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Elaine Leven

CITY CLERK

August Gitschlag

City of Fraser

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**CITY OF FRASER
PLANNING COMMISSION MEETING
JULY 15, 2024 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026
AS APPROVED - AUGUST 7, 2024**

A regular meeting of the City of Fraser Planning Commission was held on Monday, July 15, 2024 at 7:00pm in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. CALL TO ORDER

Chairperson Czarnecki called the meeting to order at 7:02pm and led the Pledge of Allegiance.

2. ROLL CALL

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

Absent:

Others: City Planner Sayre, City Attorney Ericson, City Clerk Gitschlag

3. APPROVAL OF AGENDA

Motion by Keil supported by Warunek to approve the agenda as presented for the July 15, 2024 City of Fraser Planning Commission

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

NAYS:

Motion Carried

4. CHAIRPERSON'S OPENING REMARKS

Chair Czarnecki read her remarks on the statutory duties of a Planning Commission into the record.

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5. APPROVAL OF MINUTES

Motion by Farina supported by Barr to approve the minutes of the June 5, 2024 Planning Commission meeting as presented/amended.

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

Motion Carried

Request by the chair to revisit May meeting minutes to adjust the attendance possibly recorded in error

6. NEW BUSINESS

a. Public Hearings

There were no public hearings at this time.

b. Site Plans

SP 24-02 – 31253 & 31285 Utica Road, Sunbelt Rentals

David Sweeney and David Teyber with CESO architects and Bradley Frazier from Sun Belt Rentals were present to promote their vision for the property and answer questions about their proposed site plan. They did express intentions to go before the ZBA to seek a variance for a reduction in the required 20 feet of green belt

Motion by Warunek supported by Keil to approve the site plan for Sunbelt Rentals on the condition the Fraser ZBA grants a variance regarding the required 20 feet of green belt along the Utica frontage and change the screening fence to chain link and meet all Public Safety and Engineering requirements of the city. The lots must be combined prior to the issuance of any permits and development in question, and stamped and sealed plans must be provided.

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

Motion Carried

7. UNFINISHED BUSINESS

Commissioner Farina steps out at 7:57pm, returns at 7:59pm

a. Sign ordinance presentation

Ms. Sayre gave an overview of proposed changes and updates to the sign ordinance. She broke it down by section highlighting the parts that were new and/or recently discussed. Light discussion of the ability to enforce proposed ordinances took place as well.

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8. PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment at this time.

9. MONTHLY REPORT – JUNE 2024

Ms. Ericson reported that the City Administration met with representatives from Big Boy to discuss issues the City had with the property and stated Big Boy was working with the City to rectify their issues.

Commissioner Meyer brought up the Utica Strip Mall, Ms. Sayre reports they recently were granted construction approval.

The Sheetz proposed development is tentatively scheduled for City Council consideration at their September meeting.

10. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina reported the last two meetings of the ZBA were cancelled.

11. COMMISSIONERS' COMMENTS AND ITEMS OF INTEREST/CONCERN

Barr: reminded people the fireworks and carnival are this weekend

Czarnecki: Thanked Commissioner Warunek for his help, and asked the website start updating City Clerk, and minutes for the Planning Commission

Farina: Nothing at this time

Keil: Nothing at this time

Meyer: Asked for an update on the Dairy Queen Property, and Ms. Sayre stated they were in the process of finishing a consent judgement, the details are not known.

Tuller: Nothing at this time

Warunek: Nothing at this time

Gitschlag: brought up political signs, and Ms. Sayre stated currently they can be up 180 days after their use.

Sayre: looking for volunteers for a Zoning Ordinance update steering committee.

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12. ADJOURNMENT

Motion by Farina supported by Keil to adjourn the meeting at 8:26pm

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

NAYS: None

Motion Carried

Respectfully Submitted:

August Gitschlag, Clerk
City of Fraser