



CITY MANAGER
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CITY CLERK
August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

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MAYOR PRO-TEM
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Fraser Planning Commission Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Monday, January 13, 2025 @ 7:00 p.m.
APPROVED Wednesday, March 5, 2025

A regular meeting of the Fraser City Planning Commission was held on Monday, January 13, 2025 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call Meeting to Order / Pledge of Allegiance

Meeting was called to order by Chairman Czarnecki at 7pm and Chairman Czarnecki led the Pledge of Allegiance

2. Roll Call

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

Others Present: City Planner Lauren Sayer, City Clerk August Gitschlag, City Attorney Alexander Hishon

After Roll Call City Clerk Gitschlag swore in reappointed members Warunek and Meyer to new terms ending in 2027.

Motion by Farina, Meyer seconds to excuse Commissioner Barr and send condolences to her family on the passing of her daughter.

Ayes: Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Nays: None
Absent: Barr

Motion Passes

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3. Approval of Agenda – January 13, 2025

Item iii. SP 24-08, 17689 Masonic Blvd - Strip Mall has been removed by applicant's request.

Motion by Keil, Warunek seconds to approve the revised Agenda for the January 13, 2025 minutes.

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

Nays: None

Absent: Barr

Motion Passes

4. Chairperson's Opening Remarks

Chair Czarnecki read his opening remarks into the record.

5. Approval of Minutes – December 4, 2024

Motion by Keil, Tuller seconds to approve the draft of the December 4, 2024 minutes as prepared.

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

Nays: None

Absent: Barr

Motion Passes

6. New Business

a. Site Plans

i. SP 24-04, 34625 Utica Road - Mr. Carwash, Site Plan Amendment

Project Engineer Jamie Antoniewicz of Atwell was present representing the applicant

Motion by Tuller, Warunek seconds to approve the proposed site plan amendment with the following conditions, which encompass the outstanding previously approved site plan conditions.

1. The necessary lot splits and lot combinations are administratively achieved.
2. A variance for the lighting to exceed the maximum illumination levels must be obtained or a compliant photometric plan must be submitted.
3. Planning Commission approved the EFIS building material and does not require any loading space.
4. Bicycle parking must be provided.

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

Nays: None

Absent: Barr

Motion Passes

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ii. SP 24-07, 33420 Utica Road - Duplex Condominiums

Applicants Osama and Ayad Razooq and project engineer Larry Meroji were present

*Commissioners asked the applicant for a revised site plan that considered the following:
Architecture design, trash removal, open space, screening, barrier free parking and
parking dimensions.*

Motion by Farina, Keil seconds to postpone SP 24-07, 33420 Utica Road – Duplex
Condominiums to the March 5th Planning Commission Meeting

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

Nays: None

Absent: Barr

Motion Passes

~~iii. SP 24-08, 17689 Masonic Blvd – Strip Mall removed at applicant's request~~

b. Other

i. Election of Officers

Motion by Keil, Farina seconds to nominate Randy Warunek as Planning Commission
Chair for 2025

*There were no other nominations from the floor
Commissioner Warunek accepted the nomination.*

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

Nays: None

Absent: Barr

Motion Passes

Motion by Czarnecki, Keil seconds to nominate Renee Meyer as Planning
Commission Vice Chair for 2025

*There were no other nominations from the floor
Commissioner Meyer accepted the nomination.*

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

Nays: None

Absent: Barr

Motion Passes

Motion by Farina, Warunek seconds to nominate Trevor Tuller as Planning
Commission Secretary for 2025

*There were no other nominations from the floor
Commissioner Tuller accepted the nomination.*

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

Nays: None

Absent: Barr

Motion Passes

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ii. Annual Planning and Zoning Report and 2025 Work Plan

Motion by Farina, Tuller seconds to forward the Annual Planning and Zoning Report and 2025 Work Plan to City Council

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

Nays: None

Absent: Barr

Motion Passes

7. Unfinished Business

a. Driveway Expansion Text Amendments – Discussion

City Planner Sayre presented the issue to the Commission, Commissioners agreed to present options to alter the zoning rules for driveways after the public hearing

8. Public Communication on Non-Agenda Items

9. Monthly Report – December 2024

City Planner Sayre presented her report and answered questions

10. Zoning Board of Appeals Member Liaison Report

Commissioner Farina recapped the last ZBA meeting

11. Commissioners' Comments and Items of Interest/Concern

Clerk Gitschlag encouraged Commissioners to get their ID badges from the DPS

12. Adjournment

Motion by Keil, Tuller seconds to adjourn

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

Nays: None

Absent: Barr

Motion Passes

Meeting adjourned at 8:34pm

Respectfully Submitted:

August Gitschlag, Clerk
City of Fraser