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**FRASER PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
WEDNESDAY, NOVEMBER 2, 2022 - 7:00 P.M.
AS APPROVED 1/4/2023**

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, November 2 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 7:05 P.M.
Chairman Warunek led the Pledge of Allegiance.

2. ROLL CALL

PRESENT: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek
ABSENT: None

OTHERS: Planner Paul Urbiel, Attorney Hayley Tomich, Planner Alicia Warren

3. APPROVAL OF AGENDA – REGULAR MEETING November 2, 2022

Motion by Farina, seconded by Barr to approve the agenda as written.

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

Motion Carried

4. CHAIRPERSON'S OPENING 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.

5. APPROVAL OF MINUTES – REGULAR MEETING OCTOBER 5, 2022

Motion by Keil, seconded by Czarnecki to approve the minutes of October 5, 2022 as printed.

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

Motion Carried

**FRASER PLANNING COMMISSION MEETING MINUTES
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6. NEW BUSINESS

A. Public Hearings: None

B. Site Plan and Other Reviews:

i. RZ22-01: 33071 Garfield - Rezoning Request

Applicant: Tarik Dekho

Applicant's builder: Sam Talib

Planner Urbiel presented the case and background for the rezoning request.

Commissioner Keil made a comment about the Master Plan designation for the property in question. The Master Plan future land use designates this property as CBD Core, Central Business District. He spoke on the definition of CBD Fringe, and that the property is not zoned for residential.

Commissioner Farina asked administration if approving this would create spot zoning. Planner Urbiel explained that it does interrupt the CBD district and does not comply with the Master Plan Future Land Use map. As currently zoned, an adjacent property is zoned RM, Residential Medium.

Commissioner Perry asked the administration about the current land uses on Garfield, which includes a retail strip and multi-residential use.

Commissioner Barr mentioned the desired future for Downtown Fraser and believes this rezoning can potentially interrupt the Master Plan goals and walkability of the area.

Commissioner Czarnecki stated that she agreed with Commissioner Barr and asked applicant if his desire is to build a one-story or two-story structure. The applicant answered it would be a one-story duplex. A new conceptual plan with a rendering was presented by the applicant than what was originally submitted with the rezoning.

Chairman Warunek spoke on the future of Fraser and its downtown and agreed with the other board members that this would interrupt the vision for the future. Live/work units in this location would potentially be more compatible with the Master Plan instead of one-story housing.

Applicant, Mr. Dekho, spoke on the history of the lot next door that was partially demolished and remodeled and what was originally planned for the proposed site, which was a retail strip.

Motion by Keil, second by Farina to deny the rezoning request for RZ22-01 33071 Garfield.

Commissioner Czarnecki suggested connecting with the adjacent property owner to discuss a possible development.

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

NAYS: None

Motion carried

**FRASER PLANNING COMMISSION MEETING MINUTES
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7. UNFINISHED BUSINESS

i. SPR 21-09: 34400 Klein Site Plan Amendment

Representative: Dave Cadman, representing Joseph Marth (property owner).

Planner Urbiel presented the history of the case and planner review, which included an update from the Zoning Board of Appeals meeting.

Chairman Warunek mentioned the adjacency to the Malyn right of way and that the new drive may need to be moved at some point in the future.

Commissioner Czarnecki asked about the approximate landscaping tree height, the applicant did not know the sizing.

Motion by Farina, second by Czarnecki to approve the site plan, SP 21-09: 34400 Klein Site Plan, with the stipulations from the Zoning Board of Appeals:

- 1. The applicant must provide gravel enclosure details, including the size of the enclosure (with dimensions noted on the site plan), and details about fencing to enclose the front at a minimum.*
- 2. Details of the proposed landscaping (i.e., species of trees at time of planting) must be noted on the site plan.*
- 3. The areas of temporary gravel forward of the building line adjacent to the existing approach are restored to grass, and a revised site plan must be received revising the areas denoted as 'gravel'.*
- 4. A shared parking agreement with the adjacent property owner in recordable form is provided to ~~and approved by the City Attorney~~ **but had not been approved at the time of the meeting.***

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

NAYS: None

Motion Carried

**i. SLU 22-02: Gravity Auto Detailing 16659 Garfield - Special Land Use –
WITHDRAWN**

Discussion: Planner Urbiel informed the Commission that the applicant requested this matter be withdrawn, and noted that previous agendas erroneously listed this project as "Galaxy Auto Detailing". The correct name of the proposal was "Gravity Auto Detailing".

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Motion by Perry, second by Farina to accept the withdrawal of SLU 22-02 Gravity Auto Detailing 16659 Garfield.

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

NAYS: None

Motion Carried

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 October 6, 2022 Zoning Board of Appeals meeting.

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

Commissioner Farina mentioned on November 11, 2022, Knights of Columbus John F. Kennedy Hall will have a fish fry from 3pm-7pm.

Chairman Warunek asked commissioners of items that they would want to discuss or initiate for ordinance changes.

Commissioner Farina mentioned sign ordinance, sidewalk requirements, and bike paths with racks in all the parks.

Commissioner Keil agreed with the sidewalk requirements throughout the city.

Chairman Warunek would like to see an Economic Developer that can help make developers aware of incentives in the city.

11. AJDOURNMENT

Motion by Keil, supported by Barr to adjourn the meeting at 8:21 p.m.

All Ayes

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser