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**APPROVED PLANNING COMMISSION MINUTES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
AUGUST 3, 2022
7:00 P.M.**

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, August 3, 2022 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 7:01 p.m.

Chairman Warunek led the Pledge of Allegiance.

2. ROLL CALL

PRESENT: Chairman Warunek Members: Barr, Czarnecki, Farina, Meyer and Perry

ABSENT: Keil

OTHERS: City Planner Paul Urbiel, City Planner Alicia Warren,
City Attorney Clark Andrews

3. APPROVAL OF AGENDA – REGULAR MEETING AUGUST 3, 2022

Motion by Farina supported by Czarnecki to approve the agenda as written.

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

NAYS: None

Motion Carried

4. CHAIRPERSON'S OPENING REMARKS

Chairperson Warunek made the following 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 JUNE 1, 2022

Commissioner Barr indicated she had amendments to make to the DRAFT minutes from the June 1, 2022 Planning Commission meeting. Under commissioner's comments, she stated to change her comment from "seeing activity" to "happy to see they opened the tennis courts".

Motion by Farina supported by Czarnecki to approve the minutes of the June 1, 2022 City of Fraser Planning Commission Meeting as amended.

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

NAYS: None

Motion Carried

6. NEW BUSINESS

A. Public Hearings: SLU 22-01: 34360 Utica Road Shooter's Proposed Outdoor Patio

Chairperson Warunek opened the public hearing at 7:11pm.

Leroy Stevens, Stevens Architects for Shooter's.

Steve Taseski, Owner's Son and Owner Tom Taseski (father) present.

Presentation of request given by Paul Urbiel, City Planner.

Commissioner Farina asked if they plan to have speakers outside. There is no intention of having speakers.

It was also asked about the parking space impact to the city planner. The planner noted the hours of the other businesses, and it was determined that there was adequate number of parking spaces based on the hours of operation.

Chair Warunek requested clarity on where parking and ADA spaces will be along with the dumpster location.

Commissioner Czarnecki asked on the hours of the patio being open, the location of the planters, and if the patio will be all season. The owner answered that the intention is May to November, no heaters involved. The hours of operation for the patio have not been determined yet. They were saying between roughly ~~5 p.m. to 11:00 p.m.~~

4 p.m. to 2:00 a.m. The board would like the hours to be set prior to approval.

Mr. Farina asked if there would be a **drive-thru** at the site. It was noted there would be none on site.

Commissioner Czarnecki asked about the paving on the site and if it can be a part of approval for the special land use. The owner is already looking into improving the pavement on site.

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Commissioner Meyer asked about the egress exit door, and if the gate is planning to have a lock. The architect explained that there will not be a lock on the gate, and it is required by the liquor commission to have the gate. It was also asked about the planters and what they would look like. The architect noted that the planters will be out all year round and will be an elongated planter.

Chair Warunek asked about how many seats they plan to have on the patio, which would be determined by the Fire Marshal. The owner made a comment they are going to be doing 4-person tables.

Commissioner Meyer asked about the sidewalk on the North side of the building, which will be removed for the patio. Exterior lighting would include wall packs.

Chair Warunek asked if there were any additional comments from the public. There were none.

Public hearing closed at 7:41 pm.

Chair Warunek made a comment on the signage being repaired. Owner of the property stated that the repairs have been ordered.

They will need to include a photometric plan, handicap parking spot locations and number as well. Windows in the front will be replaced, the glass has been ordered. Comments were made regarding the dumpster location and how it can be upgraded to help the parking calculations.

City attorney agreed it was reasonable to have the site improvements be done, including a new dumpster location and new enclosure.

Motion by Farina supported by Czarnecki to postpone action for the voting of SLU 22-01 34360 Utica Road Shooter's Proposed Outdoor Patio, until the September 7, 2022 meeting.

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

NAYS: None

Motion Carried

B. Site Plan and Other Reviews:

i. SPR 22-01: 34360 Utica Road Shooter's Proposed Outdoor Patio

Motion by Farina supported by Perry to postpone the site plan approval, SPR 22-01 34360 Utica Road Shooter's Proposed Outdoor Patio, until the September 7, 2022 meeting, with a revised plan submitted, including the recommendations from the board.

Addition of a bike rack, showing of sign repair, photometric plan, hours of operation for the patio, max occupancy, configuration of planters to be added, tables and chairs design, dumpster enclosure and location, and addition of ADA spaces.

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

Motion Carried

ii. SPR 22-02: 34500 – 34650 Klein Parking Lot Modification

Jeremy Gillette, owner of the property, is present. Paul Urbiel, City Planner, presented the review and plans.

Jeremy Gillette mentioned that the striping of the parking is present. He does plan to re-stripe once the work is completed in the rear of the building. His business will not be occupying all the parking spaces that are on site.

Commissioner Barr mentioned the handicap spot not having a sign. The owner said he will get it replaced.

Commissioner Czarnecki asked about the loading space, and it would be kept in its current location.

Commissioner Farina asked if they require a soil erosion permit for the drain area, and they do require it with addition of three other permits.

Chair Warunek asked about the intended use. The owner explained it is to be used in case of an emergency and better circulation. Chair explained that it cannot be used for outdoor storage. If it were, it will need to come back to the board.

Commissioner Meyer asked about if there were intentions of using any chemicals for snow or ice removal, it is understood by the applicant that this property does line the drain and he does not plan to use any chemical materials.

The applicant plans to keep up the exterior with some greenery.

Motion by Czarnecki, supported by Chair Warunek to approve SPR 22-02 34500 – 34650 Klein Parking Lot Modification with the conditions that the applicant submit a revised plan to include the parking lot striping, no outdoor storage comment, and addition of the handicap sign.

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

Motion Carried

iii. SP21-08: 34400 Utica Road Outlot Development - Request for Site Plan Approval Extension

Tom Jablonski, Big Boy Restaurants is present and Altinia Kandrevas, Hockeyland's attorney is present via phone call.

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Paul Urbiel, City Planner, presented the review and background of the project. There was discussion regarding the parking agreements and shared parking spots between the board members, city attorney, and applicant.

Commissioner Meyer had a question about the amount of parking that is going to be used for the Lion's Club. At this time, it was unknown, but a document was emailed to the city attorney.

Chair Warunek made a comment that the new site plan is more appealing than the last with the new striping curb instead of a physical curb to help with bypassing of cars. Commissioner Farina asked when work is planning to get started. It is intended to get the foundation in as soon as possible once permits are issued.

It is advised by the city attorney that a revised site plan be submitted.

Motion by Chair Warunek, supported by commissioner Farina to extend for 12 more months, August 2, 2023, the approval of SP21-08 34400 Utica Road Outlot Development, subject to site plan amendment approval, and brought back to the September 7th, 2022 meeting, with the agreement that the applicant complies with the city codes and zoning ordinance. They are allowed to apply for foundation permits and start foundation work at their own risk.

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

Motion Carried

7. UNFINISHED BUSINESS

None at this time.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

None at this time.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina stated that they had not met in a couple of months.

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

Commissioner Czarnecki would like to create an ordinance regarding how much of a building can be covered with temporary signs. City planner mentioned that a temporary sign ordinance is drafted, and the suggested number is 20% coverage.

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Commissioner Farina made a comment regarding the Taco Bell landscaping that does not block the lighting from the headlights. Administration is working on a solution for this issue. Commissioner Farina also mentioned August 19-21 is the church festival, first one since the pandemic.

Commissioner Meyer asked about a property at 13 Mile and Groesbeck, which is currently fenced around. It was put up for sale, but no further knowledge.

Chair Warunek said it was good to see everyone again.

11. ADJOURNMENT

Motion by Czarnecki supported by Meyer to adjourn the meeting at 9:35 p.m.

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

NAYS: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser