



CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

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MAYOR PRO-TEM
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Fraser Planning Commission Meeting Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, May 7, 2025 @ 7:00 p.m.
As Approved July 21, 2025

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 Lauren Sayre, City Attorney Alyssa Erickson, City Clerk August Gitschlag

Motion by Czarnecki, Keil seconds to excuse Commissioner Barr.

Motion Passes Unanimous

3. Approval of Agenda – May 7, 2025

Motion by Farina, Keil seconds to approve the agenda.

Motion Passes Unanimous

4. Chairperson's Opening Remarks

Chairman Warunek delivered the opening remarks.

5. Approval of Minutes – April 2, 2025

Motion by Farina, Meyer seconds to approve the minutes as amended.

Motion Passes Unanimous

6. Unfinished Business – None

7. New Business

a. Public Hearing

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

i. SP 25-02, 16945 Masonic, Class A Non-Conforming Use

Chairman Warunek Opened the Public Hearing at 7:12PM

Business owner Randy DeBeul presented his case and answered the Commission's questions.

Steve Rienhart 33478 Wildwood addressed the Commission.

Chairman Warunek closed the Public Hearing at 7:30PM.

Motion by Tuller, Keil seconds to approve the Class A Non-Conforming use for 16945 Masonic on the condition that the applicant works with DTE to relocate the power pole if necessary and with the City to relocate the traffic sign if necessary.

Ayes : Czarnecki, Keil, Meyer, Tuller, Warunek

Nays: Farina

Absent: Barr

Motion Passes

ii. RZ 25-01, Hayes Road, RL to RM

Chairman Warunek opened the Public Hearing at 7:31PM

Property owner Naeel Yousif and Project Engineer Josh King presented to the Commission.

A petition with 34 signatures and a letter from Sara Gonzales was delivered to the City Clerk's Office on May 7th, 2025, and was presented to the Commission.

Public Comment in opposition to the rezoning was given by the following residents:

Kurt Tischer – 33480 Hayes

Henry Andrews – 33469 Sunrise

Heather Corcoran – 33480 Hayes

Charmaine Tate – 33508 Clearview

James Michelle – 33589 Sunrise

Doris Bartolomer – 33540 Hayes

Al Gentz – 15810 Luxemburg

James Evans – 33373 Sunrise

Jessica Reinhart – 34478 Wildwood Ct.

Jennifer McKenna – 33517 Sunrise

Steve Reinhart – 34478 Wildwood

Project Engineer Josh King addressed the drainage concerns telling the Commission that it cannot proceed without the highly regulated approval of all drainage.

Chairman Warunek closed the Public Hearing at 8:42PM.

Motion by Tuller, Czarnecki seconds to recommend the rezoning of parcel 11-31-351-022 from Residential Low Density to Residential Medium Density Single Family to City

**Fraser Planning Commission Meeting Minutes
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Council for approval.

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

Nays: Warunek

Absent: Barr

Motion Passes

8. Public Communication on Non-Agenda Items

None at this time.

9. Monthly Report

Alyssa Ericson reported on Hockeyland that everything has been completed and recorded. Lauren Sayre reported that Sheetz was coming back to Council on their canopy lighting request.

10. Zoning Board of Appeals Member Liaison Report

Frank Farina reported that ZBA has not needed to meet but will meet in June. Mr. Farina also told the Planning Commission about the new Zoning Ordinance draft, and Lauren Sayre reported that their feedback will be needed.

11. Commissioners' Comments and Items of Interest/Concern

- Farina: Mr. Farina indicated that the shirts ordered for Planning Commission and Zoning Board of Appeals have arrived and that the Knights of Columbus is offering a good fish dinner.
- Keil: Mr. Keil shared that living behind McKinley park is a nightmare, and he wishes it was a subdivision instead.
Czarnecki: Ms. Czarnecki asked the question of the site plan process entails for Federal buildings posing the post office as an example.
- Tuller – Nothing
- Meyer – Nothing
- Warunek – Nothing
- Staff- Nothing

12. Adjournment

Motion by Farina, Keil seconds to adjourn

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

Nays:

Absent: Barr

Motion Passes

Meeting adjourned at 8:57pm

Respectfully submitted:

**August R Gitschlag
Fraser City Clerk**