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City of Fraser

CENTENNIAL COMMUNITY

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Fraser Planning Commission Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, September 3, 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: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Absent: None

Others Present: City Planner Sayre, City Attorney Ericson

3. Approval of Agenda – September 3, 2025

Motion by Farina, supported by Tuller to approve the September 3, 2025 Planning Commission Agenda

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

Motion Passes

4. Chairperson's Opening Remarks

Chairman Warunek delivered the opening remarks

5. Approval of Minutes – July 21, 2025

Motion by Meyer, supported by Czarnecki to approve the July 21, 2025 Planning Commission Minutes

Several adjustments were made, Commissioner Czarnecki had changes, the NAYS to ABSENT were also changed for Commissioner Barr and Frank's Fish Fry

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

Motion Passes

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6. Unfinished Business – None

7. New Business

a. Public Hearing

None

b. Site Plans

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

Motion by Farina supported by Keil to approve site plan as amended for SLU 25-02, 33341 Kelly Road - Complete Car Care with the following conditions:

1. Provide the amount of service bays and parking spaces, which must comply with Section 32-93(5)(f).
2. Provide the dimensions of the parking stalls and maneuvering lanes, which must comply with Section 32-94(2).
3. Provide the dimension of the ingress/egress, which must be at least 30 feet wide. All work must be conducted completely within the building.
4. Provide the location and dimensions of the loading space, which must comply with Section 32-97.

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

Nays: Czarnecki

Absent:

Motion Passes

Commissioner Czarnecki explained her no vote because she could not visually see the request on a site plan, but welcomes Complete Car Care to the City. City Planner Sayre explained to the applicant their next steps of submitting the amended site plan to the Building Department for approval. She also went through the conditions listed above.

c. Zoning Ordinance Rewrite Presentation and Discussion

City Planner Sayre presented a draft of the zoning ordinances and was asked several questions.

- Chair Warunek asked why his house was suddenly in a “light industrial” zone, relative to the future land use plan.
- Commissioner Farina asked how to push forward with a Commercial Business District. City Planner Sayre made some suggestions, and discussion went to

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economic development that was not relevant to any changes in the Zoning Ordinance.

- Commissioner Farina asked about parking multiple cars on residential streets for a home car leasing business.
- Commissioner Meyer asked about landmark tree removal and replacement standards.
- Chairman Warunek asked about exterior building material percentages.
- Chairman Warunek questioned the new ordinances standards for swimming pools that are not consistent with building code.
- Chairman Warunek questioned the new impervious services provisions as drafted.
- Chairman Warunek questioned the origins of many of the changes and wants more time to review.
- Commissioner Tuller would like to see chickens allowed.

8. Public Communication on Non-Agenda Items

None

9. Monthly Report – August 2025

Sheetz had their demo permit extended and have combined their lot with the Rosemary street lots.

ZBA approved a fence variance on a corner lot

Commissioner Farina asked about the status of a property for sale north of Fraser Village, and the site plan approval expiration.

Planning is still waiting on a request for a variance from Hockeyland

10. Zoning Board of Appeals Member Liaison Report

ZBA has had no business for the last 2 months

11. Commissioners' Comments and Items of Interest/Concern

Tuller – Lake St Clair Metroparks is hosting a Northern WagonFest car show on 9/6

Keil – announced his work retirement and his 67th birthday

Warunek – Concerned about site plan compliance with the tire shop at 15 & Garfield outside storage (left outside at night) and UHaul rental and they are not approved for vehicle storage.

Czarnecki – asked about signage at the tire shop at Utica & Garfield.

Farina – asked how their concerns are related to the Building Department.

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12. Adjournment

Motion by Farina, supported by Meyer to adjourn the meeting at 8:43pm

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

Motion Passes

Respectfully submitted:

August R Gitschlag
Fraser City Clerk

This Date: _____