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City of Fraser

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Fraser Planning Commission Meeting Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, April 2, 2025 @ 7:00 p.m.
AS APPROVED 5/7/2025

A regular meeting of the Fraser City Planning Commission was held on Wednesday, April 2, 2024 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call Meeting to Order / Pledge of Allegiance

Chairman Warunek Called the meeting to order at 7:00 and led the room in the Pledge of Allegiance

2. Roll Call

Present: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Absent: None

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

3. Approval of Agenda – April 2, 2025

Motion by Keil, supported by Tuller to approve the Agenda

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

Motion Passes

4. Chairperson's Opening Remarks

Chairman Warunek gave his opening remarks

Fraser Planning Commission Meeting Minutes
Wednesday, April 2, 2025 @ 7:00 p.m.

5. Approval of Minutes – March 5, 2025

Motion by Farina, supported by Meyer to approve the March 5, 2025, minutes with the changes to 6i #2 previously made.

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

Nays: None

Motion Passes

6. Unfinished Business

a. Public Hearing - Driveway Expansion Text Amendments

- i. City Planner Sayre gave an overview of the Driveway Expansion Text Amendments as they currently stand before the Commission and fielded some questions from Commissioners.

Chairman Warunek opened the public hearing at 7:34

Scott Quinlan (15626 Spiceway) – Driveways were built in the 90's, Spiceway has a fire lane, so they can only park on one side of the street. Supports the ability to expand their driveways in order to accommodate their vehicles. Their current driveway does not meet their needs. The proposed version of the amendments would allow him to achieve this expansion without a variance.

Reggie Sabin (17062 E 14 Mile Rd.) - Has a trailer for work and would need a variance to build out a horseshoe driveway big enough to bring his trailer around, wants wider allowance to avoid grass ruts. Discussion ensued about his options for solving his problem without requesting a variance for his situation.

Commissioner Tuller advocated for striking all restrictions on horseshoe driveways

Gerald Ossowski – (17040 E. 14 Mile) – Wants to be able to expand his driveway, would he be able to expand his driveway because he does not have on street parking available living on 14 mile? Deliveries pull into his neighbor's driveway, because his horseshoe is easier to navigate. His situation needs a visit to City Hall to sort out.

Douglas Bukantis – (15767 Kingston) Has a car in the garage, and a camper which he wants to expand his driveway to accommodate. His neighbors all have expanded driveways already, and he cannot get approved to expand it, and it will cost him \$900 to get a variance. He has 6 cars. He is in support of the new text amendments as it would alleviate his problem.

**Fraser Planning Commission Meeting Minutes
Wednesday, April 2, 2025 @ 7:00 p.m.**

Chairman Warunek closed the public hearing at 8:02

The Commission had extensive discussion about the feasibility of horseshoe driveways, parking surfaces and permitting.

Motion by Farina, supported by Tuller to forward the text amendment changes to City Council for adoption with the following stipulations:

- Horseshoe drives may be permitted so long as the maximum impervious surface is not exceeded
- Replacing up to 25% of the existing driveway area does not require building or zoning permits.
- Parking shall be restricted to asphalt or concrete surfacing. The City Engineer may approve alternative improved surfaces.

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

Nays: Barr

Motion Passes

7. New Business – None

8. Public Communication on Non-Agenda Items

Gerald Ossowski – had questions about fees for driveway construction

Scott Quinlan – asked about Council deadlines and why the meeting wasn't scheduled sooner

Doug Bukantis – concerned about access to the City Engineer for approvals

9. Monthly Report – March 2025

- Hockeyland has all proper documents filed with the County
- Sheetz has begun demolition of the Fraser State Bank building, there are still disagreements about their lighting plan
- Packets will continue to be delivered

Commissioner Farina asked about Hockeyland, and a timeline for their occupancy permit. Attorney Hishon referred this to Don DeNault.

10. Zoning Board of Appeals Member Liaison Report

Frank Farina reports that the next meeting of the ZBA is cancelled, and at the last meeting they granted a parking variance for 16945 Masonic for their driveway expansion. They still have not cleaned up their outside storage.

Fraser Planning Commission Meeting Minutes
Wednesday, April 2, 2025 @ 7:00 p.m.

11. Commissioners' Comments and Items of Interest/Concern

Barr – None

Farina – Reverse Raffle at St Malachy's, more fish fry

Czarnecki - None

Tuller - None

Meyer – None

Warunek – Inquired about alternate members - Attorney Hishon said there is no provision for alternate members for Planning Commission.

12. Adjournment

Motion by Meyer, Supported by Farina to adjourn the meeting at 8:36pm

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

Nays: None

Motion Passes

Respectfully Submitted:

August Gitschlag, Clerk
City of Fraser