



City of Fraser

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**FRASER CITY PLANNING COMMISSION
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
WEDNESDAY, November 6, 2024 @ 7:00 P.M.
AS APPROVED 12/4/2024**

A regular meeting of the Fraser City Planning Commission was held on Wednesday, November 6, 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 7pm and led the Pledge of Allegiance

2. ROLL CALL OF COUNCIL MEMBERS

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

Absent: None

Others: City Planner Sayre, City Attorney Alyssa Ericson,

3. APPROVAL OF AGENDA

Motion by Warunek supported by Keil to approve the agenda as printed.

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

NAYS:

Absent:

Motion Carried

4. CHAIR OPENING REMARKS

5. APPROVAL OF MINUTES

Motion by Farina supported by Keil to approve the minutes as presented.

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

NAYS:

Absent:

Motion Carried

6. NEW BUSINESS

a. Public Hearings

None

**FRASER PLANNING COMMISSION MINUTES
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b. Site Plans:

- i. Motion by Meyer supported by Warunek to postpone SP 24-04 & SLU 24-02– 34625 Utica Road, Mister Car Wash until the December 4, 2024 meeting.

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

NAYS:

Absent:

Motion Carried

ii. SP 24-06 – 32925 Groesbeck Highway, Fraser Optical Façade Review

Planner Sayre introduced the project and the background of the request. The applicant was present to answer questions from the board regarding material, color scheme, and final look of the façade.

Motion by Warunek supported by Farina to approve the proposed exterior facing material façade changes with the condition of revising the east front elevation with raising the masonry wall to at least the top line of the windows for longevity and the adhesive properties of the paint and submission of a revised plan to the Building Department with the changes included.

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

NAYS:

Absent:

Motion Carried

c. Other

i. Interview of JoAnne Barr for position on the Planning Commission

Motion by Farina, supported by Keil to recommend to City Council to reappoint JoAnne Barr for a position on the Planning Commission term ending December 31, 2027.

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

NAYS:

Absent:

Motion Carried

ii. Interview of Renee Meyer for position on the Planning Commission

Motion by Farina, supported by Keil to recommend to City Council to reappoint Renee Meyer for a position on the Planning Commission term ending December 31, 2027.

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

NAYS:

Absent:

Motion Carried

iii. Interview of Randy Warunek for position on the Planning Commission

Motion by Farina, supported by Keil to recommend to City Council to reappoint Randy Warunek for a position on the Planning Commission term ending December 31, 2027.

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

NAYS:

Absent:

Motion Carried

**FRASER PLANNING COMMISSION MINUTES
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7. RETURNING BUSINESS

- a. Driveway Expansion Text Amendments
Planner Sayre presented the proposed text amendments regarding driveway expansions. Discussion from the board was had. Planner Sayre will research previous approved ordinance regarding impervious surface allowance.

Douglas Bukantis, 15767 Kingston: Fraser resident spoke on their need for a driveway expansion.

8. Public Comment

None

9. Monthly Report – October 2024

10. Zoning Board of Appeals Member Liaison Report

Commissioner Farina stated there was no Zoning Board meeting last month.

11. Commissioners' Comments and Items of Interest/Concern

~~Commissioner Keil announced December will be his last meeting with the board.~~

Commissioner Warunek made a comment to Planner Sayre of a grammatical error from the review in the agenda packet.

Commissioner Farina thanked everyone who supported the fundraiser, and noted it was a great success. Also mentioned the Master Plan will possibly be needing a review for an update in 2026.

Commissioner Tuller said Go Lions!

Commissioner Meyer no comment.

Commissioner Barr no comment.

Planner Sayre reminded everyone to take the Zoning Ordinance update survey. Posted on the City's website.

Chair Czarnecki followed through with the Clerk's office regarding their badges and hasn't heard anything yet.

12. Adjournment

Motion by Keil, Meyer seconds to adjourn at 8:40 p.m.

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

NAYS:

Absent:

Motion Carried

Respectfully Submitted:

Alicia Warren