonight.

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

NAYS: None

Motion Carried.

3. APPROVAL OF AGENDA – REGULAR MEETING AUGUST 2, 2023

Motion by Farina, seconded by Perry to approve the agenda as presented.

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

NAYS: None

Motion Carried.

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 JULY 17, 2023

Commissioner Meyer had some corrections to be made:

- 1) 1st paragraph, 1st sentence - correct date of meeting to read "Monday, July 17, 2023"
- 2) Page 2, 6. C Discussion of Updated Sign Ordinance - delete 3rd paragraph reference to Motion for 2022 Fraser Annual Planning Report
- 3) * Page 3, 10. Commissioner's Comments –
 - a. Commissioner Meyer asked what was happening with the retail building that was east of the railroad tracks on 13-mile roads that previously had the Little Caesar's Restaurant. Ms. Warren stated that she had no report.
 - b. Commissioner Meyer also asked what was happening with the Dairy Queen Property. Ms. Warren stated that Andrew Littman from McKenna had a meeting with the owner of the property and Ms. Warren thought that the Owner of the property would not be coming back before the planning commission again.
- 4) Page 3, 10 Commissioner's Comments - under Commissioner Warunek comments - correct spelling of "City" - add the 'y'

Motion by Farina, seconded by Perry to approve the July 17, 2023 meeting minutes as amended.

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

NAYS: None

Motion Carried.

6. NEW BUSINESS

A. Public Hearings: SLU 23-01 31000 Groesbeck, Auto Repair Shop Special Land Use Request in CG District.

Planner Sayre presented the planners report for 31000 Groesbeck, Auto Repair special land use request.

Commissioner Warunek requested that the eight standards from the ordinance for special land use be submitted with applications to the board. Commissioner Farina stated there was no landscaping included on the plan. Planner Sayre stated no landscape plan was submitted.

Chair Czarnecki stated she agreed that because a full site plan was not submitted it made it difficult to determine compliance.

Ramone Odeesh, business owner for the proposed auto glass business.
Randa Odeesh business owner's spouse and representative.

Commissioner Warunek gave a brief history of the building on the property, which used to be an auto repair shop prior to the general commercial most recently.

Commissioner Warunek asked about a dumpster on site. The applicant stated a dumpster would not be needed as a recycling company would come through to pick up old glass.

Commissioner Farina asked about the number of employees and expected parking stalls, along with adding some planters in front of the building.

Commission shared that no outside storage would be allowed at this site.

Applicant will come back next month with full site plans created by an engineer to fulfill city site plan requirements.

Site plan to include the following:

- o Parking on site, must meet parking requirements for auto shop;
- o Landscape plan, including planters additions;
- o Indicate there will be no dumpster on site and plan for removal of glass;
- o Handicap spots, ADA bathroom indication;
- o Elevations of building with proposed façade colors.

Chair Czarnecki opened the public hearing.

No public wished to be heard.

Chair Czarnecki closed public hearing.

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Motion by Warunek, seconded by Farina to postpone 31000 Groesbeck Highway special land use until September 6, 2023 regular planning commission with submission of a full site plan.

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

NAYS: None

Motion Carried.

B. Site Plan and Other Reviews: None

7. UNFINISHED BUSINESS

a. SP 23-02 31401 Groesbeck, Popeyes Site Plan Amendment

Planner Warren presented the planner's report to the commission.

Philip Ruggeri, one of the property owners and legal counsel, spoke on the proposed upgrades and expansion of the building on the site.

Tim Morgan, Technical Group plan developer, was also present.

Applicant would like to apply for the class a designation from class b non-conforming to be able to expand the building on the property.

Motion by Farina, seconded by Meyer to postpone 31401 Groesbeck, Popeyes Site Plan Amendment until September 6, 2023 meeting to give the applicant time to apply for a Class A Nonconforming designation.

Chair Czarnecki opened for public comment.

No public comment.

b. Action Items

1. 16775 13 Mile Road Development
2. 34625 Utica Road; Open hole on Utica Road
3. DQ will be withdrawn

Planner Warren reviewed the open action items with the commission. No further questions given at this time.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

No public comment.

9. Monthly Report – July 2023

Commission reviewed the monthly report with the administration.

10. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

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Commissioner Farina gave a brief update on the July 20, 2023 Zoning Board of Appeals meeting.

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

Commissioner Meyer no comment.

Commissioner Perry no comment.

Commissioner Farina no comment.

Commissioner Warunek no comment.

Commissioner Barr no comment.

Planner Warren no comment.

Planner Sayre no comment.

City Attorney Tomich no comment.

Chair Czarnecki reminded the commission that the new sign ordinance process with the City Attorney will start at the September meeting.

12. AJDOURNMENT

Motion by Meyer, seconded by Farina to adjourn at 8:05 pm

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

NAYS: None

Motion Carried.

Respectfully Submitted
Cindi Greenia, Clerk
City of Fraser