



**City of Fraser
CENTENNIAL COMMUNITY**

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**CITY OF FRASER
PLANNING COMMISSION MEETING MINUTES
June 5, 2024 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026
AS APPROVED July 15, 2024**

A regular meeting of the City of Fraser Planning Commission was held Wednesday, June 5, 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, Tuller, Warunek

Absent: None

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

3. APPROVAL OF AGENDA JUNE 5, 2024 PLANNING COMMISSION

Chair Czarnecki asked that item 6b i.SP 24-02 – 31253 & 31285 Utica Road, Sunbelt Rentals is removed for postponement until the July 15th, 2024 meeting.

Motion by Farina supported by Warunek to approve agenda as amended.

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

NAYS: None

Motion Carried

4. CHAIRPERSON'S OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES – May 1, 2024

Motion by Tuller supported by Keil to approve the minutes of the May 1, 2024 meeting as submitted.

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

NAYS: None

Motion Carried

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Motion by Chair Czarnecki supported by Farina to excuse members Keil, Meyer and Warunek from the May 1, 2024, meeting.

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

Motion Carried

6. NEW BUSINESS

a. Public Hearings

There were no public hearings on the agenda tonight.

b. Site Plans

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

Motion by Farina supported by Keil to postpone Site Plan SP 24-02 32153 & 32185 Utica Road, Sunbelt Rentals until the first meeting after they submit a revised site plan.

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

Motion Carried

7. UNFINISHED BUSINESS

a. SP 24-01 – 34400 Klein Road, Foundation Solutions 360

Planner Sayre reviewed the current status of the site and site plan and their approved variances from the Zoning Board of Appeals.

Applicant for the property was present to answer any questions. Questions from the board included screening, tree planning height, and fence height.

Motion by Warunek supported by Tuller to approve SP 24-01 – 34400 Klein Road, Foundation Solutions 360 with meeting the requirements as presented and noted that a 7-ft screened chain link fence with composite inserts.

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

Motion Carried

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

Nothing at this time.

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9. MONTHLY REPORT MAY 2024

Planner Sayre shared current updates on the Big Boy site, Certificate of Occupancy, Sheetz proposed development status to be on City Council agenda in August. Sign ordinance has a full draft and will be back on the agenda for Planning Commission soon.

10. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina reviewed that at the ZBA heard two (2) cases at the last meeting, Sunbelt Rentals and Foundation Solutions 360. June's meeting has been canceled for lack of agenda items.

11. COMMISSIONERS' COMMENTS AND ITEMS OF INTEREST/CONCERN

Commissioner Farina welcomed the new city clerk and gave gratitude to City Clerk Greenia.

Commissioner Meyer shared her experience with the Citizen Planner's course and advised anyone who is interested to take it.

City Clerk Gitschlag thanked everyone.

12. ADJOURNMENT

Motion by Keil supported by Farina to adjourn the meeting at 7:32 p.m.

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

NAYS: None

Motion Carried

Respectfully Submitted:

August Gitschlag, Clerk
City of Fraser