



City of Fraser

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

A regular meeting of the Fraser City Planning Commission was held on Wednesday, December 4, 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. and led the Pledge of Allegiance

2. ROLL CALL OF COUNCIL MEMBERS

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

Absent: Meyer

Others: City Planner Sayre, City Attorney Alyssa Ericson, Deputy Clerk Greenia

Chair Czarnecki indicated that Commissioner Meyer had contacted her to let her know she was unable to attend the meeting tonight.

Motion by Czarnecki supported by Keil to excuse Commissioner Meyer from the December 4, 2024 Regular Planning Commission meeting.

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

NAYS:

Motion Carried

3. APPROVAL OF AGENDA

Chair Czarnecki asked if they could combine Items 7a and 7b into one discussion.

Motion by Farina supported by Keil to approve the agenda as amended, combining Items 7a and 7b into one discussion.

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

NAYS:

Absent:

Motion Carried

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4. CHAIR OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES

Chair Czarnecki indicated she had contacted Deputy Clerk Greenia and had her reflect the name of the person speaking as well as a signature page to the minutes.

Commissioner Farina asked to strike Commissioner Keil's remarks under "Commissioners' Comments and Items of Interest/Concern."

Motion by Tuller supported by Keil to approve the minutes of the November 6, 2024 Planning Commission meeting as amended.

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

NAYS:

Motion Carried

6. NEW BUSINESS

a. Other

1. Approval of 2025 Calendar of Meeting Dates

Commission discussed the proposed dates and made some changes.

Motion by Keil supported by Tuller to approve the 2025 Regular Meeting Dates for the Fraser Planning Commission as follows:

1/13/2025	2/5/2025	3/5/2024
4/2/2025	5/7/2025	6/4/2025
7/21/2025	8/6/2025	9/3/2025
10/1/2025	11/5/2025	12/3/2025

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

NAYS:

Motion Carried

7. UNFINISHED BUSINESS

a. Public Hearings

i. SLU 24-02 and SP 24-04: 34625 Utica Road, Mister Car Wash

Planner Sayre went over her written review with the Planning Commission and applicants. She indicated that the proposed car was project met with the current zoning as well as the Master Plan for the type of business that could be developed there.

Planner Sayre said the project met most of the conditions as required in our Zoning Ordinance but she did have some concerns as follows:

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1. Necessary lot splits and lot combinations are administratively achieved
2. A cross access parking easement agreement, in a form satisfactory to the City Attorney, for the use of the parking areas must be obtained between the applicant and the Meijer property (34835 Utica)
3. A variance for the lighting to exceed the maximum illumination levels must be obtained or a compliant photometric plan must be submitted.
4. The EIFS building material must be approved by Planning Commission
5. An additional frontage-landscaping tree is required along the front setback of the proposed site.
6. The loading space must be identified, and any side-loading configuration must be approved by the Planning Commission.

After she completed her review of the Site Plan, she then went over the eight (8) standards that must be met in order to obtain a Special Land Use. She noted that the reason they had to request a Special Land Use was due to the outside vacuums, as they would be considered an Open Air Business.

The applicant met all of the standards in her opinion and, unless Planning Commission had particular concerns, she would recommend approval of the Special Land Use.

Joseph Paluzzi with Beras Development Group and Chris Campbell with Mr. Car Wash were present on behalf of the applicants.

Mr. Campbell presented information on Mr. Car Wash to Planning Commission. He shared they were the largest operator of express tunnel car washes in the country. They had over 500 stores. They currently have 31 stores with another 18 under development in Michigan. He explained to the Commission some of their practices that make them the industry leaders in express tunnel car washes.

Mr. Campbell went over the Site Plan and the process a user of the car wash would follow. It was not a touchless system. They wash about 400 cars each day.

He reviewed the elevations of the building indicating they used brick and stone and high quality material on this building. He referred to a comment made by the Planner regarding the use of EIFS. He noted that there was about 300 square feet of EIFS used on this building or 2.8% of the building would be this material.

A lengthy discussion was had regarding the off-street loading issue. Mr. Campbell stated that they had hardly any deliveries, once a month for the chemistry delivery (used to wash vehicles) and other than that very sporadic deliveries. They would request that Planning Commission allow them to not have a specified loading spot. They would put a tree where requested. He referred to the property line on the site plan and felt that it was drawn this way in error and it would be rectified.

Planning Commission had questions regarding deliveries to the business, how many employees were going to be onsite, water usage, snow removal, how they planned to mitigate the noise from the vacuums, the lighting variance being requested, and the cost of a membership.

Chair Czarnecki opened the Public Hearing at 7:57 p.m.

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There was no one present to speak at the Public Hearing.

Chair Czarnecki closed the Public Hearing at 7:58 p.m.

Motion by Warunek supported by Keil to approve Special Land Use #24-02 34625 Utica Road Mister Car Wash as it meets all eight (8) standards as required without conditions.

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

NAYS:

Motion Carried

Motion by Tuller supported by Warunek to approve Site Plan #24-04 – Mr. Car Wash – 34625 Utica Road with the following conditions:

1. Necessary lot splits and lot combinations are administratively achieved
2. A cross access parking easement agreement, for the Southern 17 spaces as depicted on the site plan, in a form satisfactory to the City Attorney, for the use of the parking areas must be obtained between the applicant and the Meijer property (34835 Utica) and this agreement must be completed and signed prior to any occupancy being given
3. A variance for the lighting to exceed the maximum illumination levels must be obtained or a compliant photometric plan must be submitted.
4. The EIFS building material has been approved by Planning Commission
5. There has to be one more tree in the landscaping area.
6. Applicant will install a bike rack on site.
7. The Planning Commission agrees that the applicant does not need a loading area.

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

NAYS:

Motion Carried

b. Driveway Expansion Text Amendments

Planner Sayre referred to the memo regarding Driveway Expansion that she had included in the packet. She said that after speaking with legal they wanted to do additional analysis on the proposed amendment before bringing it back. Their plan was to bring it back to Planning Commission for discussion, set a Public Hearing for the February Planning Commission meeting and then send their recommendation on to City Council for their agenda at their March meeting.

At this time Mr. Bukantis, 15767 Kingston, Fraser addressed Planning Commission regarding an issue with his driveway and the application fee. Chair Czarnecki indicated to him that he should contact Bob Logan in the Building Department to resolve this matter.

8. Public Comment – Non-Agenda Items

No public comment at this time.

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9. Monthly Report – November 2024

Planner Sayre reviewed her monthly report for November. Discussion was had on Hockeyland issues. Attorney Ericson stated they were very close to completing the agreements.

10. Zoning Board of Appeals Member Liaison Report

Commissioner Farina reviewed what ZBA addressed at the November meeting and indicated they would be discussing Mr. Car Wash variance requests. They interviewed ZBA Members Chimenti and Menendez and recommended their reappointments to City Council.

11. Commissioners' Comments and Items of Interest/Concern

Commissioner Barr wished everyone a Merry Christmas and added how wonderful the lights looked at City Hall.

Commissioner Warunek wished everyone Happy Holidays.

Commissioner Keil had nothing at this time.

Commissioner Farina wished everyone a Happy Holidays, Merry Christmas, Happy Hanukah. Be kind to each other and have a great time.

Commissioner Tuller stated "GO LIONS".

Deputy Clerk Greenia shared how good it was to see everyone. She wished everyone a blessed Christmas.

Chair Czarnecki stated she wanted to thank the administration for follow up on the identification badges. She asked about when the steering committee was meeting and the status of what was happening with the Zoning Ordinance rewrite. She encouraged everyone to complete the Zoning Ordinance survey online. She wished everyone Happy Holidays.

12. Adjournment

Motion by Keil supported by Farina to adjourn at 8:21 p.m.

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

NAYS:

Absent:

Motion Carried

Respectfully Submitted:

Cindi Greenia, Deputy Clerk
City of Fraser