



City of Fraser

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**CITY OF FRASER
PLANNING COMMISSION MEETING
MAY 1, 2024 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026
AS APPROVED June 5, 2024**

A regular meeting of the City of Fraser Planning Commission was held Wednesday, May 1, 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, Tuller Absent: Keil, Meyer, Warunek
Others: City Planner Sayre, City Attorney Alyssa Ericson, City Clerk Greenia

3. APPROVAL OF AGENDA MAY 1, 2024 PLANNING COMMISSION

Motion by Farina supported by Barr to approve the agenda as presented.
AYES: Barr, Czarnecki, Farina, Tuller
NAYS: None

Motion Carried

4. CHAIRPERSON'S OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES – April 3, 2024

Commissioner Farina had one correction to the minutes.

Motion by Tuller supported by Farina to approve the minutes of the April 3, 2024 meeting as amended.

AYES: Barr, Czarnecki, Farina, Tuller
NAYS: None

Motion Carried

CITY OF FRASER PLANNING COMMISSION MEETING
Wednesday, May 1, 2024 @ 7:00 P.M.

6. NEW BUSINESS

a. Public Hearings

There were no public hearings on the agenda tonight.

b. Site Plan

Site Plan 23-04 – 34575 Commerce Road, Divergent Technologies

Planner Sayre reviewed the application before the Planning Commission. The applicant is requesting to obtain original site plan approval, as there was currently no site plan on record. They want to add outdoor storage of approximately 25 school buses in the rear of the building. There is gravel in place, which applicant is proposing to keep, however, they will add striping for the vehicles. They also indicate reseeding the front yard and restoring the lawn from gravel.

She went over each item in reference to the site plan and whether it met our Zoning Ordinance Standards. She recommended the Planning Commission table/postpone action on this request until the applicant could address her concerns. They are as follows:

The need to obtain a parking waiver from the planning commission for the 2 deficient parking spaces or include 2 more parking spaces.

Add 2 ADA compliant barrier free parking spots.

Outdoor vehicle storage must be paved (concrete or asphalt)

They must provide the dimensions of the driveway.

They must provide 1 location for loading/unloading and indicate on site plan.

The outdoor storage screening fence must be sight obscuring by either adapting the existing fence or providing evergreen shrub plantings.

If the busses being stored are taller than the screening that's being provided, then a variance to store material above the required screening must be obtained.

They must meet any requirements from Public Safety and Engineering comments.

Chair Czarnecki asked if they would need a variance for the landscaping. Planner Sayre stated they would if they did not want to do a 20-foot greenbelt. They would have to go before the ZBA in that case. Discussion was had on the landscape and screening requirements and what elements of those would require a variance.

Chair Czarnecki then asked if the Planning Commission had the authority to waive the required paving of the parking lot. Attorney Ericson noted that they could but would need to state what type of material needed to be in the lot if not pavement.

CITY OF FRASER PLANNING COMMISSION MEETING
Wednesday, May 1, 2024 @ 7:00 P.M.

Discussion was had of her other concerns including the comments from Public Safety. Chair Czarnecki then stated it was her understanding we were treating this as a new site plan and wanted to affirm that the applicant was aware of this.

Mike Trimanti was present representing the applicant. They were unaware that this would be treated as a new site plan. He indicated that he felt they could work most things out. He was representing the owner of the building and was here on behalf of one of their very good tenants. He said that after review he would be having a conversation with the tenant to see if all items the planner mentioned would be addressed.

David Holtz, President of Divergent Transportation, 34575 Commerce Road, Fraser, MI 48026. At this time, Chair Czarnecki indicated to the applicant that the Planning Commission had three absent members tonight. The approval would take a majority vote. They could request a postponement if they wanted to wait for a full Commission. The applicant wanted to move forward at this time.

Mr. Holz then indicated they moved into the facility about 4 and ½ years ago. It was a slow start but now it is growing rapidly. When he rented the property it was empty – they had two employees at the beginning. Now they have over 160. He understands the City has to have some regulations on things, he was hoping they could come to a reasonable agreement on some things. He added that they would be looking to get another site and having that would alleviate some of these issues.

Commissioner Farina then asked if the applicant had a copy of the planning review of the application and, if so, did he have any problems with it. Mr. Holz did have a few concerns. Paving the entire parking seemed like a large expense he would rather not have to do. Discussion was had on how to move forward with this application.

Motion by Farina supported by Tuller to postpone a decision on City of Fraser Site Plan # 23-04- 34575 Commerce Road, Divergent Transportation, to the next regularly scheduled Planning Commission meeting following the applicant obtaining any and all necessary variances and providing revisions to the Site Plan to the Office of Planning.

AYES: Barr, Czarnecki, Farina, Tuller
NAYS: None

Motion Carried

7. UNFINISHED BUSINESS

a. Sign Ordinance Discussion

Planner Sayre reviewed the current status of the Sign Ordinance Amendment with Planning Commission. She thanked the Planning Commission for adjusting the schedule due to her absence at the last meeting. She was hoping to bring Planning Commission a good draft of this Ordinance, inclusive of all of their suggestions, and having been reviewed by legal for any concerns, by the July meeting. Should Planning Commission be satisfied with the draft they would then recommend approval to City Council. It could be on the August or September meeting for City Council action at that time.

A brief discussion was had regarding political signs.

At this time Planning Commission and Planner Sayre reviewed the final piece to the proposed amendments to the Ordinance. A lengthy discussion was had.

CITY OF FRASER PLANNING COMMISSION MEETING
Wednesday, May 1, 2024 @ 7:00 P.M.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

Nothing at this time.

9. MONTHLY REPORT APRIL 2024

Attorney Ericson reviewed the April 2024 Planning Report. There were some items yet to be completed with Hockeyland.

At 32660 Utica Road, the car wash being built into a strip mall, they are currently in the process of demolition. Chair Czarnecki indicated her concern that there was no fencing around the building being demolished. Planner Sayre stated she would follow up with that concern.

She reviewed the rest of the report and the changes from last month's report.

10. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina reviewed that at the ZBA heard three (3) cases at the last meeting, Sunbelt Rentals, Foundation Solutions and a use variance at Fraser City Council Meeting May 1, 2024 59 14 Mile Road. There were having a meeting tomorrow night with two applicants on the agenda.

11. COMMISSIONERS' COMMENTS AND ITEMS OF INTEREST/CONCERN

Commissioner Tuller had nothing at this time.

Commissioner Farina referred to our current code compliance officer. He added that he thought the Planning Commission was doing a fabulous job.

Chair Czarnecki asked if there were any applications coming the way of the Planning Commission. If there was nothing they could cancel the meeting.

12. ADJOURNMENT

Motion by Tuller supported by Farina to adjourn the meeting at 8:43 p.m.

AYES: Barr, Czarnecki, Farina, Tuller

NAYS: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk

CITY OF FRASER PLANNING COMMISSION MEETING
Wednesday, May 1, 2024 @ 7:00 P.M.

City of Fraser