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City of Fraser

CENTENNIAL COMMUNITY

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Sherry Stein

Fraser Planning Commission Meeting Minutes City Council Chambers 33000 Garfield, Fraser, MI 48026 Monday, July 21, 2025 @ 7:00 p.m.

1. Call Meeting to Order / Pledge of Allegiance

Chairman Warunek called the meeting to order at 7:02pm.

2. Roll Call

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

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

3. Approval of Agenda – July 21, 2025

Motion by Czarnecki, supported by Keil to approve the July 21, 2025 Planning Commission Agenda with the removal of 7c Zoning Ordinance Text Amendments.

Ayes: Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Absent: Barr

Motion Passes

4. Chairperson's Opening Remarks

Chairman Warunek delivered the opening remarks

5. Approval of Minutes – May 7, 2025

Motion by Czarnecki, supported by Keil to approve the May 7, 2025 Planning Commission Minutes.

Ayes: Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Absent: Barr

Motion Passes

6. Unfinished Business – None

7. New Business

a. Public Hearing

33000 Garfield, Fraser, Michigan 48026 – (586) 293-3100 – www.micityoffraser.com

**Fraser Planning Commission Agenda
Monday, July 21, 2025 @ 7:00 p.m.**

- i. SLU 25-02: 33341 Kelly Road - Complete Car Care

Chairman Warunek opened the public hearing at 7:06pm.

Gloria Nicosia the owner of Complete Car Care, and Greg Kiesgen the building owner addressed the Commission.

Chairman Warunek closed the public hearing at 7:32pm.

Motion by Farina, supported by Keil to approve the special land use 25-02 to allow an automobile heavy repair garage in an "IR-Industrial Restricted" zoning district with the conditions that:

- a. No outdoor storage is permitted without a variance.
- b. All work must be conducted completely within the building
- c. Contingent on an approved site plan

Ayes: Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Absent: Barr

Motion Passes

b. Site Plans

- i. RZ 23-03: 32971 & 32875 Utica Road – Sheetz

David Bruckelmeyer from Sheetz addressed the Commission and answered their questions.

Motion by Tuller, supported by Keil to approve site plan RZ 23-03: 32971 & 32875 Utica Road as presented.

Ayes: Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Absent: Barr

Motion Passes

~~c. Zoning Ordinance Text Amendments~~

~~i. Gas Station Pump Canopy Lighting~~

8. Public Communication on Non-Agenda Items

None at this time.

9. Monthly Report – June 2025

Brief update was given on Hockeyland.

10. Zoning Board of Appeals Member Liaison Report

Frank Farina reported on the ZBA granting a variance for a corner lot fence.

11. Commissioners' Comments and Items of Interest/Concern

**Fraser Planning Commission Agenda
Monday, July 21, 2025 @ 7:00 p.m.**

Czarnecki – Thanked City Council for their consideration in increasing Planning Commission meeting stipend

Farina – Knights of Columbus fish fry every other Friday

Keil – nothing.

Meyer – noticed the site just north of Fraser Villa is for sale? Any updates?

Tuller – Lions start playing soon.

Warunek – expressed concerns about site plan compliance over time and Code Enforcement being aware of site plan conditions.

12. Adjournment

Motion by Farina, supported by Meyer to adjourn the meeting at **8:05**.

Ayes: Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Absent: Barr

Motion Passes

Respectfully submitted:

**August R Gitschlag
Fraser City Clerk**