



CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

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**Fraser Planning Commission Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, February 5, 2025 @ 7:00 p.m.
As Approved March 5, 2025**

A regular meeting of the City of Fraser Planning Commission was held Wednesday, March 6, 2024 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call Meeting to Order / Pledge of Allegiance

Commissioner Warunek called the meeting or order and led us in the Pledge of Allegiance at 7:00pm

2. Roll Call

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

Staff Present: City Planner Sayre, City Attorney Alexander Hishon, City Clerk Gitschlag

Motion by Meyer, Czarnecki seconds to excuse Commissioners Farina and Tuller

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

Motion Passes

3. Approval of Agenda – February 5, 2025

Motion by Czarnecki, Keil seconds to approve the agenda with the removal the minutes of the January 13, 2025 meeting for adjustment.

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

Motion Passes

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4. Chairperson's Opening Remarks

Clerk Gitschlag swore in reappointed member Joanne Barr

~~5. Approval of Minutes — January 13, 2025~~

6. New Business

a. Site Plans

i. SP 25-01, 16945 Masonic Boulevard, De-Cal Mechanical Renovation - Commercial Driveway

Petitioner Randy DeBeul addressed the Commission and explained his need for this proposed driveway addition.

Motion by Keil, Czarnecki seconds to approve the amendment to the site plan SP 25-01, 16945 Masonic Boulevard, De-Cal Mechanical Renovation with the condition of the ZBA approving a variance for the number of parking spots (under 26) and driveway expansion if necessary.

Ayes: Barr, Czarnecki, Keil, Meyer, Warunek

Nays: None

Absent: Tuller, Farina

Motion Passes

7. Unfinished Business

a. Driveway Expansion Text Amendments – Discussion

After a lengthy discussion about horseshoe driveways, RV storage access, water runoff and more the Commission agreed that they will propose changes to the ordinance *after* the Public Hearing that will be published for the March 5, 2025 Planning Commission Meeting.

Motion by Keil, Meyer seconds to schedule a Public Hearing on Driveway Expansions for March 5, 2025

Ayes: Barr, Czarnecki, Keil, Meyer, Warunek

Nays: None

Absent: Tuller, Farina

Motion Passes

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8. Public Communication on Non-Agenda Items

9. Monthly Report – January 2025

10. Zoning Board of Appeals Member Liaison Report

Commissioner Farina was unable to attend

11. Commissioners' Comments and Items of Interest/Concern

The question of "alternate members" for the commission was brought back for the Commission Attorney

City Planner Sayre gave an update on the Zoning Ordinance Open House.

12. Adjournment

Motion by Meyer, Keil seconds to adjourn the meeting at 8:08pm

Ayes: Barr, Czarnecki, Keil, Meyer, Warunek

Nays: None

Absent: Tuller, Farina

Motion Passes

Respectfully Submitted:

August Gitschlag, Clerk
City of Fraser