



City of Fraser

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**CITY OF FRASER
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 3, 2024 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026
AS APPROVED MAY 1, 2024**

A regular meeting of the City of Fraser Planning Commission was held Wednesday, April 3, 2024 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. CALL TO ORDER

Chair Czarnecki called the meeting to order at 7:00 p.m.
Chair Czarnecki led the Pledge of Allegiance.

2. ROLL CALL

Present: Barr, Czarnecki, Farina, Keil, Tuller, Warunek

Absent: Meyer

Others: City Planner Warren, City Attorney Ericson, City Clerk Greenia

Motion by Farina supported by Keil to excuse Planning Commission Member Meyer from the meeting.

AYES: Barr, Czarnecki, Farina, Keil, Tuller, Warunek

NAYS: None

Motion Carried

3. APPROVAL OF AGENDA APRIL 3, 2024 PLANNING COMMISSION

Chair Czarnecki indicated that the agenda that had been published had an incorrect address on it. The correct address for SP 24-01 Site Plan Review would be 34400 Klein Road, not 34400 Utica. She indicated that this had been changed on the agendas that were out for the public at the meeting tonight. She added that since Planner Sayre was not present this evening they would not be talking about item 7a – Sign Ordinance Discussion.

Motion Warunek supported by Farina to approve the agenda as amended for the April 3, 2024 City of Fraser Planning Commission meeting with the following changes:

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Noting the correct address for the property under Site Plan Review would be 34400 Klein Road and also noting that item 7a –Sign Ordinance Discussion would be removed.

AYES: Barr, Czarnecki, Farina, Keil, Tuller, Warunek

NAYS: None

Motion Carried

4. CHAIRPERSON’S OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES – March 6, 2024

Motion by Farina supported by Keil to approve the minutes of the March 6, 2024 meeting of the City of Fraser Planning Commission with the following amendments: Change the spelling of Big Boy Attorney from Randy Hermez to Randi Hermiz, change the page header to indicate the date of March 6, 2024, update the motion as made by Mr. Warunek on Big Boy, change the spelling of the word council to counsel on page 3.

AYES: Barr, Czarnecki, Farina, Keil, Tuller, Warunek

NAYS: None

Motion Carried

6. NEW BUSINESS

a. Public Hearings – None

b. Site Plan – 24-01- 34400 Klein Road, Foundation Solutions 360 Site Plan Review

Alicia Warren reviewed this application with the Planning Commission and members of the audience. She indicated that back in 2022 this Site Plan had been approved by the Planning Commission but since no action had been taken that approval had expired. She reviewed the differences between the current application and what had been approved in 2022. The applicant proposes to construct an additional driveway 20 feet in width off of Klein Road, as well as an additional paved asphalt area located on the south side of the building. The proposed area of new paved concrete equates to approximately 4,700 square feet. The revised site plans also address previous landscaping concerns and enclosure details for their proposed outdoor storage of gravel. They will need a variance for a parking setback, they are requesting a dumpster enclosure, an additional enclosure for gravel (they did receive approval from the ZBA in 2022 for gravel storage). They will need to go back to ZBA for this additional variance request.

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Discussion was had on what is currently at the site. Right now there is concrete all the way to the front already. It was reviewed if Klein was a City or County Road. Ms. Warren indicated that it was a City Road. That way the City could review it and the County would not have to get involved in this instance. This is in the IR district. Planning Commission discussed what was observed when they did a site visit. It was noted that all parking spots were taken and the lot was very full. There was construction equipment stored outside, and what appeared to be concrete on the entirety of the site.

At this time the applicants approached the Planning Commission. Joe Marth, Foundation Solutions 360 President, 34400 Klein Road, and Dave Cadman, Supervisor for Foundation Solutions 360, 34400 Klein Road, were both present. Mr. Marth addressed the Planning Commission and indicated that he read on the planner's notes he had to add a few items regarding this site plan. A diagram of the loading area with dimensions must be added to the prints; diagrams with dimensions of the enclosures must be added to the prints;

Further discussion was had on what was currently at the site. Concern was had regarding the amount of parking as well as the equipment that was stored outside. Commissioner Warunek indicated that having equipment outside was not an approvable use without a special land use approval. He added that if this was in the industrial subdivision it would not really matter but located across from the school and near residential areas, it was a lot. The Planning Commission needed to be assured that the applicant would address this concern. Discussion was had on the drain that ran across their property and the location of the new drive.

Commissioner Farina reviewed the number of employees and the parking issues this caused at the site and what the current parking area was like. The applicant noted that he would be asking the ZBA for a parking site variance at the meeting tomorrow night. The petitioner explained that there was a natural pitch for drainage. Further discussion was had on the drainage. The applicant stated he knew he had to add another row of block around his outside storage. Further discussion was had on the layout of the site. Mr. Cadman then shared that the reason this is so difficult is they have to get all the things needed for their day-to-day business in 2/3 of the site – 56 feet of the property was the Sweeney Drain and they could not use that area.

A lengthy discussion was held on concerns regarding the construction equipment not being stored properly, how the site was viewed, that Planning Commission was wanting them to succeed but still needed to keep in mind the surrounding area, what would be some good ways to remedy the situation. The Commission encouraged the applicant to get a copy of the zoning ordinance, maybe discuss this application with our Planner and to what can go there at the site and what some good suggestions might be. Mr. Marth stated he could park the three machines in question inside for the time being and that should eliminate the concern about these being parked outside until he can address some of the other issues in question. He also suggested that they could make the enclosure wall

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eight (8) feet tall. Discussion was had on that height and what could soften that appearance.

It was noted that the applicant must go to the Zoning Board of Appeals meeting tomorrow night and then they would be back at the Planning Commission with a revised plan. His goal was to make this a nice-looking building and do everything the Planning Commission requested of him. He agreed that he would try to address the screening matter before coming back to the Planning Commission.

Motion by Czarnecki supported by Farina to postpone a decision on Site Plan 24-01 to the next regularly scheduled Planning Commission following ZBA Action on the Site Plan variance requests.

AYES: Barr, Czarnecki, Farina, Keil, Tuller, Warunek

NAYS: None

Motion Carried

7. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

Nothing at this time.

8. MONTHLY REPORT – MARCH 2024

Planner Warren reviewed the March 2024 Planning Commission Monthly Report with the Commission. A review of the current status of Hockeyland was conducted.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina reviewed that they recommended to City Council the appointments of two (2) applicants to fill the Board's current vacancies at their meeting last month. They were both very qualified and were approved by the City Council. There will be a review of a use variance at tomorrow's meeting.

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

Commissioner Warunek stated that the joint training was very good and told the attorney and planner what a great job they did.

Commissioner Keil agreed that the training was very helpful and he appreciated it. The two (2) companies did a great job.

Commissioner Farina thanked the two companies for the training. It was very good. He sent out condolences to Lauren Sayre on the death in her family. He thanked everyone for their support of St. Malachy's Fish Fry.

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Commissioner Tuller stated it was an exciting first meeting and he enjoyed it. He was looking forward to many good meetings moving forward.

Chair Czarnecki stated she agreed the training was very good. Welcome to Commissioner Tuller. She asked if there was an update on Sheetz. Nothing yet.

11. ADJOURNMENT

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

AYES: Barr, Czarnecki, Farnia, Keil, Tuller, Warunek

NAYS: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser