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**CITY OF FRASER
PLANNING COMMISSION MEETING
WEDNESDAY, February 7, 2024 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026
AS APPROVED 3/6/2024**

A regular meeting of the City of Fraser Planning Commission was held Wednesday, February 7, 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, Meyer, Warunek

Absent: None

Others: City Planner Sayre, City Attorney Alyssa Ericson, Planner Alicia Warren

3. APPROVAL OF AGENDA FEBRUARY 7, 2024 PLANNING COMMISSION

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

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

NAYS: None

Motion Carried

4. CHAIRPERSON'S OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES – JANUARY 3, 2024

Motion by Warunek supported by Keil to approve the minutes of the January 3, 2024 meeting of the City of Fraser Planning Commission with corrections from Chair Czarnecki pg 2. Item 6b. John Gabor "public parking at the site", corrected to "public

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park". Pg 3., fourth paragraph "The conditions must be imposed..." change imposed to "offered". Pg. 4., Greg Grueneberg speaking on "geese", correct spelling.

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

NAYS: None

Motion Carried

6. NEW BUSINESS

a. 2023 Annual Planning Program and Zoning Report and 2024 Annual Work Plan.

Planner Lauren Sayre presented the 2023 Annual Planning Program and Zoning Report, along with the 2024 Annual Work Plan to the board.

Motion by Farina supported by Keil to forward the 2023 Annual Planning Program and Zoning Report and the 2024 Annual Work Plan to City Council after Zoning Board approval.

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

NAYS: None

Motion Carried

7. UNFINISHED BUSINESS

a. Sign Ordinance Discussion

Planner Lauren Sayre presented the sign ordinance changes and updates from the December Planning Commission meeting. The sign ordinance discussion schedule was outlined for the upcoming months.

Nonconformity and Modification, Billboards, Real Estate Development signage section, and Residential Subdivision Identification signs were discussed.

Paul Cilluffo, resident, made a comment about flag/feather signage and how the city should maintain these.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

Chair Czarnecki opened the floor for any comments. There were no further comments.

9. MONTHLY REPORT JANUARY 2024

City Attorney Ericson made comments regarding last month's concerns including update on the Big Boy Development.

Planner Lauren Sayre presented and discussed new updates on open projects. Chair

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Czarnecki opened the floor for public comment.

Paul Cilluffo, resident, asked about Sheetz development and the process if they decide to come back to a City Council meeting and if the residents would be notified. Chair Czarnecki answered that residents would be notified if there is a Public Hearing that is held.

10. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina reviewed that at the Zoning Board of Appeals meeting in January was cancelled.

11. COMMISSIONERS' COMMENTS AND ITEMS OF INTEREST/CONCERN

Planner Lauren Sayre presented a Public Hearing and Noticing memo regarding questions from last month's meeting.

Commissioner Warunek made a comment about the discussed ordinance updates and changes from the 2024 Work Plan that can be further made regarding permeable surfaces.

Commissioner Farina made a comment regarding St. Malachy Fish Fry on Fridays.

Commissioner Meyer made a comment that she is going to take the MSU Citizen Planner program.

Planner Alicia Warren made a comment regarding non-conforming signage and how they can be tracked.

Planner Lauren Sayre reminded the commissioners Monday March 11th is when the joint training will be held with the Zoning Board of Appeals.

12. ADJOURNMENT

Motion by Keil supported by Meyer to adjourn the meeting at 8:30 p.m.

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

NAYS: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser